



**REQUEST FOR
ARCHITECTURAL & ENGINEERING SERVICES:
SPACE NEEDS ASSESSMENT
AND PRE-DESIGN**

Klotsche Center Expansion

February 2011

Project No. 11A3Q

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Project Background and Purpose

The current 156,596 gross square foot Klotsche Center was built in 1977. The 2006 Pavilion addition on the north added 122,080 gross square foot and an underground 600-car parking garage in 2006. In 2003, UW-Milwaukee NCAA Division 1 Men's Basketball began playing home games at the U. S. Cellular Arena in downtown Milwaukee. The university pays the Wisconsin Center District, which owns and operates the U.S Cellular Arena, an annual fee for use of the facility. This arrangement was primarily established to satisfy the Horizon League membership requirement of a 5,000-seat minimum for Men's Basketball venues. The existing Klotsche Center has a current maximum fire code capacity of 3,900 and a seating capacity for basketball of 3,433, neither of which meet Horizon League requirements

Strategically, the campus has determined that it is a high priority to bring Men's basketball back to a Kenwood Campus venue by expanding the existing Klotsche Center to the south and possibly east. In doing so, the following goals have been established:

- Enhance the student experience on the Kenwood Campus.
- Construct a facility that will meet Horizon League and NCAA requirements.
- Re-energize fans, alumni and other friends of the program.
- Improve recruiting and the national reputation of the university.
- Maintain the multi-function uses of the current Klotsche Center spaces, including expanded running track and multiple playing courts.
- Minimize the financial cost and physical impact to existing facilities.
- Maximize the possible use of existing facilities during construction.
- Minimize the impact on neighborhood and surrounding buildings.

The recently completed 2010 Campus Master Plan identifies the area immediately south of the Klotsche Center as a possible redevelopment site for expansion to accommodate campus needs for additional athletic and recreation space. Possible demolition of the existing Norris Health Center is also noted as an option. This would require relocation of the services provided in the Health Center in conjunction with a separate project (see Figure 1).

Additional recent feasibility studies have explored increasing the seating capacity at or near the Klotsche Center and informed the recommendations in the Campus Master Plan. In February 2009, Kahler Slater Architects completed a study (DSF Project No. 07L2D) that proposed a series of options ranging from a minimum of 5,000 seats that could be created within the existing footprint of the Klotsche Center to 8,000 seats that could be accomplished by expanding the Klotsche Center to the south or as a stand-alone arena at several potential campus sites. In March 2009, Opus Architects & Engineers, Inc. completed a study for the UW-Milwaukee Foundation that explored several schemes for creating additional seating capacity by simultaneously expanding the existing volume of the Klotsche Center and expanding to the south. A critical factor that affects the feasibility of all options to expand at or near the Klotsche Center is the relationship to the adjacent Downer Woods and Conservancies. Legislative restrictions currently prohibit or significantly limit physical development in these areas.

In spring 2010, students on campus approved an additional per-semester segregated fee to assist in funding this project. The remaining funds needed are expected to be acquired through campus fund-raising efforts.

Project Description

This project will determine the appropriate space required to meet the above-stated goals of the Klotsche Center Expansion project. It will focus on accommodating these space needs in both new and renovated space. Based on the most recent scenario in previously completed feasibility studies, it is estimated that the needs will total approximately 96,000 gross square feet, not including potential add-alternates for providing additional “team spaces” or an additional athletic practice facility placed to the east of the Klotsche Center.

This project will:

- 1) demolish a southern portion of the existing Klotsche Center;
- 2) calculate costs for the relocation of the health center and demolition of Norris Hall;
- 3) construct a new extended building shell over both this southern portion of the existing Klotsche Center and undeveloped land to the south of the Klotsche Center;
- 4) provide a minimum of 5,000 seats around the main basketball court on multiple levels;
- 5) create additional multi-level spaces for needed circulation, concessions, restrooms, and future program space such as club rooms, suites, other fan-experience amenities;
- 6) provide add-alternate options to provide additional “team spaces” that could include locker rooms, coach’s rooms, media center, training facilities, etc.;
- 7) enhance the multi-functional use of the entire integrated facility by expanding the existing 4-lane track to a 6-lane 220-meter running track, maximizing practice court configurations that are both wood and multi-purpose floored, and providing interior accommodations for baseball and other field sports; and
- 8) investigate the feasibility of providing an additional practice facility to the east of the Klotsche Center.

Based on the most recently completed feasibility study, renovated and expanded space to meet the project preliminary space needs could be arranged on multiple levels as noted in the following table.

Gross Area Summary	
Area	GSF
Lower Level (Basement)	0
First Floor (Existing Arena)	37,000
First Floor (New Arena)	26,000
Mezzanine	21,000
Grandstand	12,000
Total New and Renovated Space	96,000*

* Does not include:

- Additional “team spaces” estimated to need between 6,000-16,000 gross square feet. These could include locker rooms, coach’s rooms, media center, training facilities, etc.

- Additional athletic practice facility added to the east of the current Klotsche Center (space needs to be determined).

Scope of Services

The consulting team is being requested to conduct planning and conceptual design for this project, in order to develop a pre-design document with associated components including a facility condition assessment, space needs assessment, a program statement, and a 10% Concept Report. The documented program, concept scheme, budget, and schedule will be used by the university to document project scope and seek funding. After funding is obtained, the document will be used as a basis to design the project and implement construction. The pre-design information may also be used to coordinate other projects that could be affected by this project, or to request and implement other projects that may be necessary to support this project.

The consulting team should have experience within the last ten years of designing an arena-type athletic facility, for a college or university, of a scope and size similar to this project. Specialized expertise in parking and traffic needs and analysis is required. The consultant team should have expertise in sustainable design and energy modeling, including familiarity with use of the DSF requirements and LEED™ rating system. The consultant team should have experience in working with a diverse constituency in a highly interactive design process.

Provide the following services and deliverables:

Goals, Objectives and Planning Criteria:

- Working with stakeholders including UW System, campus administration, Office of University Architects/Planners and user groups, verify and document the goals, objectives, and planning criteria for the project.
- Provide national design and operational benchmark data on recently completed university athletic arenas.

Programming:

- Working with stakeholders, develop a program statement, including an adjacency diagram, space tabulation and user description of functions and requirements.

Functional and Technical Criteria:

- Survey and evaluate the existing Klotsche Center and Pavilion building areas, utilities infrastructure and equipment, evaluate code compliance, and produce a *Facility Condition Assessment* Report.
- Identify any zoning or permitting actions that will be necessary to implement this project.
- Working with information provided by the university and/or local utilities, perform an analysis of utilities to serve this project. The analysis should include line and system capacity of existing utilities, location of existing utilities, and extensions to and upgrades of existing utilities to serve this project. Provide a recommendation of utility routing to serve this project.
- Working with users, provide a functional analysis of building program components, develop alternative concept designs, and select a design option that best meets the needs of this project. Include the appropriate relationship to the existing buildings, minimizing disruptions to existing operations, and identifying temporary relocations if needed.
- Provide a building code summary that accounts for the integration of the existing buildings and proposed expansion.

Site Analysis:

- Perform a site analysis. Include all parking, vehicular/service access, and pedestrian access necessary to serve this project.
- Verify conformance to 2010 Campus Master Plan guidelines and recommendations.
- Evaluate all options to expand at or near the Klotsche Center in relationship to the constraints defined by the adjacent Downer Woods and Conservancies.

Concept and Systems Descriptions:

- Work interactively with stakeholders to develop concept evaluation criteria, prepare alternative development concepts, and select a preferred alternative to further develop.
- Conduct a traffic impact analysis for the preferred alternative as it is developed into the conceptual design. Create options for mitigating impact of traffic and parking on other campus users and the adjacent neighborhood. Prepare a summary report of findings.
- Using an integrated design approach, develop conceptual project site plan, floor plans, massing, and appropriate conceptual descriptions of the project interior and exterior.
- Develop conceptual systems descriptions for site development, site utilities, structural, architectural, plumbing, fire protection, HVAC, electrical, audio visual equipment, telecommunications, security, and furnishings and equipment.
- Develop phasing options and work with the stakeholders to select a phasing option that best meets the needs of this project.
- Prepare high quality exterior and interior rendered images, appropriate for use in campus fund-raising efforts.

Sustainable Design:

- Work with users to identify sustainability objectives and practices that are appropriate for further analysis and development during design and implementation of this project, aligning with the project goal to achieve a minimum of LEED™ silver certification and the campus goal of zero discharge for storm water management.
- Conduct preliminary energy modeling to demonstrate feasibility of the developed concepts to achieve a high performance facility and compliance with applicable energy conservation requirements.
- Conduct preliminary storm water modeling to demonstrate the feasibility of the concepts developed with the campus goal of zero discharge.

Project Schedule and Project Budget Estimate:

- Develop a project schedule that is based on the design and program information, and information provided by the users, UW System, and DSF.
- Develop a project budget estimate that includes all construction costs and related project costs. Work with the university, UW System, and DSF to include all appropriate non-construction costs. Provide benchmark data and/or other data that support the recommended budget estimate.

The following services will not be included in the scope of services:

- Hazardous materials survey and testing will be contracted separately.
- Site surveys and/or geotechnical soils testing will be a reimbursable expense.

The following deliverables will be required for this project:

- Thirty (30) bound color copies 8-1/2" x 11" of the Pre-Design Report. Diagrams and drawings may either be 8-1/2" x 11", or 11" x 17", folded to fit within the bound report.
- Twenty Five (25) CD's of the electronic version of the Pre-Design Report in PDF format, AutoCAD floor plans and site plans developed for the presentations in the Pre-Design report. The electronic version should be capable of being printed either in color, or in black and white, with full graphic clarity in either format. The final electronic document shall be accessible so that images and materials in the report can be electronically reproduced into follow-up design work on this and other projects or published to other electronic media, such as the university's web site.
- Exterior and interior images of the preferred option created with 3-D drawing tools. Illustration quality is expected to be high. Provide the full electronic 3-D model for use by the future design consultant.

Contacts

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Study Project Schedule

Consultant Selection for Pre-Design Study	March 2011
Draft Program Statement and Pre-Design Study submittal	July 2011
Final Program Statement and Pre-Design Study due	October 2011

Preliminary Project Budget

The current estimated order-of-magnitude total project cost range is \$25-30 million. The purpose of this study is to provide a project scope, budget and schedule that could be included in a future campus capital budget request.

Available Documentation and Site Location Map

- [2010 Campus Master Plan](#)
- Klotsche and Arena Additional Seating Studies, February 2009, Kahler Slater Architects (DSF Project No. 07L2D).
- Klotsche Center Expansion, March 2009, Opus Architects & Engineers, Inc. (prepared for the UW-Milwaukee Foundation).
- Existing site plans in AutoCAD including utilities and surface features and contours.
- Simplified floor plans in AutoCAD of the Klotsche Center and Pavilion.
- Record documents for the original construction of Klotsche Center and Pavilion as well as subsequent renovations.

