

Idaho Falls Events Center: Meeting Minutes – Schematic Design Endorsement Workshop

Date: September 5th 2012

Meeting Location: Snake River Landing, 900 Pier View Dr., STE 110

Meeting Attendance:

Cindy Ozaki (IFAD - Board)

Robb Chiles (IFAD - Board)

Bob Everhart (IFAD - Board)

Mark Fuller (IFAD Legal Counsel)

Rebecca Casper (Support Role IFAD)

Kevin Bruder (Centennial)

Craig Martin (Centennial)

Emil Marzullo (Centennial – Conf Phone)

Kevin DeKold (CRSA)

Robert Fehrenbacker (CRSA)

Mike Harvey (SCD)

Don Dethlefs (SCD)

Kelly Hoopes (Horrocks – Conf Phone)

Tana Barney (Snake River Landing – Ball Ventures)

Gary Horton (Ameritel)

Discussion

Responsibility

Building planning & Design Committee Report –Schematic Endorsement Workshop

A. Introduction of meeting.

1. Goal of today's meeting – confirm schematic design concept/choices for final deliverable.
2. Final Deliverables:
 - a) Narratives
 - b) Drawings
 - i. Site Plan
 - ii. Floor Plans
 - iii. Building Sections
 - iv. Elevations
 - c)
 - d) Cost Estimate – by Parametrix our professional estimator.
 - i. Component basis to a level relative to schematic design.
 - ii. Later the contractor can bid nuts and bolts.
 - iii. SD scheduled to be complete at the end of the Month.

B. Costs associated with the project:

1. See attached architect's internal cost model

C. Review of Scheme 'A'

1. Review of back of house and Main Floor.
 - a) Entrance updated.
 - i. Vestibules on the three main entrances.
 - b) Showing attachment of meeting room alternate.
 - c) Banquet room - update.
2. Upper floor

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- a) Building must be smoke controlled so that a fire emergency exhausts the air and gives people a chance to get out.
 - i. Need to exhaust for pyro and dirt event.
 - ii. Twelve units shown. May not be that many – design pending
 - iii. HVAC unit is supplied in each space (even suites). But they work all together.
 - iv. Fresh Air requirements are necessary to meet code and are important.
 - v. Hide the units on the roof.
 - vi. Alternate: Is there a separate unit for each space – Team, banquet rooms etc.? Yes.
 - vii. Rigging and steel in the project
 - 1) 4'-0": catwalk.
 - 2) 150,000lb capacity rigging.
- 3. Building Section Review:
 - a) Inside height of space - 50' height ice to bottom of steel very adequate
 - b) Dimensions of seating and suite areas reviewed.

D. Scheme 'B' – significantly reduces square footage.

- 1. Main Floor - Not cutting out seats but cutting out amenity spaces.
 - a) Fewer locker rooms – 4 locker rooms instead of 6
 - b) No vestibules.
 - i. Problems with wind
 - ii. Vestibule walk off mats did control water/dirt
 - iii. Moving limited number of offices down stairs.
 - c) Bigger questions – still want to have an option for a conference or banquet
 - d) The Hockey team will not need an office space as other things will. Can put in an office in the front end of the building.
 - e) Two choices – half of the offices downstairs back of house or smaller stage area.
 - i. Real choice – 'B' scheme - reduced the # of offices by half.
- 2. Upper floor
 - a) No concourse, suites, loge boxes/seats on one side.
 - b) Still have a club area.
 - c) Less amenities but Ground level is virtually the same. Did not reduce the amount of seating.
 - d) Upper level is the more substantial change - 15,000 sf reduction.
 - e) Exit stair issues.
 - f) Can take this floor plan and add a banquet room and mix and match.
 - g) Is it possible to only have three air handlers?
 - i. Depends on what is going.

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- ii. Can rent dehumidifiers occasionally for an event.
- h) Number of suite seats for Suites – 300-800
- i) Site lines – the suites have only half walls.

E. Go through typical events to show how these buildings might work.

1. Hockey Event – Modifications of the 85-200. Base event.
 - a) Cover the ice. Put the events over it. Showing Hockey 'A' and 'B' schemes.
2. End stage event
 - a) Speaker and sound to the side
 - b) For Scheme 'B' - Buying a lift to the stage or a ramp
 - c) All equipment is removable that is back in the storage
 - d) Three sections of seating with the mix in the back.
 - i. 100' from the stage or back further and get the most seating as possible.
 - e) Standing room
 - i. Seats on the floor multiply by 1.1 which will add 10% more people on the floor.
 - f) GA – General Admission. Depends on fire marshal what that number may be.
 - i. CRSA has meet with Fire Marshall and any potential interior access issues were not brought up.
 - g) Over shoulder rule. Wheelchair seats have to be in the front on the floor or else you have to have them in the fixed seating area.
3. Boxing or Wrestling event – center stage event
 - a) Usually a bigger event.
 - b) Stage is in the center
 - c) Mixing on one side or other.
 - d) You get more chairs since you are taking less room for the stair.
 - e) You can really pack it in. Unless you do more GA.
4. Basketball - Center
 - a) Single platform
 - b) Wood floor in sections on pallets.
 - c) Big ends to fill –
 - i. Add tables
 - ii. Kids play section.
 - iii. Bring people forward with this event.
5. Basketball – lopsided
 - a) Movable floor – can put it either side.
 - b) Curtain separating one half of the space from the other spaces.
 - c) Security stands just before the curtain to keep people about of the space.

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6. Banquet

- a) See attached diagrams for number of occupants.
- b) Curtain - tables on one side and event on the other – trade show.
- c) With this big of event – rental of table and chairs.
- d) Biggest event will probably never be this big

7. Trade show

- a) 104' from edge to edge center width
- b) (3) three rows of two booths
- c) Might not need all concessions.

8. Summary/Misc Items:

- a) Did not change the number of telescopic from 'A' to 'B'.
- b) We have the same amount of seats we just took the suite seats on 'B' and placed them in the general seating area.
- c) Disabled people or people who are really large.
 - i. 19" or 20" seats
 - ii. 2'-9" row
 - 1) Heavier people or people with disabilities will need to get an accessible chair with movable arm.
 - iii. ADA seats do not have a different price.
 - iv. Incidental prices. What do you do if you see a person who is questionable?
 - 1) Sell it to them.

F. Site Plan Changes:

- 1. Move the entry for VIP parking pending sight line reviews. Now have two entrances.
- 2. Looking at - high level for Battle Creek and what the view plans are.
- 3. Working on radius for safety vehicles - clearances
- 4. Will we need 1,200 spaces?
 - a) Right now we need spaces – we may get them later with further development but we may need spaces now.
 - b) High School graduation – if several during day, very high parking demand.
 - c) The Honeymoon phase – the first or second experience to the building.
 - i. Main concern is that their first event and we do not want to have a bad experiences in the beginning.
 - d) What kind of spaces would operator need? 1,500 or 1,800?

Horrocks
CRSA

Horrocks
CRSA

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- e) The concern: the first event may be a very large event.
 - i. Bus or shuttle people – large number of parking spaces elsewhere in Snake River Landing.
 - ii. High end – middle of road 1.2 - 2.1 people per vehicle
 - iii. Kids or concert – 3.2 - 3.5 people per car.
 - iv. Seminars – people tend not to drive together.
 - v. Trade shows - have more of an ebb and flow
- f) Are graduations night or day events? Multiple school events?
 - i. Most likely not during the day. Most likely at night with single school events.
- g) Have the Operators to look at what the number should be? Centennial
 - i. Report back by Monday the 10th.

G. Exterior of the building.

1. Costs of construction-
 - a) Shadow lines – weight of the panels
 - b) Labor costs – keep the weight of the panels around 100,000 best to keep crane stationary and crews productive
 - c) Tried to keep exterior layer of panels thickness 2" except for the pilasters – before most of the exterior layer was greater than 2" on
 - d) Brick snap - thin brick cast into the panel.
2. Aesthetics
 - a) Studied Downtown and Snake River Landing.
 - b) Communication of aesthetics – Art Deco most established style.
 - i. Linear Symmetrical, borne out of WW1 austerity – people expressed desire for lavish forms/colors, very popular in United States through the 1940's.
 - c) Style/forms/colors used to break up building mass – the large expanse of the space CRSA
 - d) Size of the sign – CRSA to check with local municipality for what is allowable. Might be able to get a conditional use permit.
 - e) Minimal amount of glazing.
 - f) Bob Everhart:
 - i. The art deco can go further.
 - ii. Interested in form liners to introduce images and/or texture in the panels.
 - iii. Think CRSA is going the right direction.
 - g) Robb Chiles
 - i. Perfect amount of brick
 - h) Kevin
 - i. Iconic building in the area is the LDS Temple. This building to be thought of more than the average downtown building, maybe an icon to Snake River Landing, but not meant to

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compete with the Temple.

H. What decisions do we need?

- | | |
|--|------|
| 1. <u>Scheme 'A' and 'B' what do you want to do?</u> | SCD |
| a) Create a list of items by mid next week that can be removed or kept, then IFAD to decide. | CRSA |
| b) This is likely a 2-week delay to the completion of schematic design. | IFAD |

End of Meeting

Site Development (back of curb inward incl interior curb/gutter/sidewalk/parking/drives, grubbing & grading, water sewer and grease traps, piping canal OR pedestrian bridge and liner)

\$2,350,000

Landscaping (interior concrete walks, decorative concrete, trees/beds/turf/irrigation, site lighting/benches/trash receptacles)

\$823,200

Building (incl pad/excavation, utility connectons within 5' of building) (not including Pioneer and ECD, and FFE and design/construction contingency soft costs)

\$25,430,000 Scheme A 127,150 sf @ \$200 per square foot (Allen ext minus some glazing/masonry costs)

\$20,810,200 Scheme B (104,051 sf @ \$200 per square foot (Allen ext minus some glazing/masonry costs)

\$3,000,000 Banquet Alternate

(\$1,200,000) One less row - 400 seats

(\$2,500,000) Less than 3,600 seats (U-Bowl)

Total Building and Site Costs (not including soft costs)

\$31,603,200 Scheme A + Site/Landscaping+Banquet

\$28,603,200 Scheme A + Site/Landscaping

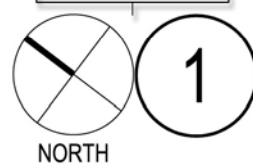
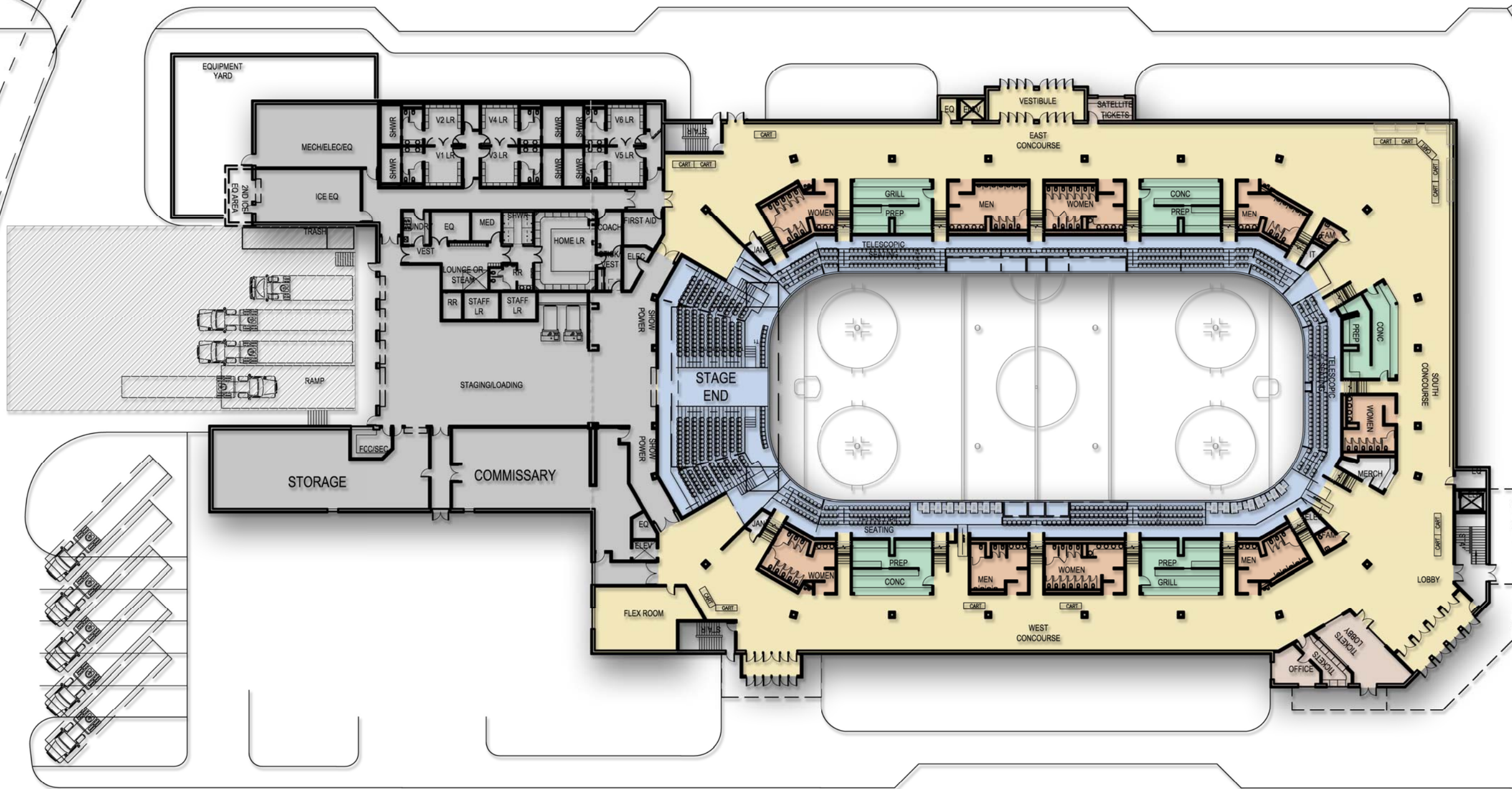
\$27,403,200 Scheme A + Site/Landscaping - One less row

\$26,983,400 Scheme B + Site/Landscaping+Banquet

\$23,983,400 Scheme B + Site/Landscaping

\$22,783,400 Scheme B + Site/Landscaping - One less row

\$21,483,400 Scheme B + Site/Landscaping less than 3600 seats (U-Bowl)



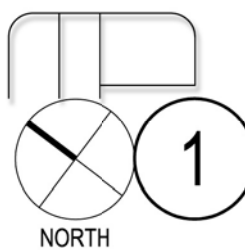
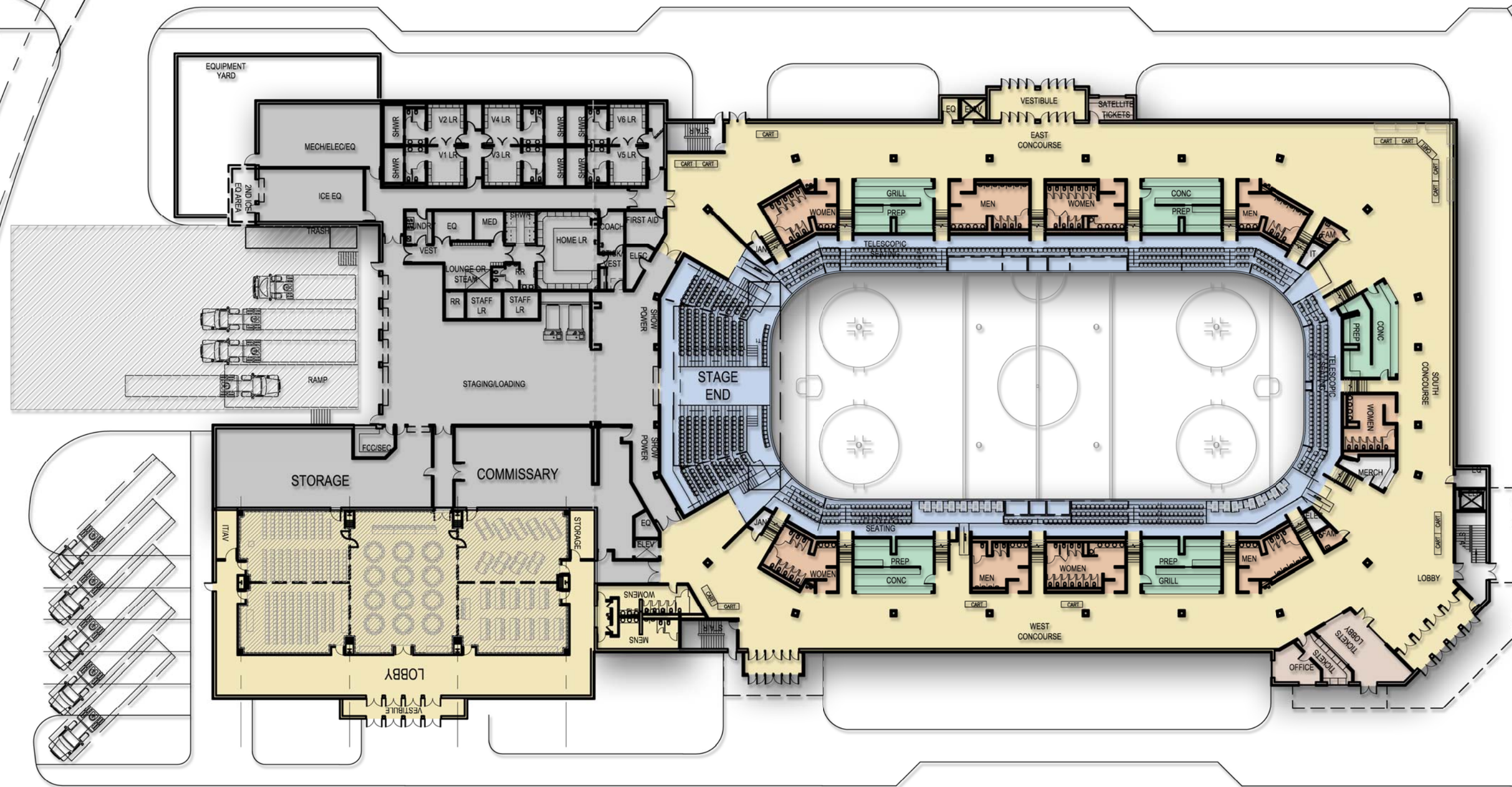
EVENT LEVEL PLAN

SCALE: 1" = 40'-0"

IDAHO FALLS EVENTS CENTER

IDAHO FALLS, IDAHO
SCHEMATIC DESIGN
SEPT 05, 2012

A-SCHEME



EVENT LEVEL PLAN W/ALTERNATE BANQUET ROOMS

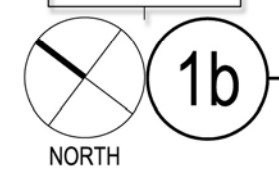
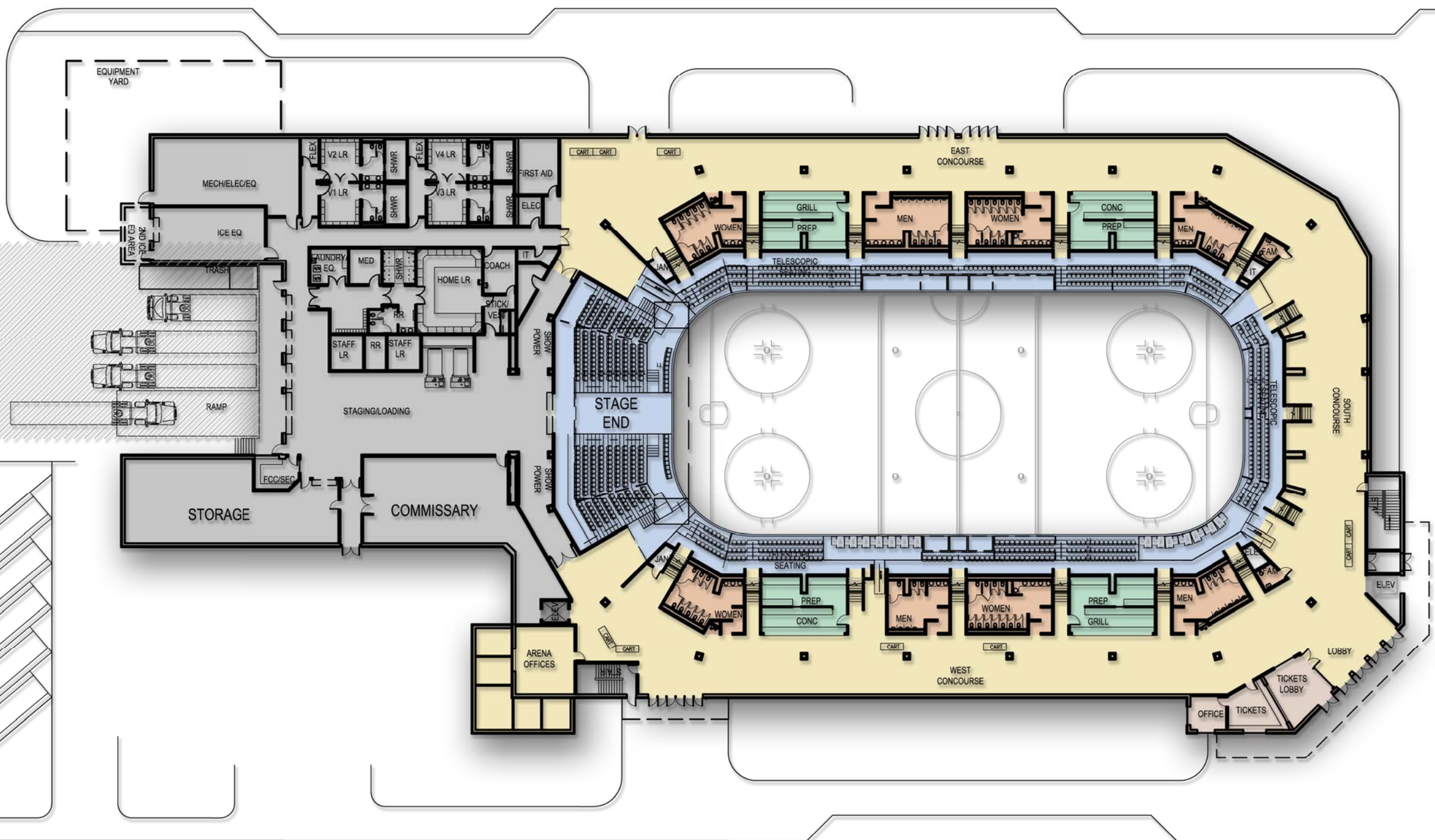
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A-SCHEME

**BACK LOT:
5 BUS STALLS**



EVENT LEVEL PLAN

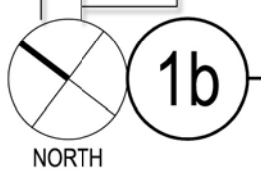
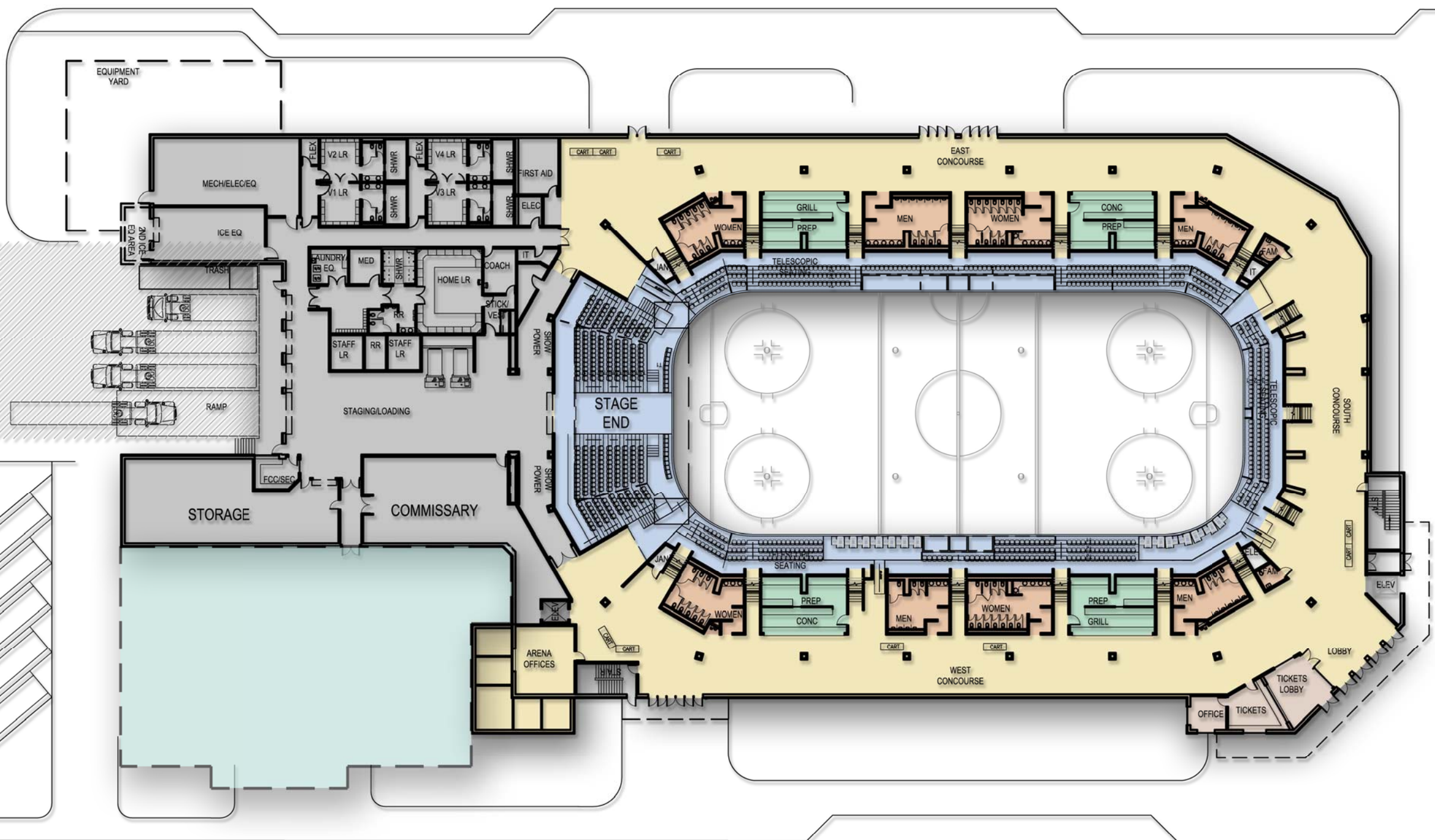
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B-SCHEME

**BACK LOT:
5 BUS STALLS**



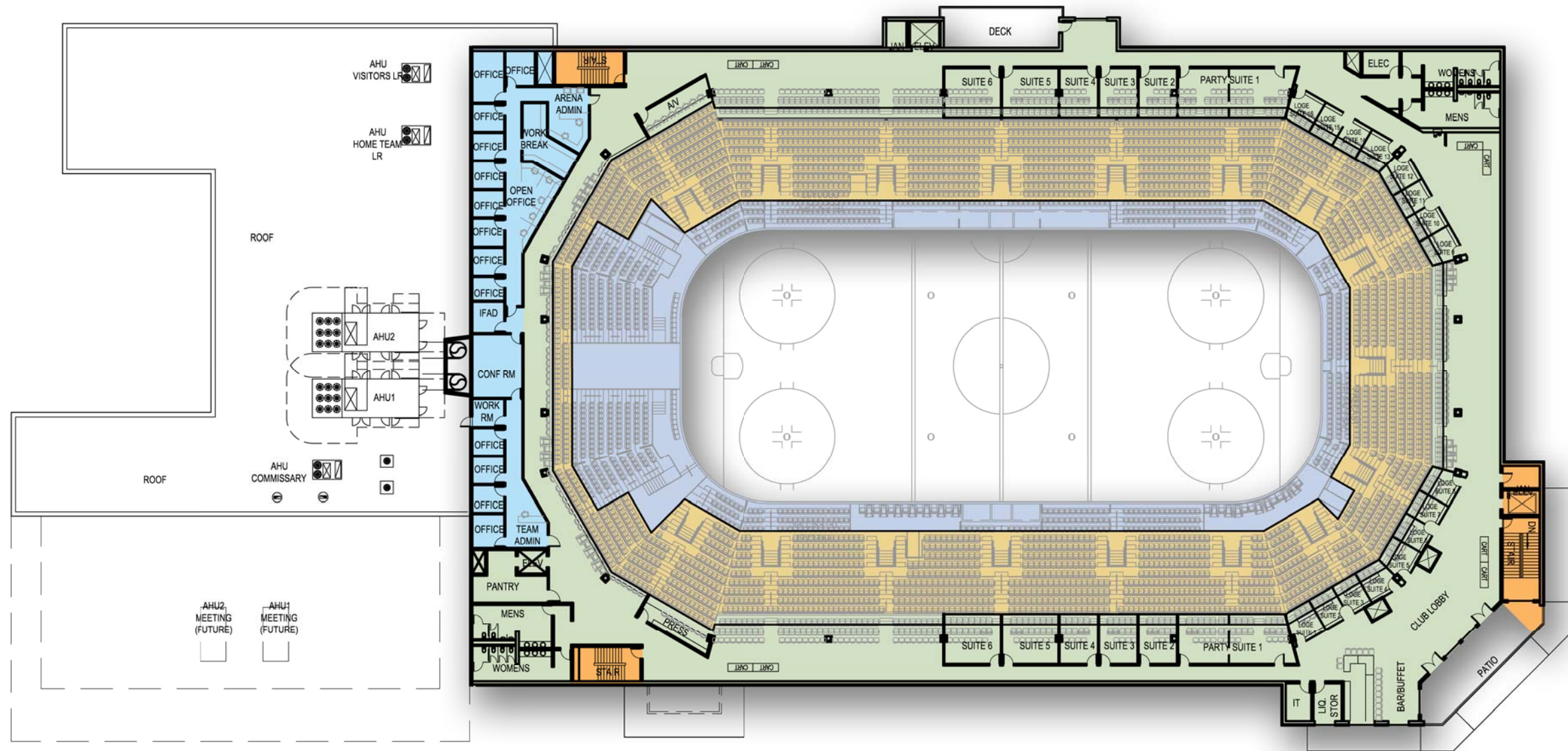
EVENT LEVEL PLAN W/ALTERNATE BANQUET ROOMS

SCALE: 1" = 40'-0"

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2

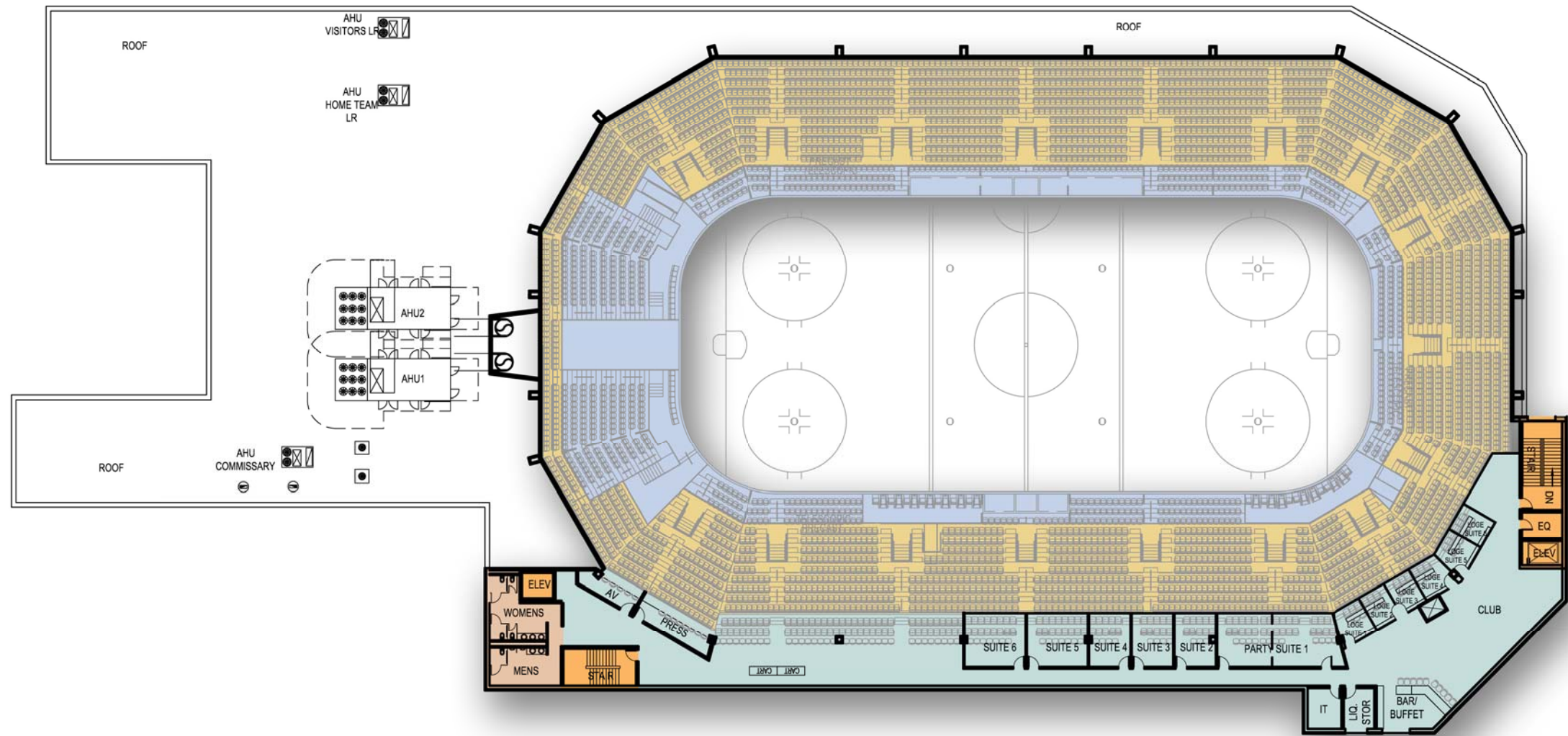
SUITE LEVEL

SCALE: 1" = 40'-0"

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2b

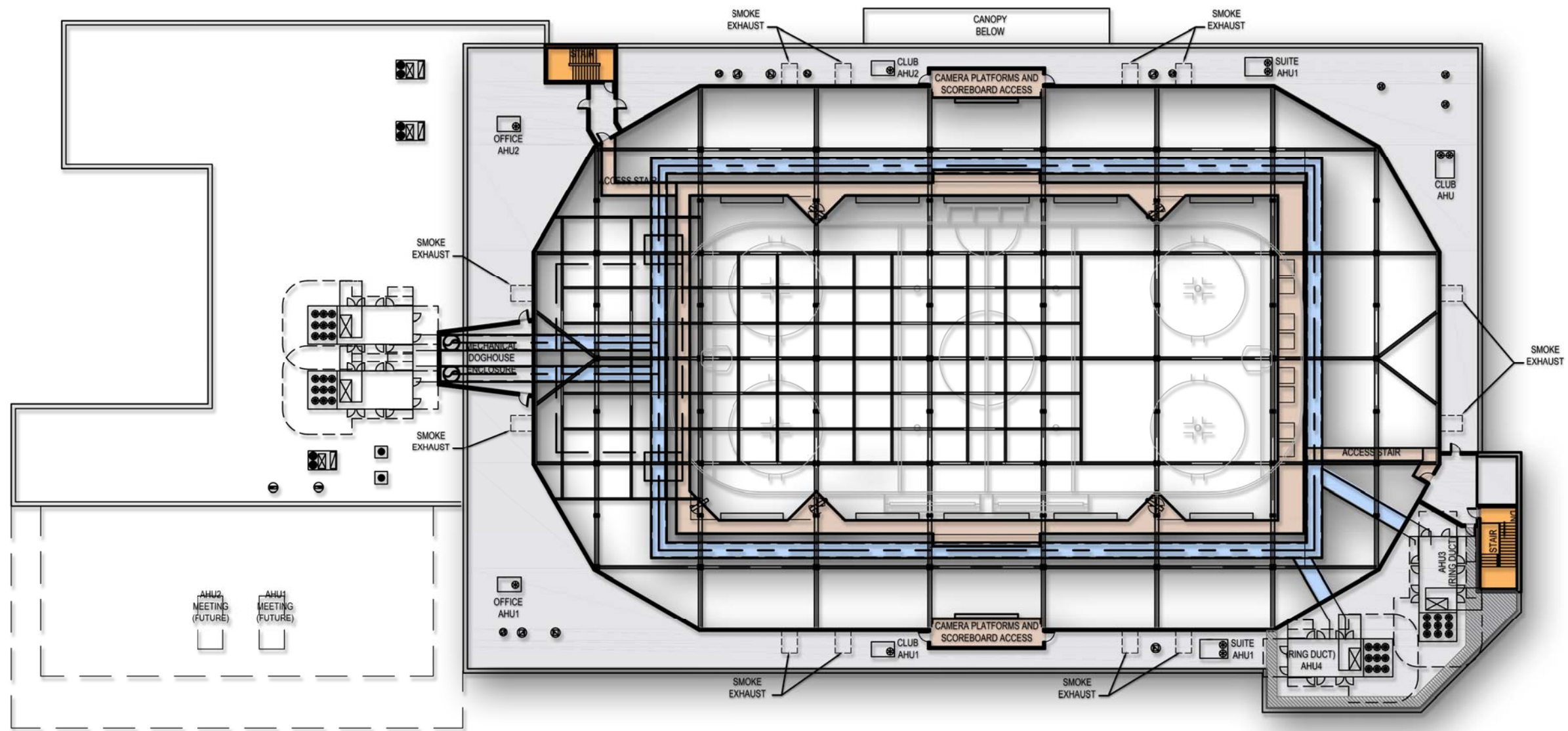
SUITE LEVEL

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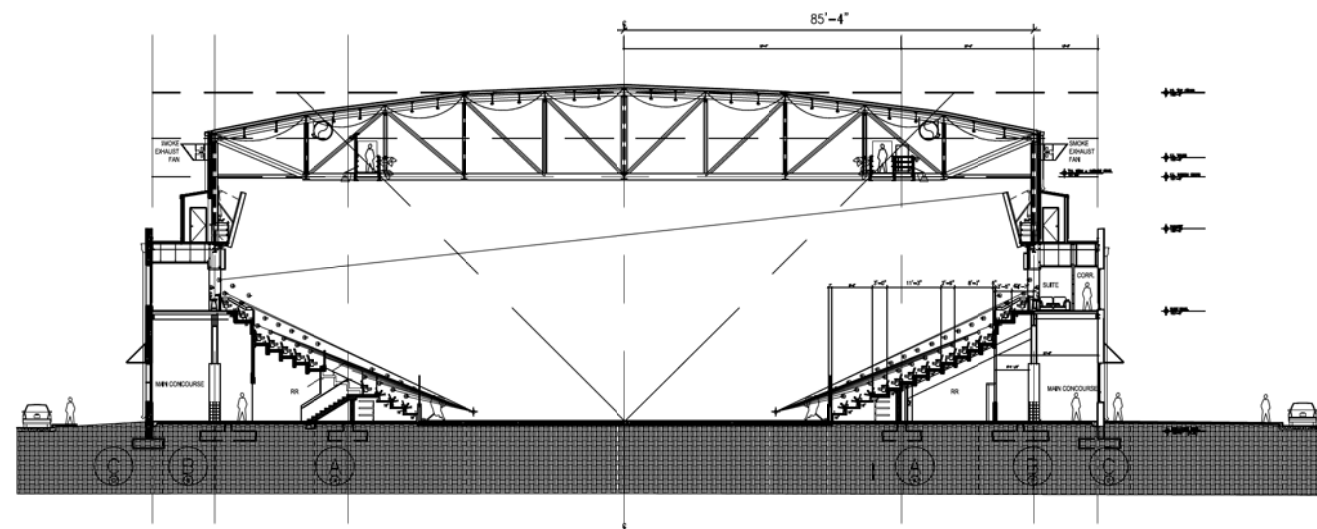
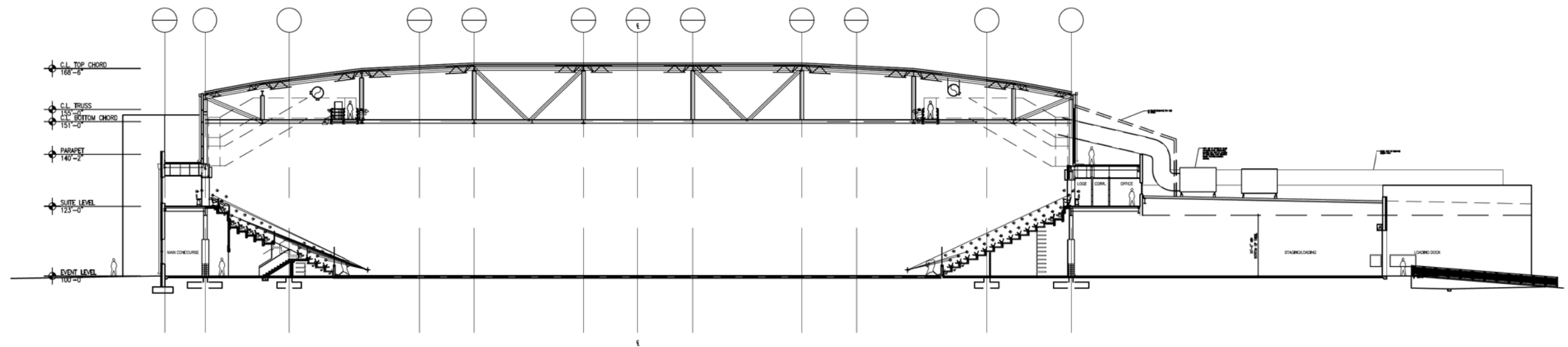
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CATWALK PLAN

SCALE: 1" = 40'-0"

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1

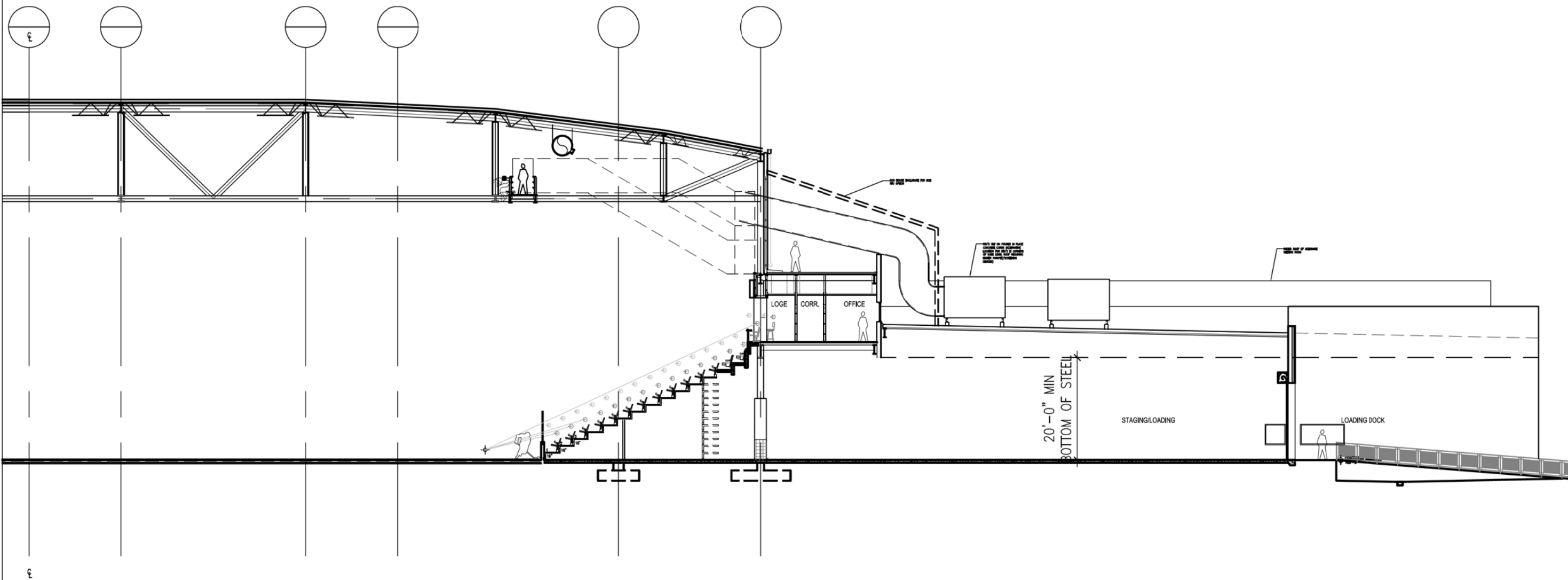
BUILDING SECTIONS

SCALE: 1" = 40'-0"

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3

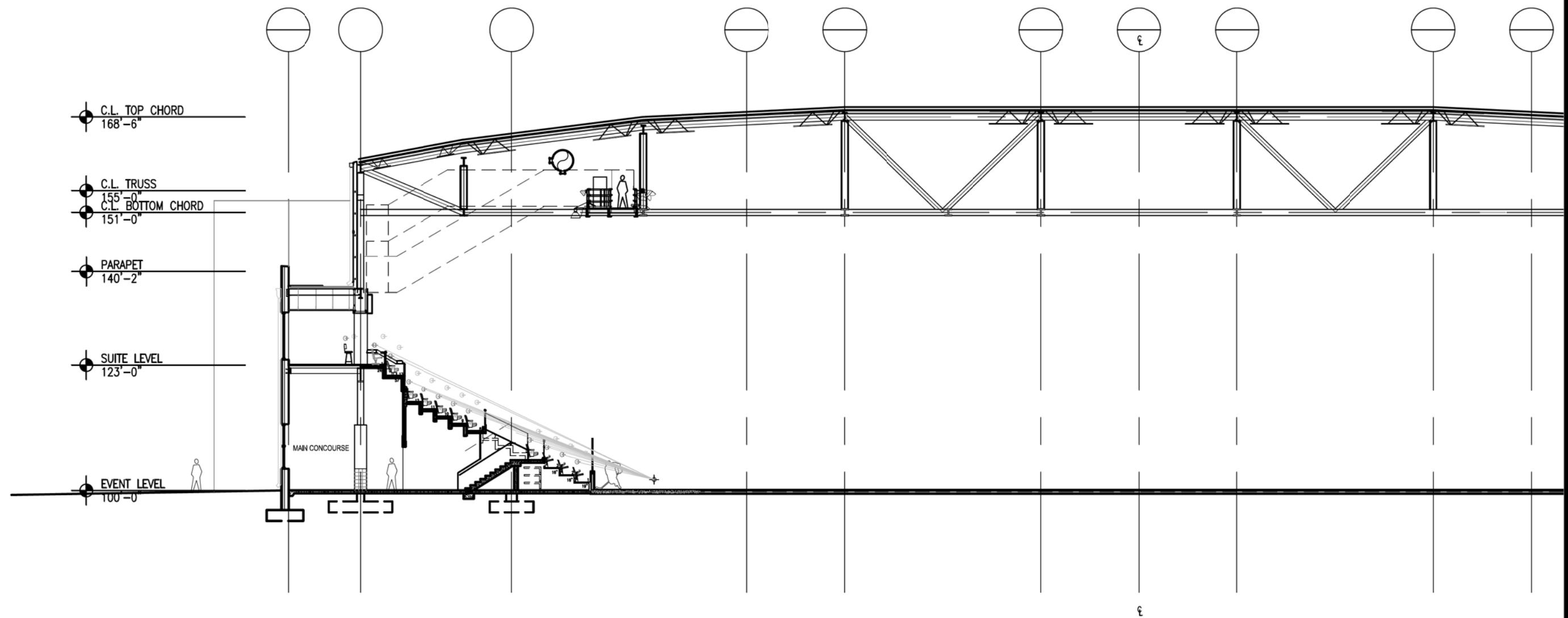
LONGITUDINAL PARTIAL BUILDING SECTION

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2

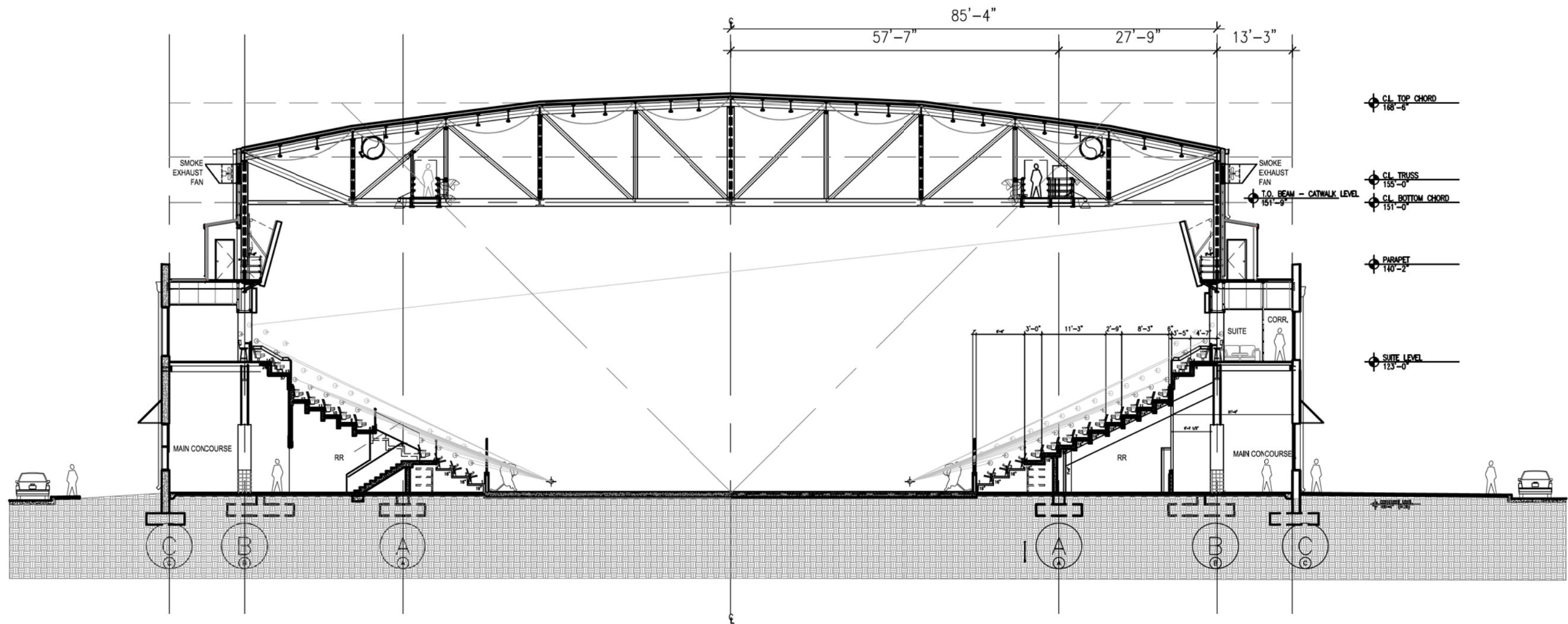
LONGITUDINAL PARTIAL BUILDING SECTION

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1a

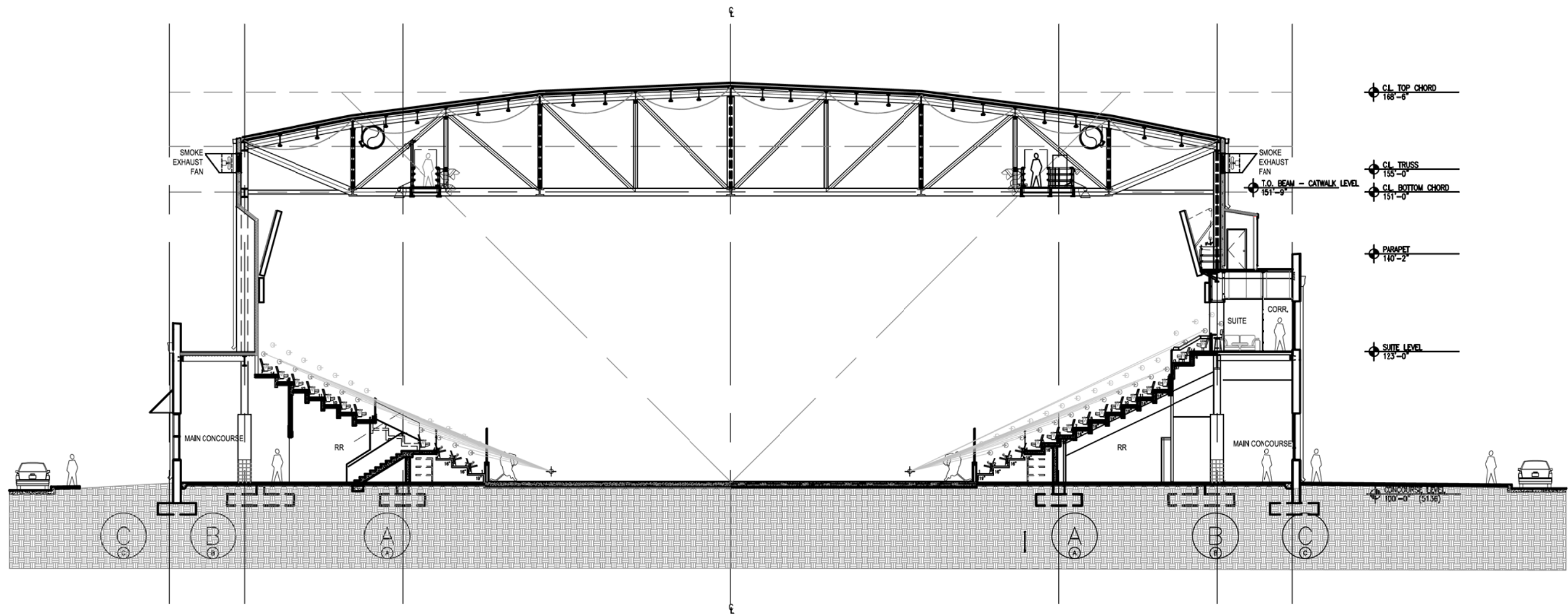
TRANSVERSE BUILDING SECTION

SCALE: 1" = 20'-0"

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**SINK COMBS DETHLEFS
ARCHITECTS
SPORTS**



IDAHO FALLS EVENTS CENTER

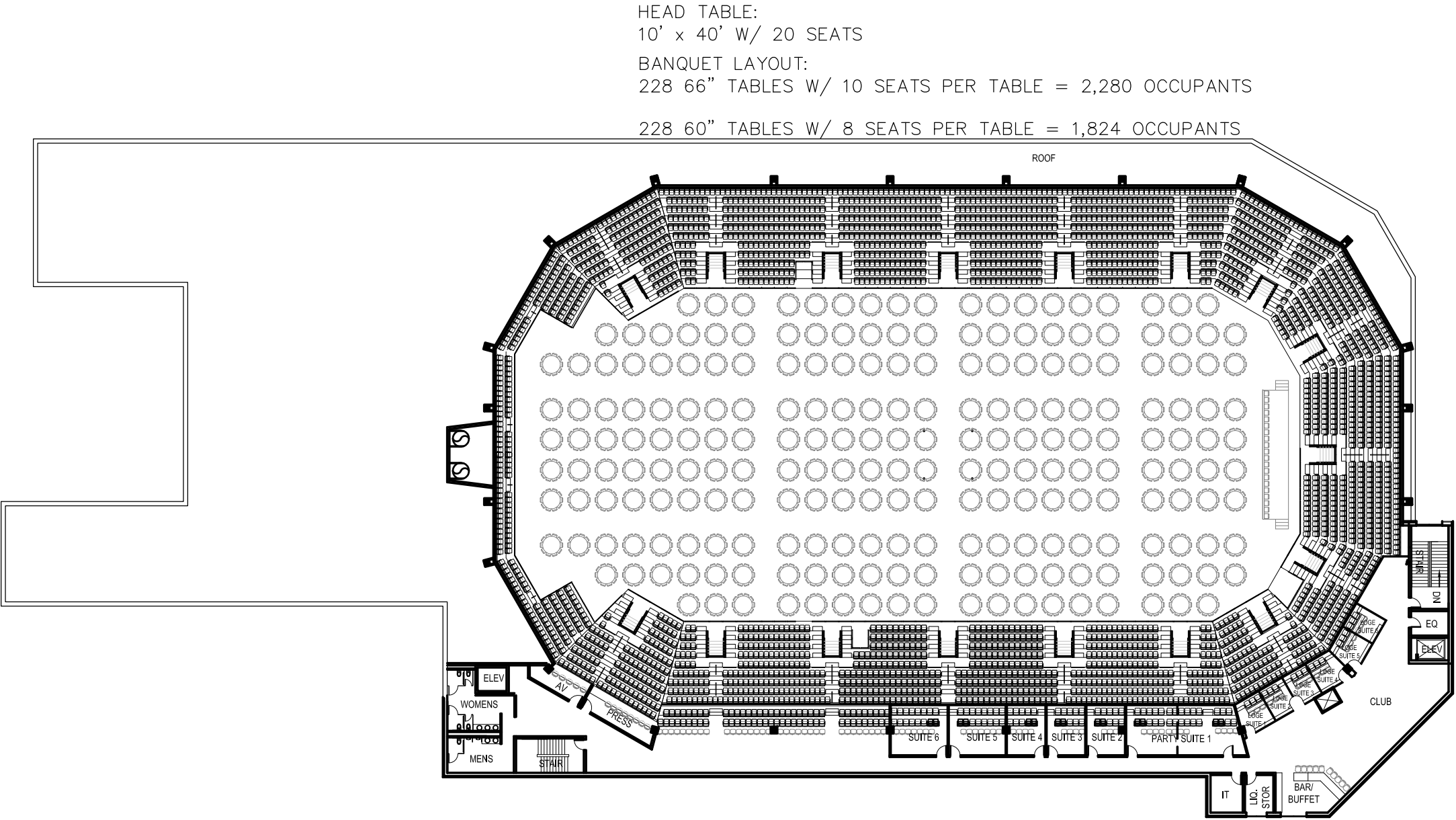
IDAHO FALLS, IDAHO
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B-SCHEME

1

SUITE LEVEL - BANQUET LAYOUT

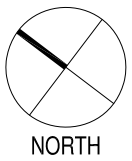
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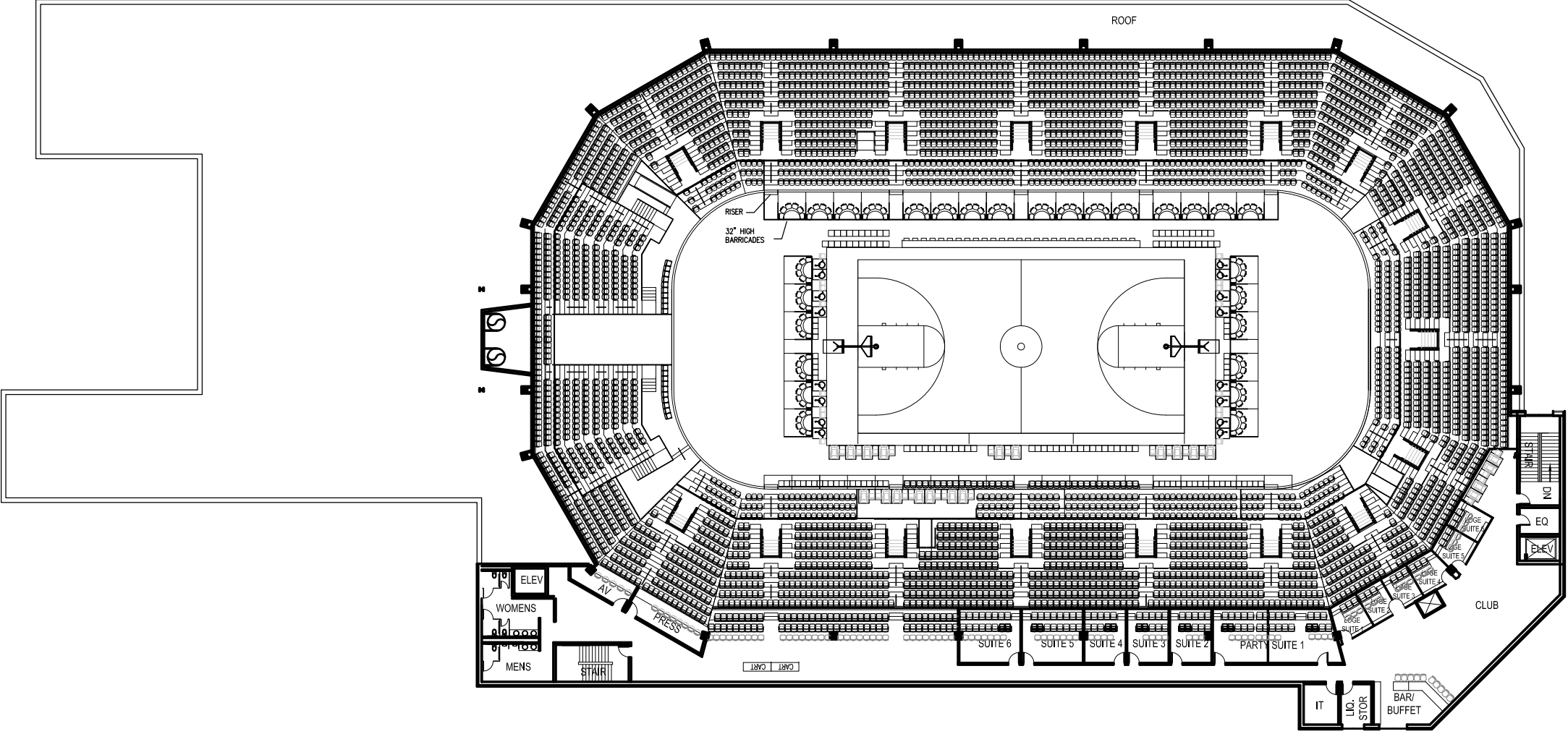
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SUITE LEVEL- BASKETBALL LAYOUT FULL HOUSE

SCALE: 1" = 40'-0"



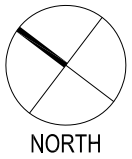
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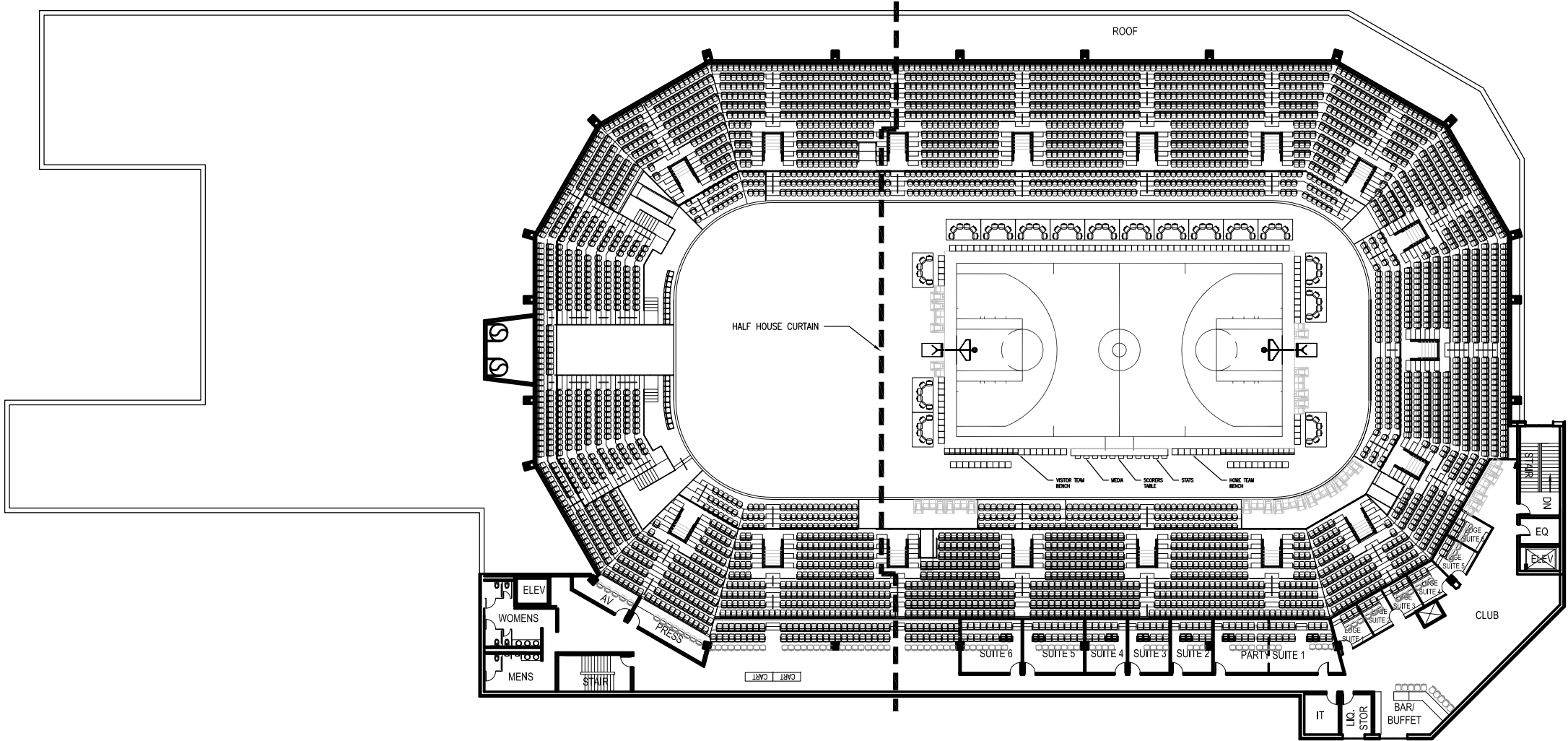
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SUITE LEVEL - HALF HOUSE BASKETBALL

SCALE: 1" = 40'-0"



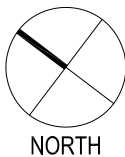
TOTAL SEAT COUNT: 2,740



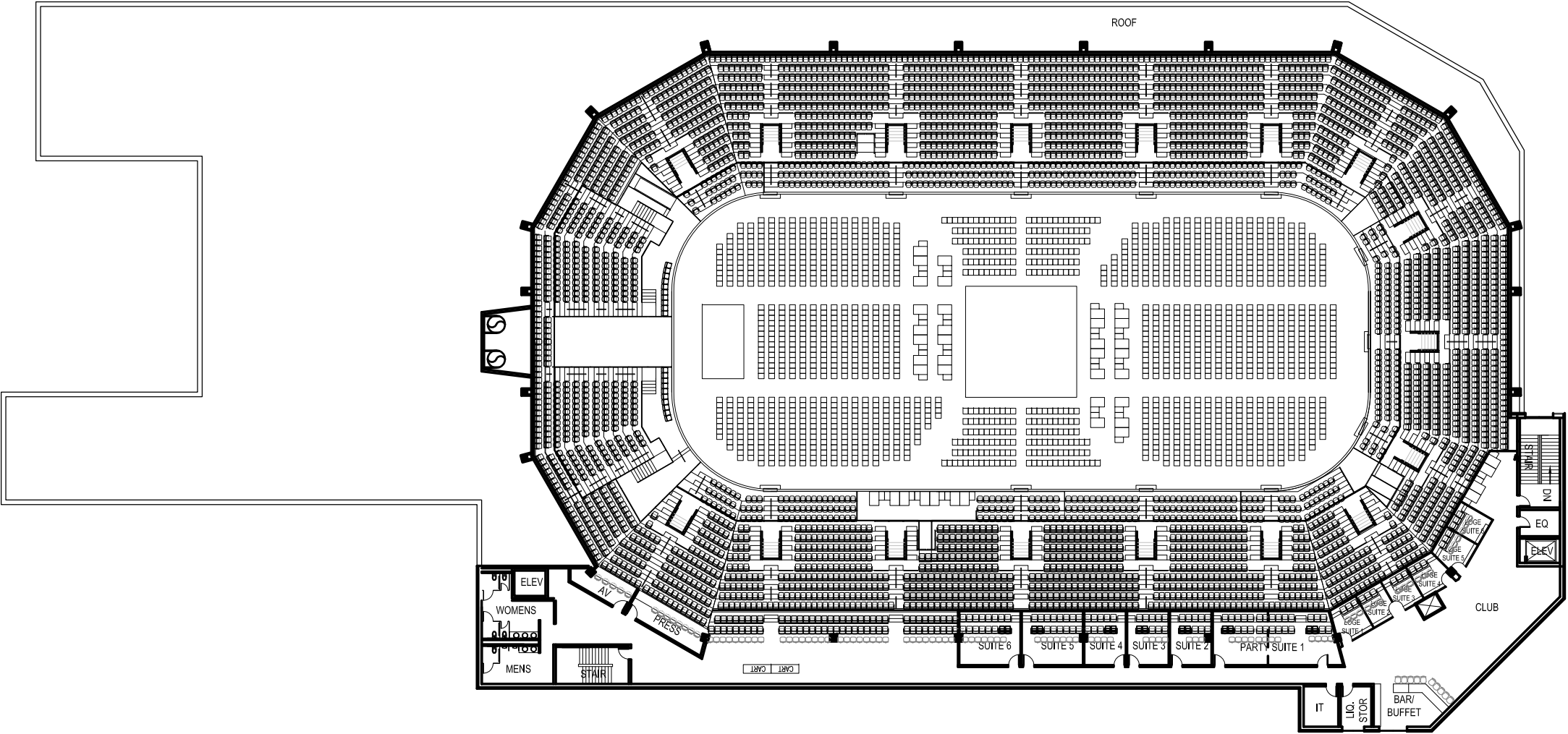
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SUITE LEVEL - CENTER STAGE CONCERT

SCALE: 1" = 40'-0"



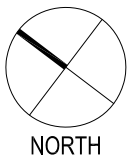
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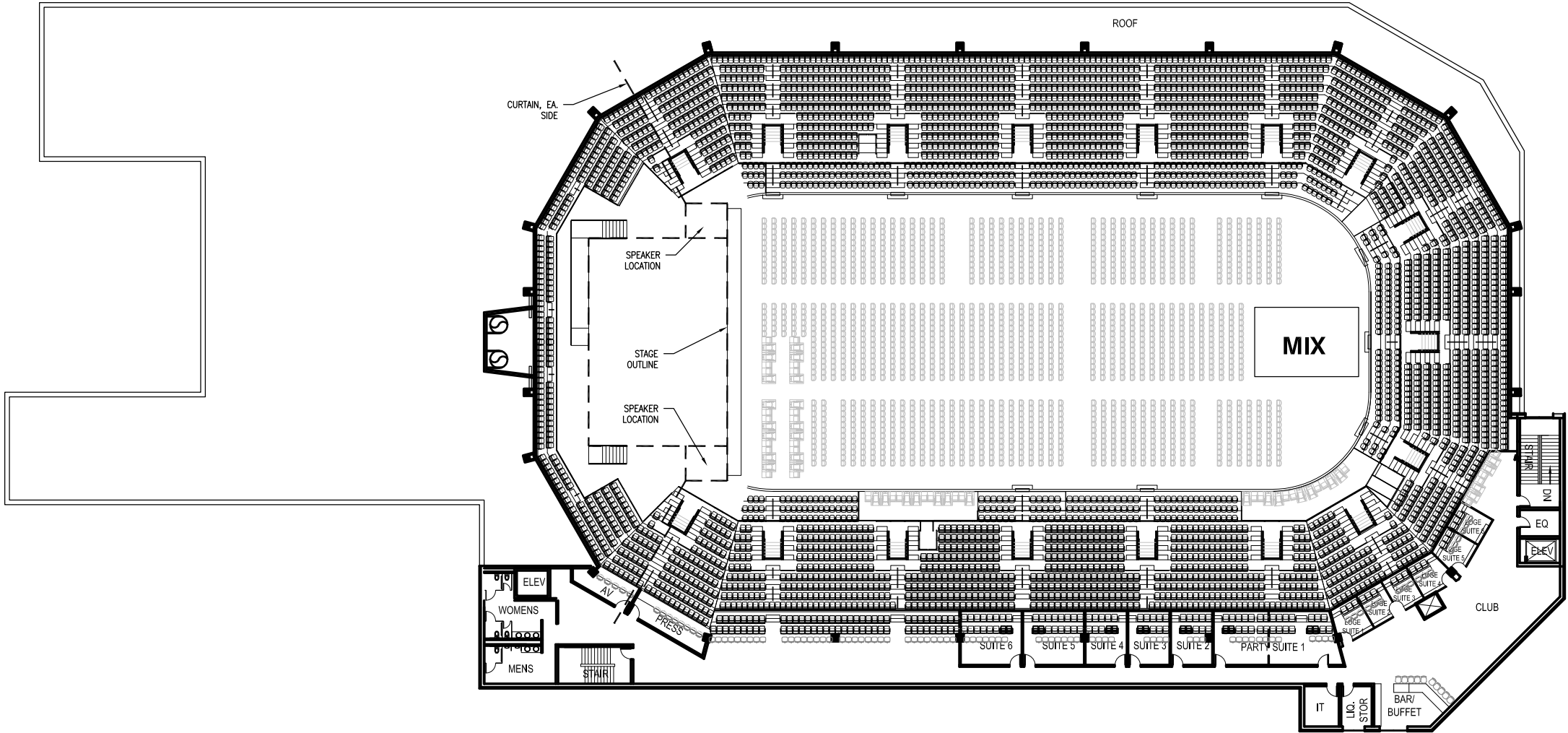
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SUITE LEVEL - END STAGE CONCERT

SCALE: 1" = 40'-0"



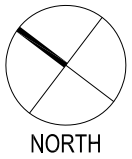
TOTAL SEAT COUNT: 5,010



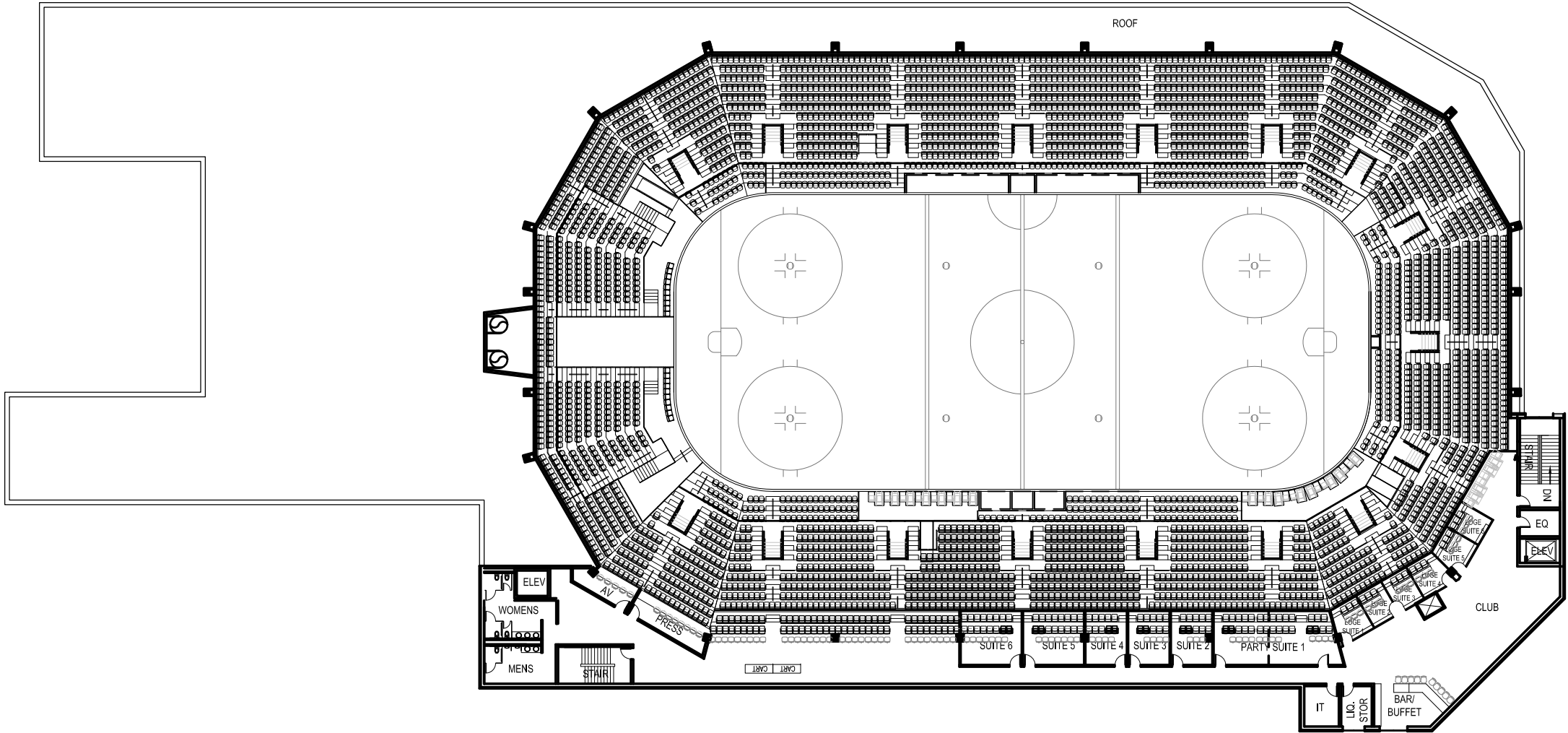
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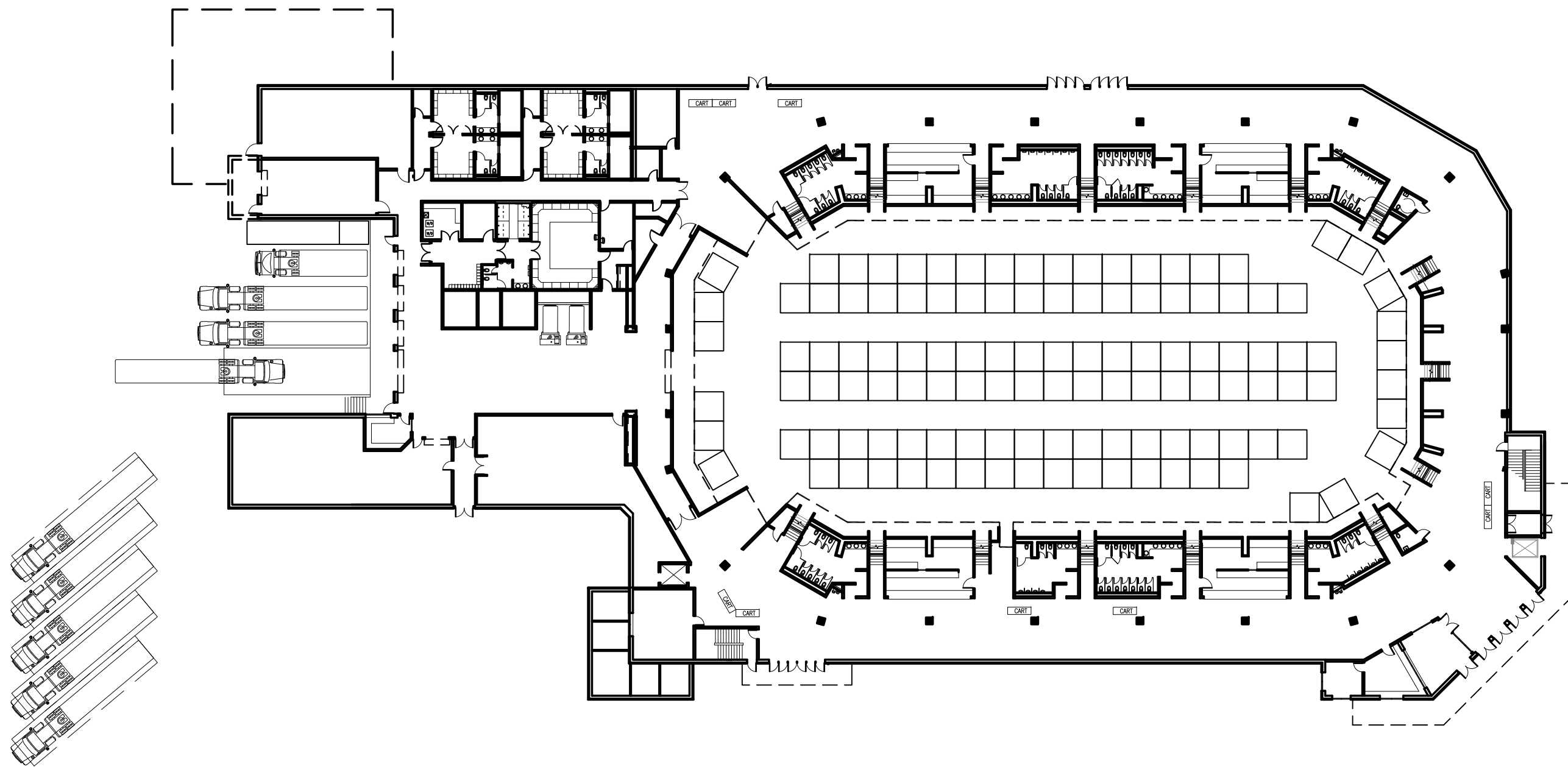
SUITE LEVEL - HOCKEY

SCALE: 1" = 40'-0"



TOTAL SEAT COUNT: 3,910

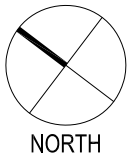




1

SUITE LEVEL - TRADE SHOW LAYOUT

SCALE: 3/32" = 1'-0"



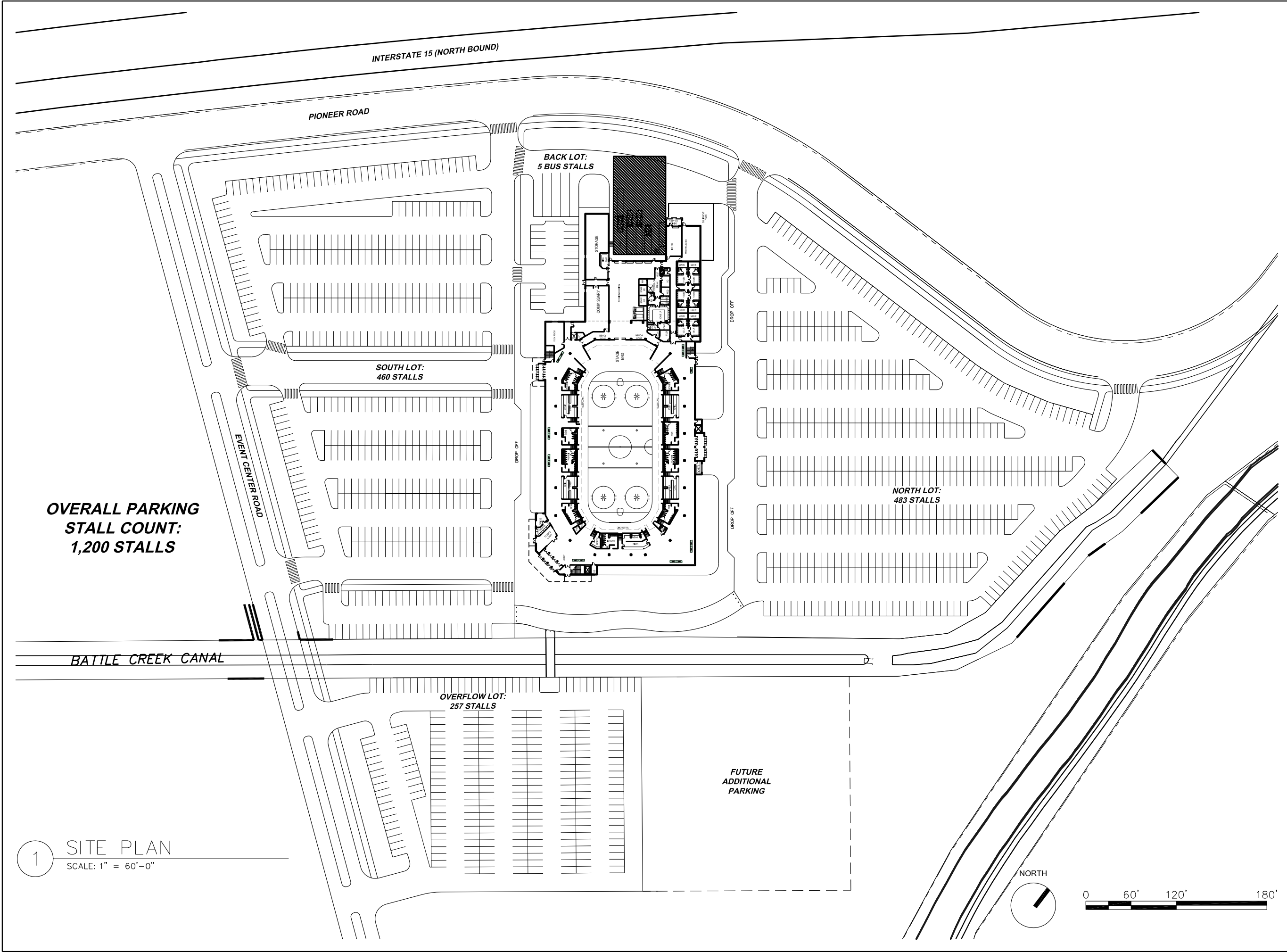
120 - 10'X10' BOOTHS

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ARCHITECT
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1 SITE PLAN
SCALE: 1" = 60'-0"



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REVISION	DATE
CHECKED BY	
DRAWN BY	

SITE PLAN

AS100

