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THE CIVIC CENTER

Cumberland County
Portland, Maine

Cumberland County Civic Center Arena Expansion Study

Portland, Maine

ODELL

Odell Associates, Inc.
Theriault/Landmann Associates
Shelley Engineering
LeMessurier Consultants

THE CIVIC CENTER

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Portland, Maine

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EXECUTIVE SUMMARY

On behalf of the Cumberland County Civic Center and the Expansion Committee, Odell Associates Inc. has completed an expansion/renovation study for the Cumberland County Civic Center. The shared vision of the study is to explore expansion of building support areas and add 2,000 new seats, all within the existing facility and Civic Center site.

Along with LeMessurier Consultants, Shelley Engineering and Theriault Landmann Associates, Odell initially conducted an existing facility analysis. Some major issues raised were:

1. Inadequate locker facilities.

2. Insufficient event storage, staging and loading dock facilities.

3. Too few restrooms and concession stands.

4. A.D.A. nonconformity.

5. Improper ticketing and security.

6. Shortfall in administrative space.

Also, responding to a recent study completed by Bonnie Finnie, Consultant for the Civic Center an additional 2,000 seats are needed to help draw more sports and concert events.

Odell developed two options to expand and renovate the facility:

Option A: Includes renovation of the existing facility which provides for reworking the dock area and adding a new four story building between the existing Civic Center and neighboring parking garage. This would require the demolition of the existing ticketing, lobby and administration building. At the basement level, the new building would contain additional event storage, new home team lockers and press space. The second level (grade level) would contain a sports bar, food court, restrooms, ticketing and lobby space. The third level would contain suites, a kitchen, restrooms and meeting rooms. The fourth level would house administrative offices and a board meeting room.

Option B: Includes the same expansion/renovation plan as Option A with the addition of approximately 2,000 new seats. The new seats would be located in expanded corners of the existing facility and balcony levels added above the seats at the end zones. This would be accomplished by removing the columns at each corner of the arena by spanning two new trusses over the Civic Center roof to carry the load of the existing columns; therefore, opening up the view for the new expanded corner seats.

From a cost perspective, in order of magnitude, the budget estimate for Option A is 15.8 million, and Option B 23.4 million. The main discerning factor between A and B is the addition of 2,000 new seats. In Option B the base expansions/renovations is the same for A and B. Also as a matter of comparison a comparable new arena seating a maximum of 12,000 would have a budget estimate of 48.9 million.

Regardless of the option selected, Odell believes further development of the selected concept is required so that more detailed cost estimates can be developed. In the cases of Options A and B we believe significant structural analysis is required as well as an in depth code and life safety analysis, including review by local code officials. It is recommended that Phase Two of the expansion study commence after review of this report.

Odell Associates and its consultants wish to than the Cumberland County Civic Center for this assignment. We look forward to continuing to serve the County in the near future as this project develops.

I. Introduction

INTRODUCTION

In June, 1997, a design session was held at the Cumberland County Civic Center to explore options for renovating and expanding the Civic Center. The design team consisted of representatives of Odell Associates Inc.. (Michael Woollen, Davis Liles and Peter Wasmer).

The mission of the design session was to explore various options to expand the existing Civic Center on site to meet the needs for support space and an additional 2,000 seats as recommended by the study prepared by Bonnie Finnie.

A tour of the facility was given by Steve Crane, Civic Center Director, followed by a briefing session among team members, including members of the expansion committee.

Throughout the design session, various options were explored by the team. Those options included two approaches for expansion of the facility and the additional option of a new facility illustrated in the budget estimate section of this study.

Meetings were also held with Structural Engineers, Tim Shelley and Bill LeMessurier, and A.D.A. Consultant David Landmann. A wrap-up meeting was held to review progress made during the three day session and to solicit input from the expansion committee. Attending the meeting were members of the expansion committee as well as staff members of the Civic Center.

This study illustrates in graphic form, two alternatives for renovation and expansion of the Arena, and a budget estimate for a new Arena. Odell Associates Inc. recommends proceeding with the next phase to study these options in more depth.

THE CIVIC CENTER

Cumberland County
Portland, Maine

II. Goals

CIVIC CENTER EXPANSION GOALS:

* MARKET STUDY SUGGESTS ADDING 2,500 SEATS
* IDEALLY, EXPAND HOCKEY CAPACITY FROM 6,733 TO 8,500 SEATS
* IDEALLY, EXPAND END-STAGE CONCERT FROM 8,797 TO 10,000 SEATS
* 12-20 PRIVATE SUITES DESIRED, EXPECIALLY FOR HOCKEY
* CONSIDER SPECIAL CLUB SEATS WITH SPECIAL AMENITIES
* MEETING ROOM EXPANSION NOT IMPORTANT acoustics, audio-video ability poor
* ADJACENT PARKING DECK "OFF LIMITS" FOR FUTURE EXPANSION AREA
* EXPANSION WILL NEED TO OCCUR WITHIN ADJACENT PROPERTY LINES

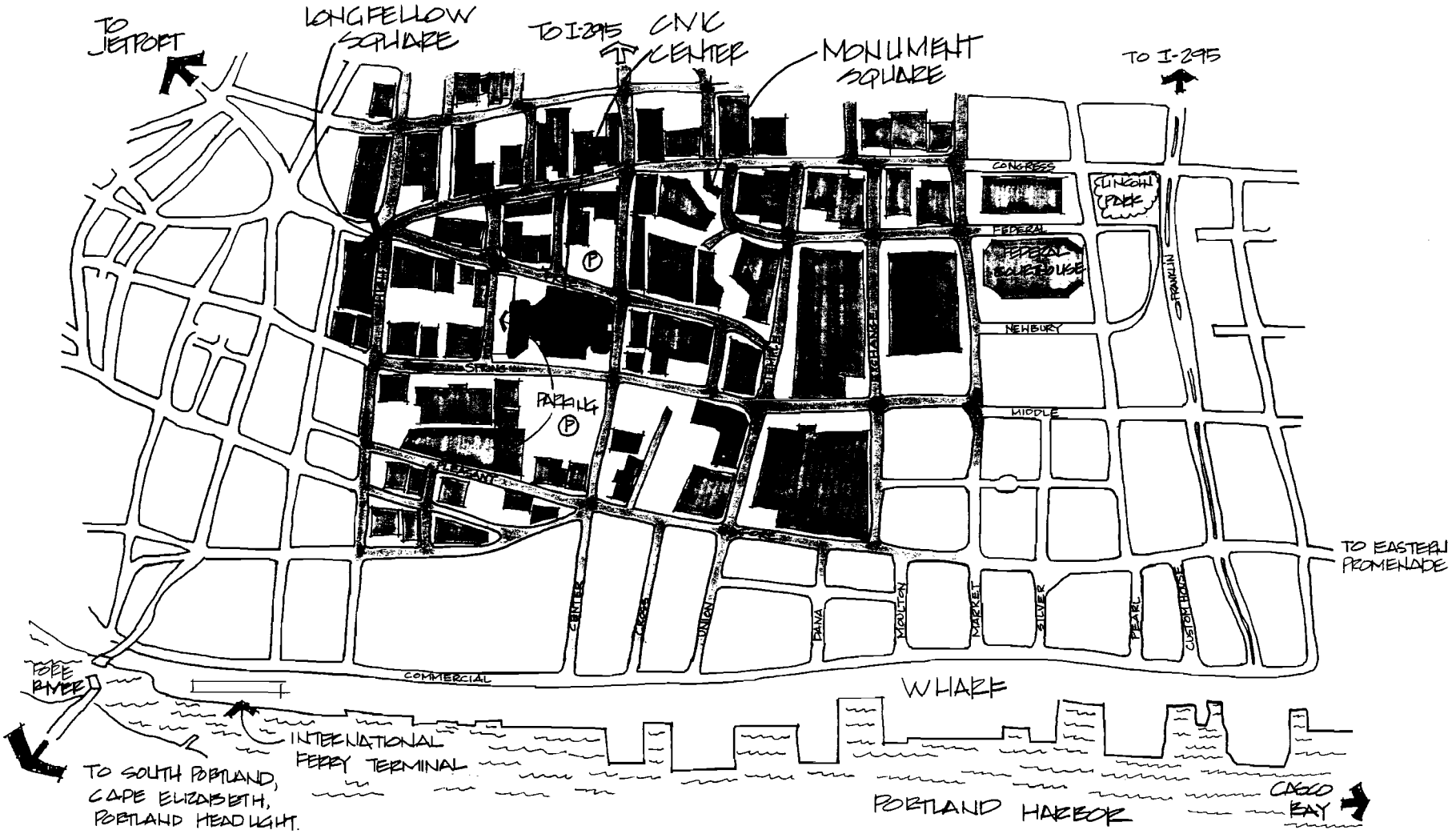
land locked

CIVIC CENTER RENOVATION GOALS:

* NEED 2-4 MORE TEAM LOCKER ROOMS, PLUS UPGRADES TO EXISTING
* UPGRADE AND EXPAND PIRATES HOME TEAM LOCKER ROOM COMPLEX
* NEED ADDITIONAL RESTROOMS Have ½ what we need
* NEED ADDITIONAL CONCESSION STANDS AND MORE QUEUING SPACE
  2-300 Tops per " " we have ½
* NEED MORE STORAGE AND STAGING AREA
* NEED IMPROVED BUILDING LOAD-IN AND DOCK FACILITIES - set up against street
* NEED MORE FRONT OFFICE SPACE FOR RECEPTION, ETC.
* NEED MORE ADMINISTRATIVE OFFICE SPACE
* TICKETING BOX OFFICE IS ADEQUATE, BUT QUEUING SPACE IS NEEDED AWAY FROM ARENA ENTRANCES
* FACILITY SHOULD BE STATE-OF-THE-ART DESIGN
* NEED ADA ACCESSIBILITY REQUIREMENTS
* ADD SPACE FOR NOVELTY SALES

THE CIVIC CENTER
Cumberland County
Portland, Maine

III. Existing Facility Assessment

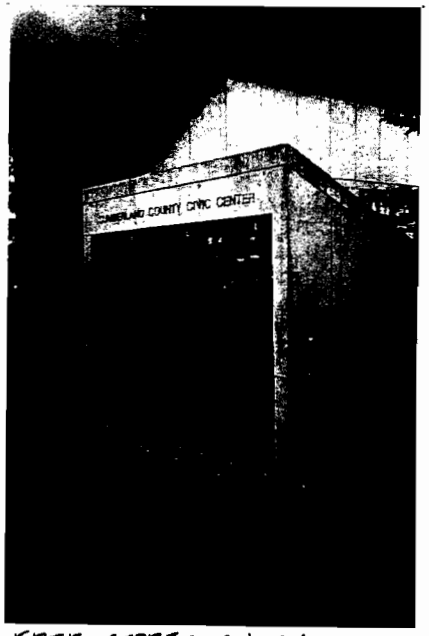

TO JETPORT
LONGFELLOW SQUARE
TO I-295
CIVIC CENTER
MONUMENT SQUARE
TO I-295
CONGRESS
LINCOLN PARK
FEDERAL
FEDERAL COURTHOUSE
NEWBURY
FRANKLIN
MIDDLE
PARKING
TO EASTERN PROMENADE
CENTER
CROSS
UNION
DANA
MOULTON
MARKET
SILVER
PEARL
CUSTOM HOUSE
COMMERCIAL
WHARF
FORE RIVER
INTERNATIONAL FERRY TERMINAL
TO SOUTH PORTLAND, CAPE ELIZABETH, PORTLAND HEADLIGHT.
PORTLAND HARBOR
CASCO BAY

SITE AREA

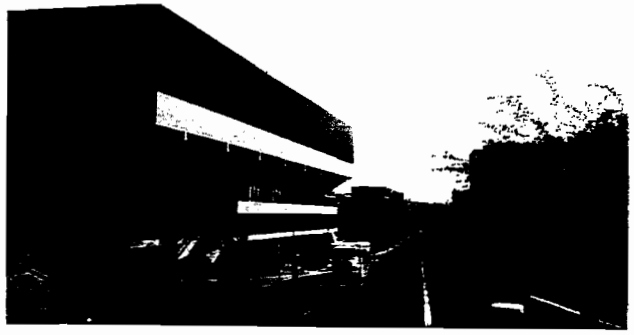
FREE STREET

CORNER OF FREE & CENTER STREETS

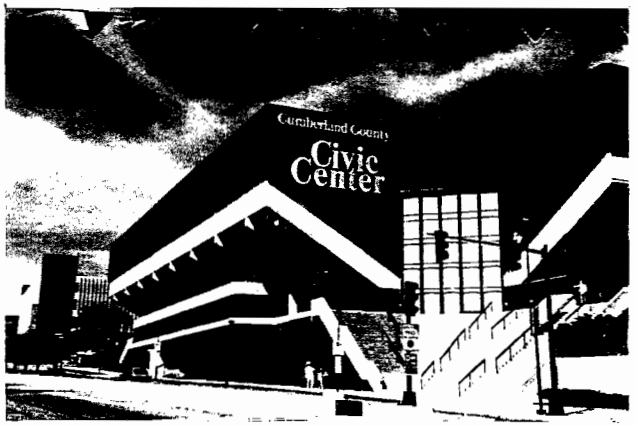
LOADING DOCK/SERVICE



FREE STREET ENTRY



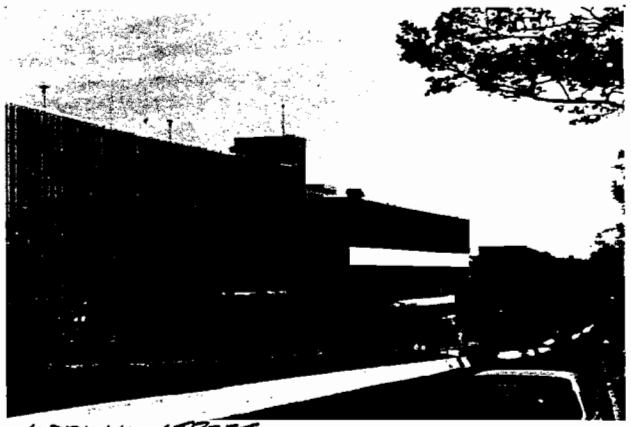
SPRING STREET



CORNER OF CENTER & SPRING STREETS

(EXTERIOR)

EXISTING FACILITY



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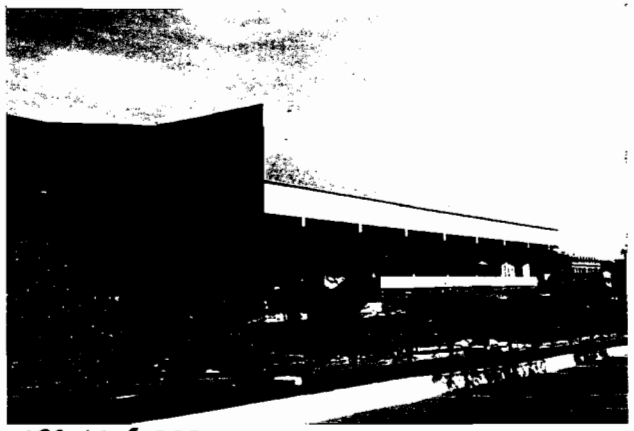

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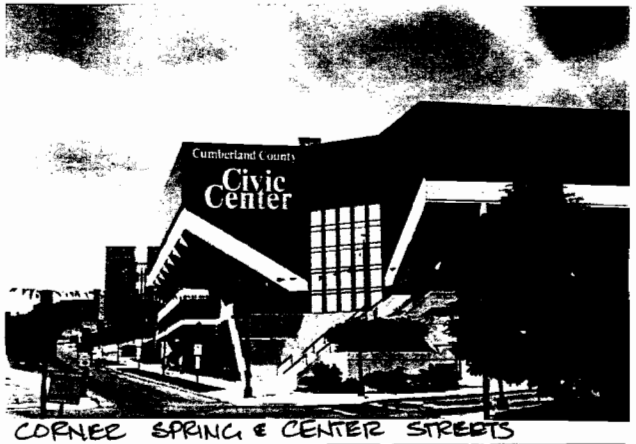
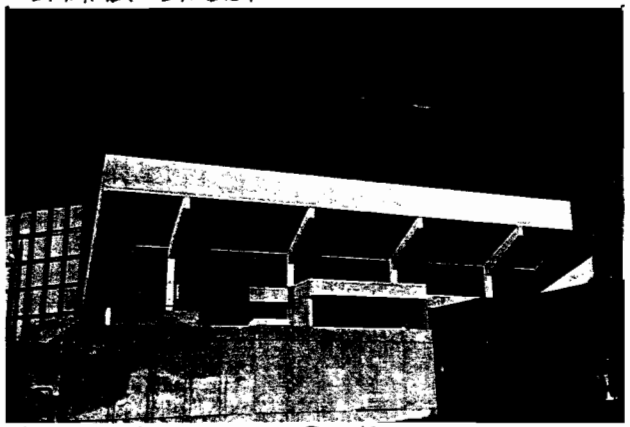
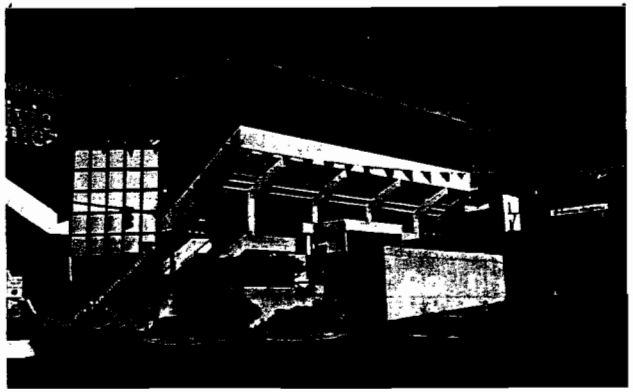


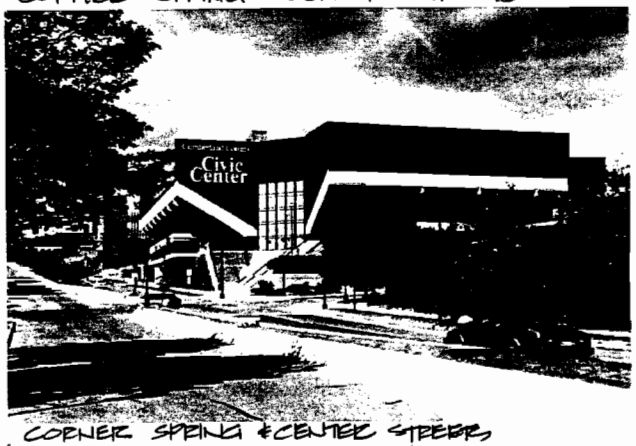
CORNER SPRING & CENTER STREETS



CENTER ST. LOADING DOCK

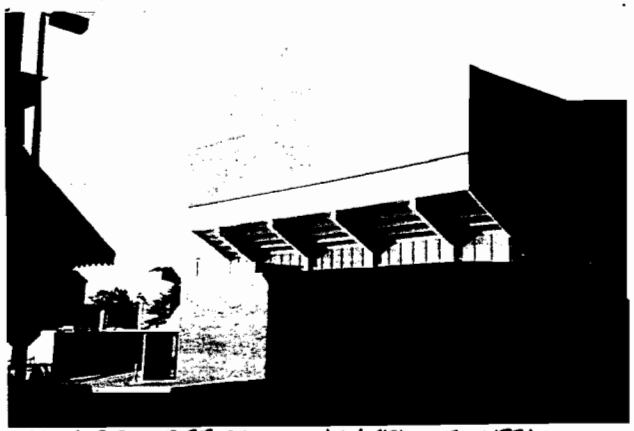


CORNER OF SPRING & CENTER STREETS



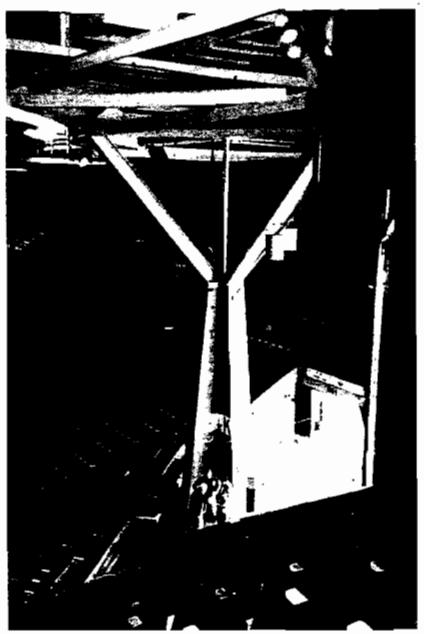
CORNER SPRING & CENTER STREETS

CENTER ST. LOADING DOCK



CENTER STREET LOADING/SERVICE AREA

CORNER OF CENTER & FREE STREETS

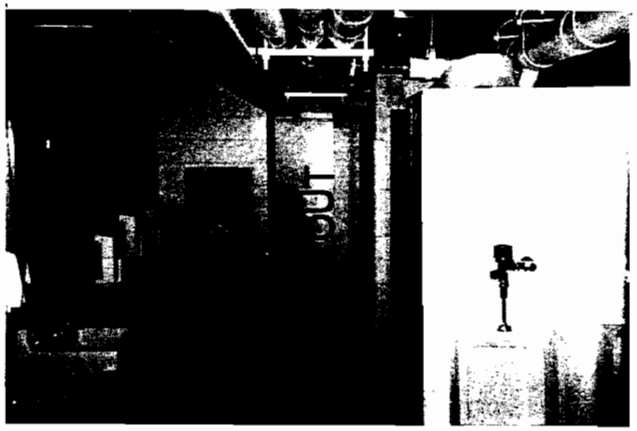


UPPER SEATING ('LARGE SUPPORT COLUMNS)

ARENA FLOOR

CONCOURSE

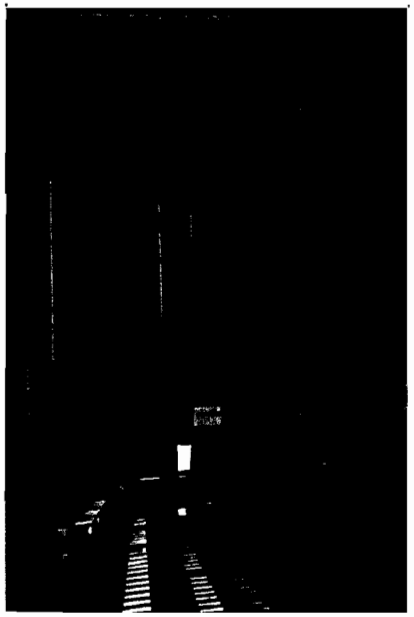
STAIR TO ARENA LEVEL



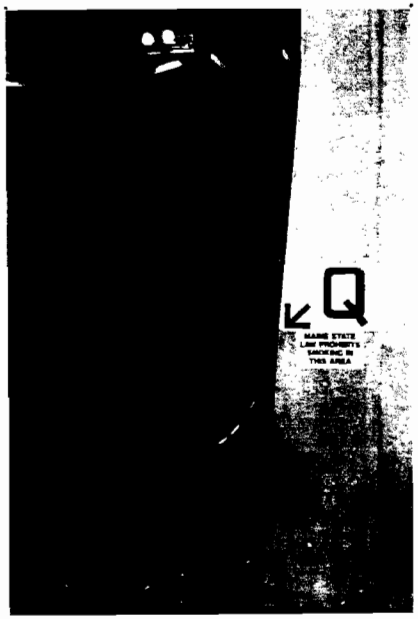
RESTROOMS

(INTERIOR)

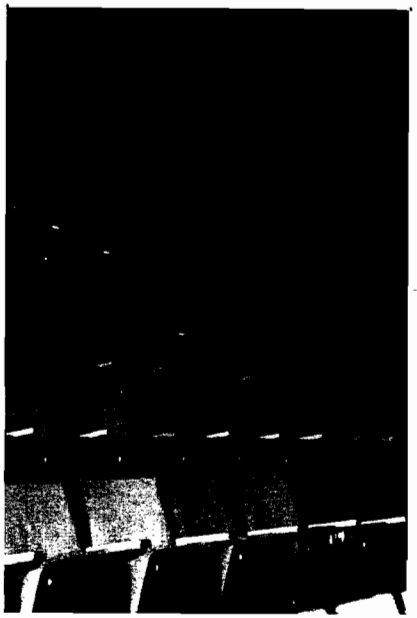
EXISTING FACILITY



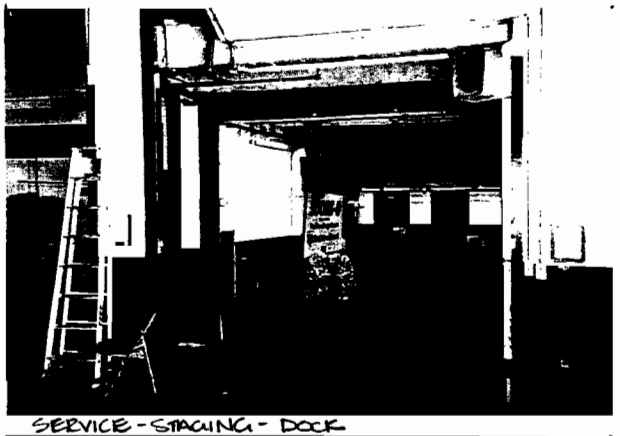
LARGE SUPPORT COLUMN



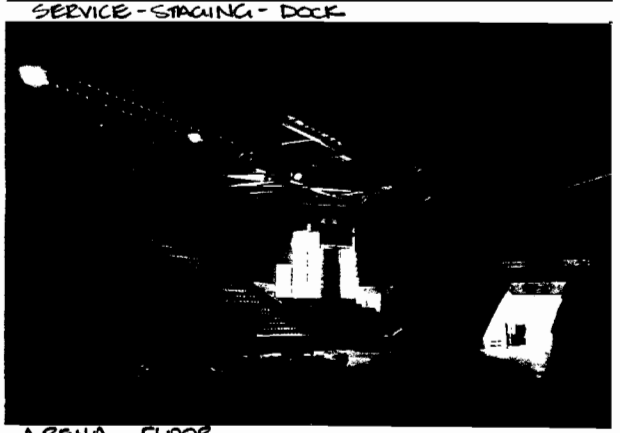
SEATING/SUPPORT COLUMN



SEATING



SERVICE - STAGING - DOCK



ARENA FLOOR

SERVICE VOMITORY

CONCOURSE - CONCESSIONS

ARENA ENTRY ARENA FLOOR

ARENA FLOOR

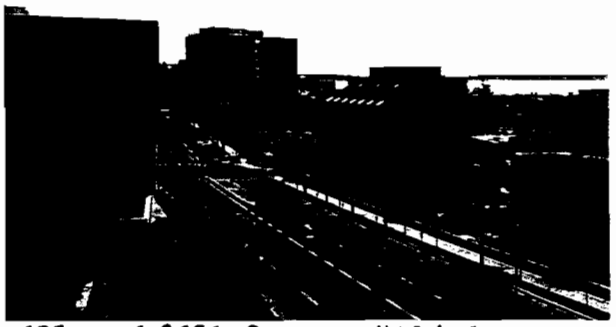
FREE STREET

TO PORTLAND HARBOR

FREE STREET

TO PORTLAND HARBOR

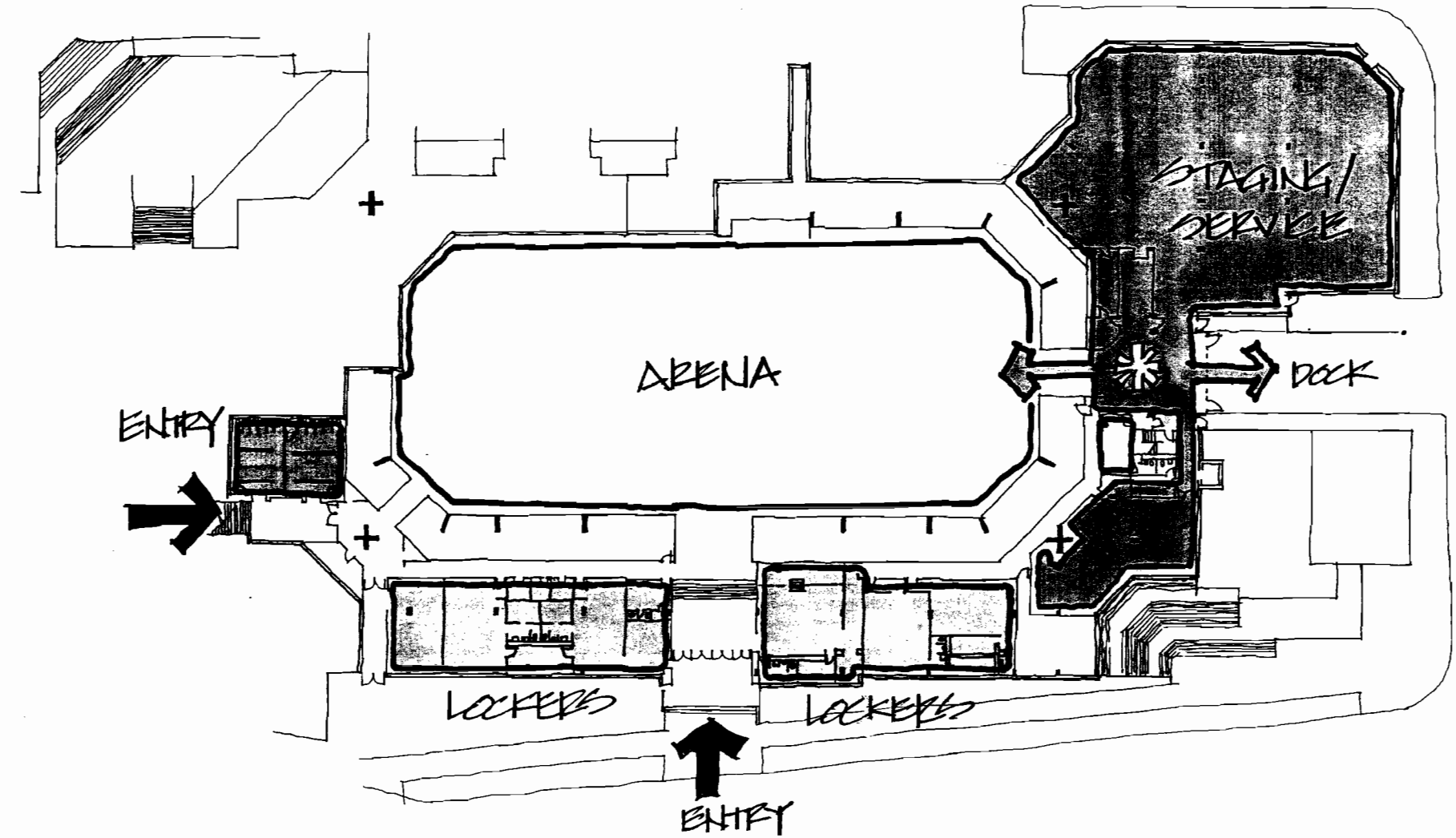
FREE ST.



SPRING STREET - PORTLAND HARBOR

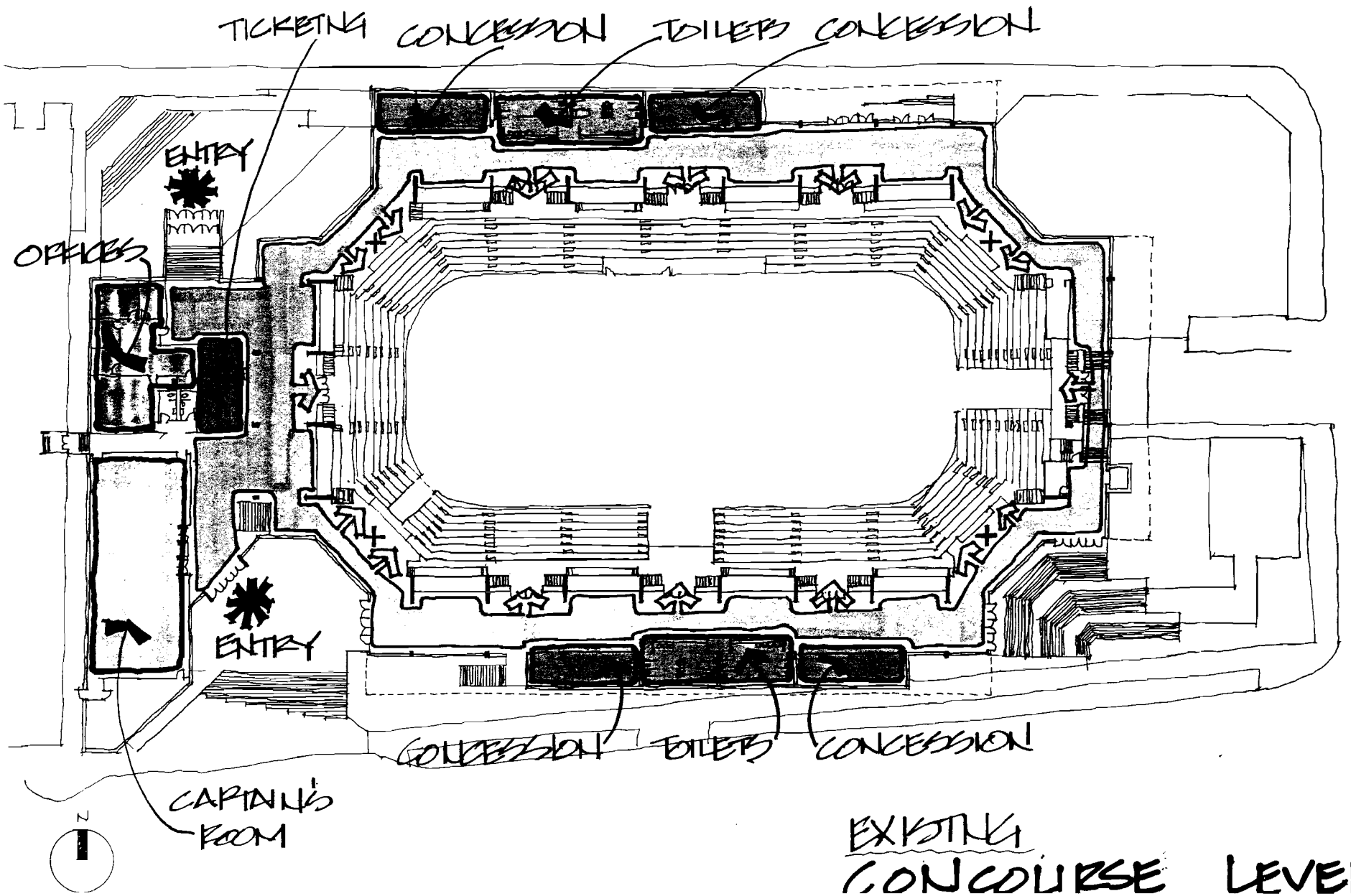
(OFF SITE)

VIEWS

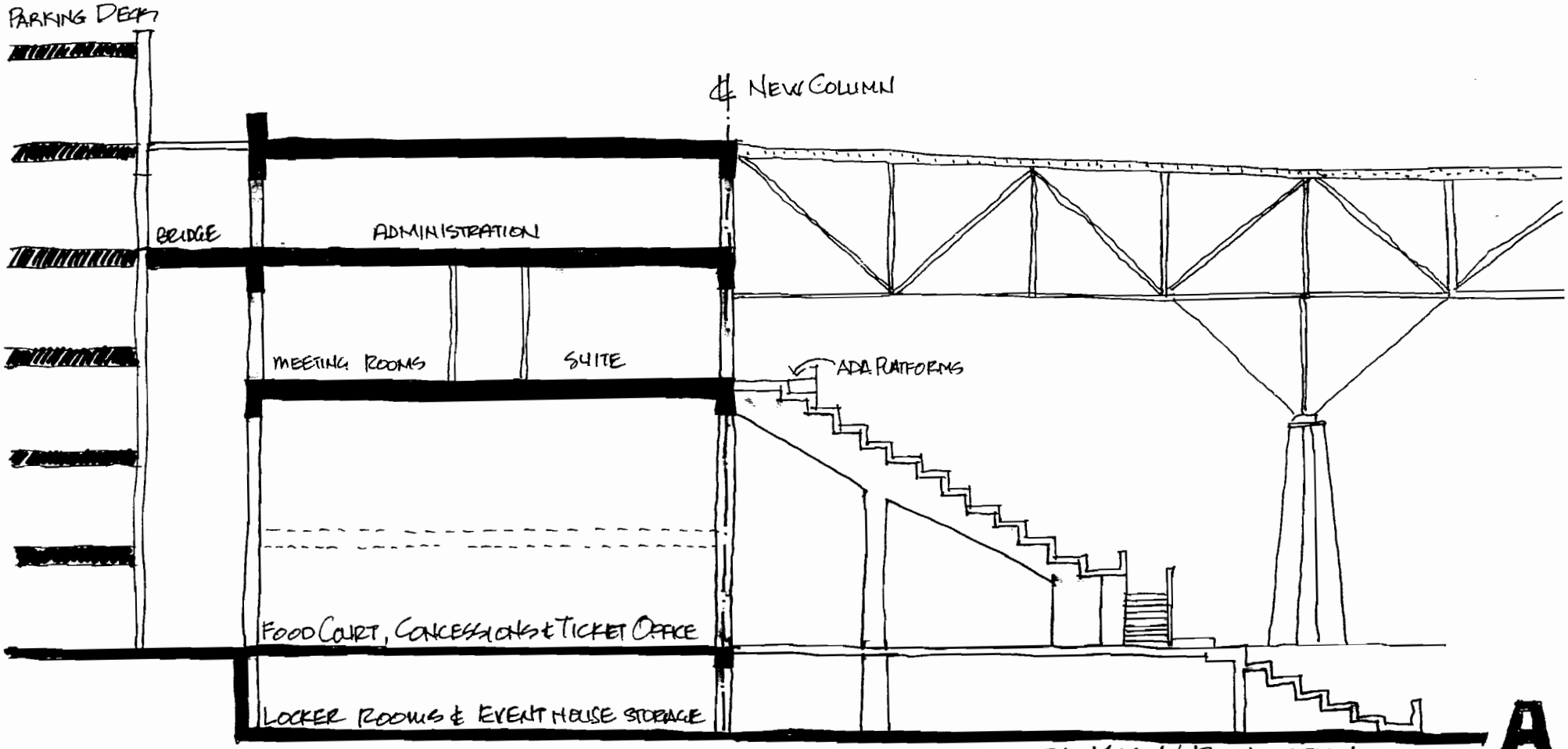


EXISTING

GROUND LEVEL

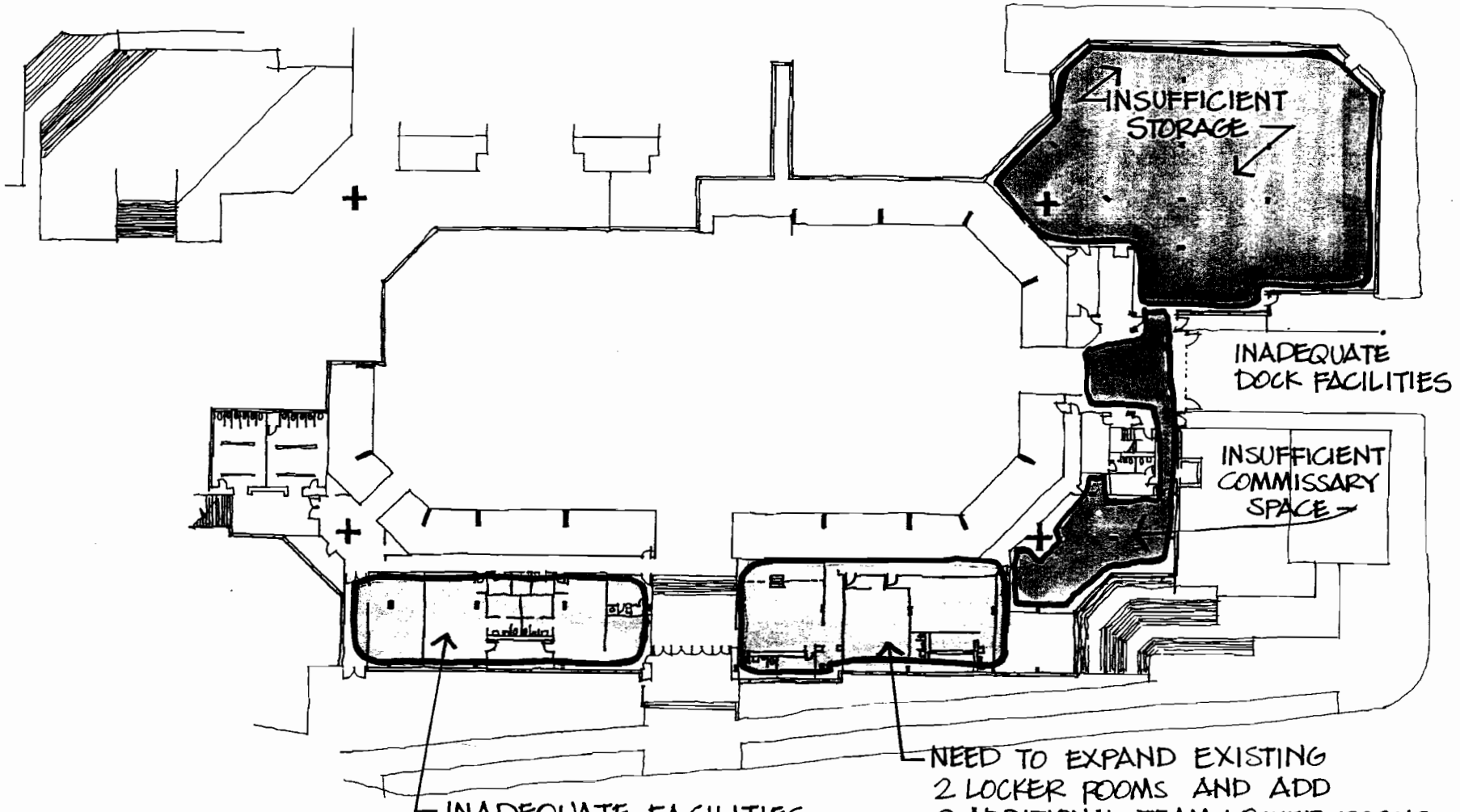


EXISTING
CONCOURSE LEVEL

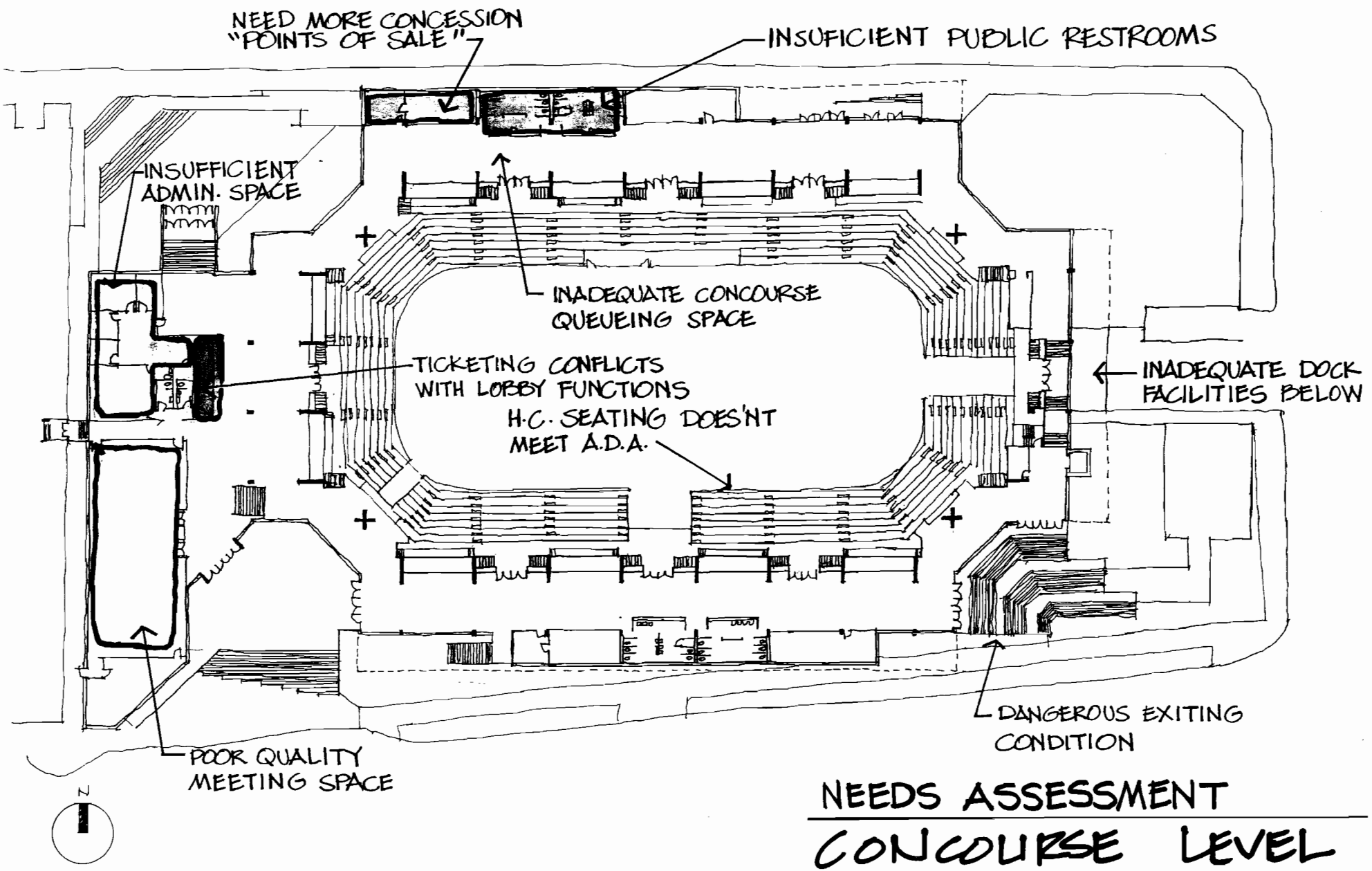


EXPANSION / RENOVATION

END ZONE SECTION



NEEDS ASSESSMENT
GROUND LEVEL



NEEDS ASSESSMENT

CONCOURSE LEVEL

EXISTING SEATING PLAN

IV. Program

CUMBERLAND COUNTY CIVIC CENTER - PORTLAND, MAINE
RENOVATION AND EXPANSION PROGRAM

PROGRAM DATA	EXISTING ARENA	NOTES:	OPTION-A PROGRAM RENOVATIONS ONLY	OPTION-B PROGRAM RENOV. & EXPANSION	NOTES:
SITE					
SITE LENGTH	444 FEET		444 FEET	444 FEET	
SITE WIDTH	205/245 FEET		205/245 FEET	205/245 FEET	
SITE AREA	100,566 SQ. FT.		100,566 SQ. FT.	100,566 SQ. FT.	
SITE ACREAGE	2.30 ACRES		2.30 ACRES	2.30 ACRES	
ARENA					
SPECTATOR FACILITIES:					
COURT LENGTH (BASKETBALL SET-UP)	134 FEET	(200' FOR HOCKEY)	134 FEET	134 FEET	(200' FOR HOCKEY)
COURT WIDTH (BASKETBALL SET-UP)	76 FEET	(85' FOR HOCKEY)	76 FEET	76 FEET	(85' FOR HOCKEY)
ARENA FLOOR AREA (BASKETBALL)	10,184 SQ. FT.		10,184 SQ. FT.	10,184 SQ. FT.	
ARENA FLOOR W/O RETRACT. SEATS	18,337 SQ. FT.		18,337 SQ. FT.	18,337 SQ. FT.	
NUMBER OF RETRACTABLE SEATS	0 SEATS		0 SEATS	0 SEATS	
NUMBER OF EXISTING FIXED SEATS	6,666 SEATS	INCLUDING TOP ROW SEATS	6,425 SEATS	6,425 SEATS	(SOME LOSS OF SEATS DUE TO ADA)
NUMBER OF NEW FIXED SEATS	0 SEATS		96 SEATS	2,316 SEATS	
DISABLED & COMPANION SEATS	67 SEATS		130 SEATS	175 SEATS	
HOCKEY SEATING CAPACITY	6,733 SEATS	(HOCKEY CAPACITY)	6,651 SEATS	8,916 SEATS	(HOCKEY CAPACITY)
FLAT FLOOR SEATS	1,912 SEATS		1,912 SEATS	1,912 SEATS	
END-STAGE CONCERT SEATING	7,577 SEATS	(END-STAGE CONCERT)	7,386 SEATS	9,752 SEATS	(END-STAGE CONCERT)
TOTAL NUMBER OF SEATS	8,749 SEATS	(CENTER STAGE CONCERT)	8,563 SEATS	10,929 SEATS	(CENTER STAGE CONCERT)
TOTAL FIXED, TELESCOPIC & ADA SEATS	6,733 SEATS		6,651 SEATS	8,916 SEATS	
AVERAGE SEAT WIDTH	20 INCHES		20 INCHES	20 INCHES	
AISLE WIDTH	48 INCHES		48 INCHES	48 INCHES	
NUMBER OF SUITE SEATS	0 SEATS		96 SEATS	96 SEATS	
NUMBER OF PRIVATE SUITES	0 SUITES		8 SUITES	8 SUITES	
AREA OF SUITES (EXC. SEATS)	0 SQ. FT.		2,240 SQ. FT.	2,240 SQ. FT.	
TOTAL AREA OF FIXED & DISABLED SEATS	36,092 SQ. FT.		36,092 SQ. FT.	46,612 SQ. FT.	
MAIN CONCOURSE AVERAGE WIDTH	16 FEET		16 FEET	16 FEET	
TOTAL CONCOURSE AREAS	10,593 SQ. FT.		10,593 SQ. FT.	13,593 SQ. FT.	
ALCOVES FOR PORTABLE CARTS	0 SQ. FT.		0 SQ. FT.	1,500 SQ. FT.	
LOBBY AREAS	4,411 SQ. FT.		11,700 SQ. FT.	11,700 SQ. FT.	
CONCESSION STANDS	1,312 SQ. FT.		2,356 SQ. FT.	2,356 SQ. FT.	
PUBLIC RESTROOMS	2,395 SQ. FT.		4,000 SQ. FT.	4,000 SQ. FT.	
FIRST AID ROOM	190 SQ. FT.		190 SQ. FT.	190 SQ. FT.	
SPORTS BAR / RESTAURANT	0 SQ. FT.		1,600 SQ. FT.	1,600 SQ. FT.	
NOVELTY STANDS	208 SQ. FT.		208 SQ. FT.	208 SQ. FT.	
INFORMATION BOOTHS	0 SQ. FT.		100 SQ. FT.	100 SQ. FT.	
SUBTOTAL:	**73,538** SQ. FT.		**87,416** SQ. FT.	**102,436** SQ. FT.	
TEAM FACILITIES:					
HOME HOCKEY TEAM LOCKER ROOM	989 SQ. FT.		1,500 SQ. FT.	1,500 SQ. FT.	
TRAINING ROOM / TEAM DOCTOR	185 SQ. FT.		600 SQ. FT.	600 SQ. FT.	
COACHES LOCKER ROOM/OFFICE	238 SQ. FT.		250 SQ. FT.	250 SQ. FT.	
EQUIP. STORAGE & SKATE SHARPENING	0 SQ. FT.		200 SQ. FT.	200 SQ. FT.	
VISITING HOCKEY TEAM LOCKER ROOM	1,715 SQ. FT.	SUBDIVIDABLE INTO 2 ROOMS	1,715 SQ. FT.	1,715 SQ. FT.	
TRAINING ROOM	0 SQ. FT.		0 SQ. FT.	0 SQ. FT.	
EQUIPMENT ROOM	0 SQ. FT.		0 SQ. FT.	0 SQ. FT.	
OFFICIALS LOCKER ROOMS	789 SQ. FT.		789 SQ. FT.	789 SQ. FT.	

GENERAL TEAM LOCKER ROOMS	1,700 SQ. FT.	2 LOCKER ROOMS	1,700 SQ. FT.	1,700 SQ. FT.	
STAR DRESSING ROOMS	221 SQ. FT.		221 SQ. FT.	221 SQ. FT.	
SUBTOTAL:	**5,837** SQ. FT.		**6,975** SQ. FT.	**6,975** SQ. FT.	
MEETING ROOMS:					
EXISTING MEETING ROOMS	3,577 SQ. FT.		0 SQ. FT.	0 SQ. FT.	
EXISTING MEETING ROOM PRE-FUNCTION	0 SQ. FT.		0 SQ. FT.	0 SQ. FT.	
NEW MEETING ROOMS	0 SQ. FT.		7,000 SQ. FT.	7,000 SQ. FT.	
NEW MEETING ROOM PRE-FUNCTION	0 SQ. FT.		2,000 SQ. FT.	2,000 SQ. FT.	
SUBTOTAL:	**3,577** SQ. FT.		**9,000** SQ. FT.	**9,000** SQ. FT.	
PRESS FACILITIES:					
AUDIO & VIDEO ROOMS	INC.		INC.	INC.	
SCOREBOARD BOOTH	INC.		INC.	INC.	
SOUND BOOTH	144 SQ. FT.		144 SQ. FT.	144 SQ. FT.	
PRESS LOUNGE	0 SQ. FT.		800 SQ. FT.	800 SQ. FT.	
PRESS WORKROOM	0 SQ. FT.		800 SQ. FT.	800 SQ. FT.	
PRESS TOILETS	0 SQ. FT.		INC.	INC.	
BROADCAST BOOTHS	144 SQ. FT.		INC.	INC.	
PLAYER'S INTERVIEW ROOM	0 SQ. FT.		400 SQ. FT.	400 SQ. FT.	
SUBTOTAL:	**288** SQ. FT.		**2,144** SQ. FT.	**2,144** SQ. FT.	
SERVICE AREAS:					
LOADING DOCK & INDOOR STAGING AREAS	1,440 SQ. FT.		4,500 SQ. FT.	4,500 SQ. FT.	
GENERAL STORAGE	5,620 SQ. FT.		15,589 SQ. FT.	15,589 SQ. FT.	
SECURITY ROOMS	0 SQ. FT.		150 SQ. FT.	150 SQ. FT.	
MAINTENANCE/ENGINEERING OFFICES	163 SQ. FT.		600 SQ. FT.	600 SQ. FT.	
SHOW OFFICES	0 SQ. FT.		160 SQ. FT.	160 SQ. FT.	
MAINTENANCE SHOP	1,128 SQ. FT.		1,128 SQ. FT.	1,128 SQ. FT.	
UNASSIGNED OR FUTURE USE AREAS	0 SQ. FT.		1,000 SQ. FT.	1,000 SQ. FT.	
FOOD SERVICE COMMISSARY	1,763 SQ. FT.		2,800 SQ. FT.	2,800 SQ. FT.	
KITCHEN FOR SUITE & MTG. RM. CATERING	0 SQ. FT.		1,000 SQ. FT.	1,000 SQ. FT.	
SUITE SERVICES	0 SQ. FT.		80 SQ. FT.	80 SQ. FT.	
BEVERAGE DISTRIBUTION ROOMS	0 SQ. FT.		0 SQ. FT.	0 SQ. FT.	DISTRIBUTE FROM CONCESSION STANDS
FOOD SERVICE VENDOR DEPOTS	0 SQ. FT.		400 SQ. FT.	400 SQ. FT.	
PERSONNEL LOCKERS	484 SQ. FT.		800 SQ. FT.	800 SQ. FT.	
ZAMBONI STORAGE	171 SQ. FT.		171 SQ. FT.	171 SQ. FT.	
SUBTOTAL:	**10,769** SQ. FT.		**28,378** SQ. FT.	**28,378** SQ. FT.	
TICKET BOX OFFICE:					
BOX OFFICE	463 SQ. FT.		1,000 SQ. FT.	1,000 SQ. FT.	
TICKET LOBBIES	0 SQ. FT.		2,500 SQ. FT.	2,500 SQ. FT.	
SATELLITE TICKET BOOTHS	0 SQ. FT.		80 SQ. FT.	80 SQ. FT.	
SUBTOTAL:	**463** SQ. FT.		**3,580** SQ. FT.	**3,580** SQ. FT.	
OFFICE SPACE:					
BUILDING MANAGEMENT OFFICES	1,456 SQ. FT.		3,000 SQ. FT.	3,000 SQ. FT.	
HOCKEY TEAM OFFICES	0 SQ. FT.		0 SQ. FT.	0 SQ. FT.	COULD RELOCATE TO ARENA ADDITION
SUBTOTAL:	**1,456** SQ. FT.		**3,000** SQ. FT.	**3,000** SQ. FT.	
TOTAL NET HEATED AREA:	**95,928 SQ. FT.**		**140,493 SQ. FT.**	**155,513 SQ. FT.**	
MECHANICAL & ELECTRICAL:					
TEL. AND ELEC. WITHIN BLDG.	0 SQ.FT.	INC. WITH MECHANICAL	1,000 SQ.FT.	1,000 SQ.FT.	
ICE FLOOR CHILLER PLANT	0 SQ. FT.	IN CENTRAL MECHANICAL RM.	0 SQ. FT.	0 SQ. FT.	IN CENTRAL MECHANICAL RM.
MECHANICAL AREA WITHIN BLDG.	866 SQ.FT.		2,000 SQ.FT.	2,000 SQ.FT.	
CENTRAL MECH./ELECT. ROOM	5,059 SQ.FT.		5,059 SQ.FT.	5,059 SQ.FT.	
EXPANDED CENTRAL MECH. ROOM	0 SQ.FT.		2,000 SQ.FT.	2,500 SQ.FT.	
SUBTOTAL:	**5,925 SQ. FT.**		**10,059 SQ. FT.**	**10,559 SQ. FT.**	

A expanded 4 story lift side wall separate creates much more room around arena area & entry spanning seating

would be able to add levels for suites & office area

CIRCULATION/WALLS/PARTITIONS:					
VOMITORIES AND VOMITORY STAIRS	INC. BELOW		INC. IN SEATING AREA	INC. IN SEATING AREA	
INTERIOR STAIRWAYS	INC. BELOW		2,200 SQ. FT.	2,500 SQ. FT.	
ELEVATORS & MACHINE ROOMS	INC. BELOW		800 SQ. FT.	800 SQ. FT.	
OTHER CIRCULATION	INC. BELOW		27,370 SQ. FT.	27,370 SQ. FT.	
WALLS/PARTITIONS	INC. BELOW		INCLUDED	INCLUDED	
SUBTOTAL:	**9,717 SQ. FT.**		**30,370 SQ. FT.**	**30,670 SQ. FT.**	
TOTAL GROSS HEATED AREA:	**111,570 SQ. FT.**		**180,922 SQ. FT.**	**196,742 SQ. FT.**	
	12.75	SF/PERSON	21.13	18.00	SF/PERSON
NON-HEATED AREA:					
CANOPIES @50%	140 S.F.		1,000 S.F.	1,000 S.F.	
CATWALKS @ 50%	2,500 S.F.		2,500 S.F.	2,500 S.F.	
SUPPORTED PLAZA OR RAMPS @ 50%	755 S.F.		800 S.F.	800 S.F.	
OTHER @ 50%	0 S.F.		0 S.F.	0 S.F.	
TOTAL NON-HEATED AREA:	**3,395 S.F.**		**4,300 S.F.**	**4,300 S.F.**	
TOTAL GROSS AREA:	**114,965 G.S.F.**		**185,222 G.S.F.**	**201,042 G.S.F.**	
(HEATED & NON-HEATED)	13.14	SF/PERSON	21.63	18.40	SF/PERSON
TOTAL ADDITIONAL AREA:			**70,257 G.S.F.**	**86,077 G.S.F.**	
OTHER POTENTIAL MODIFICATIONS:					
EXPAND SIZE OF ARENA / EXHIBIT FLOOR BY REPLACING LOWER LEVEL CONCRETE RISERS WITH TELESCOPIC SEATING. NEW LOWER TELESCOPIC SEATING COULD ALSO BE DEVELOPED AS SPECIAL CLUB SEATING WITH IN-SEAT WAITER SERVICE AND "CLUB" BENEFITS.			THIS WILL ADD APPROX. 7,500 S.F. OF ADD'L. EXHIBIT FLOOR SPACE		

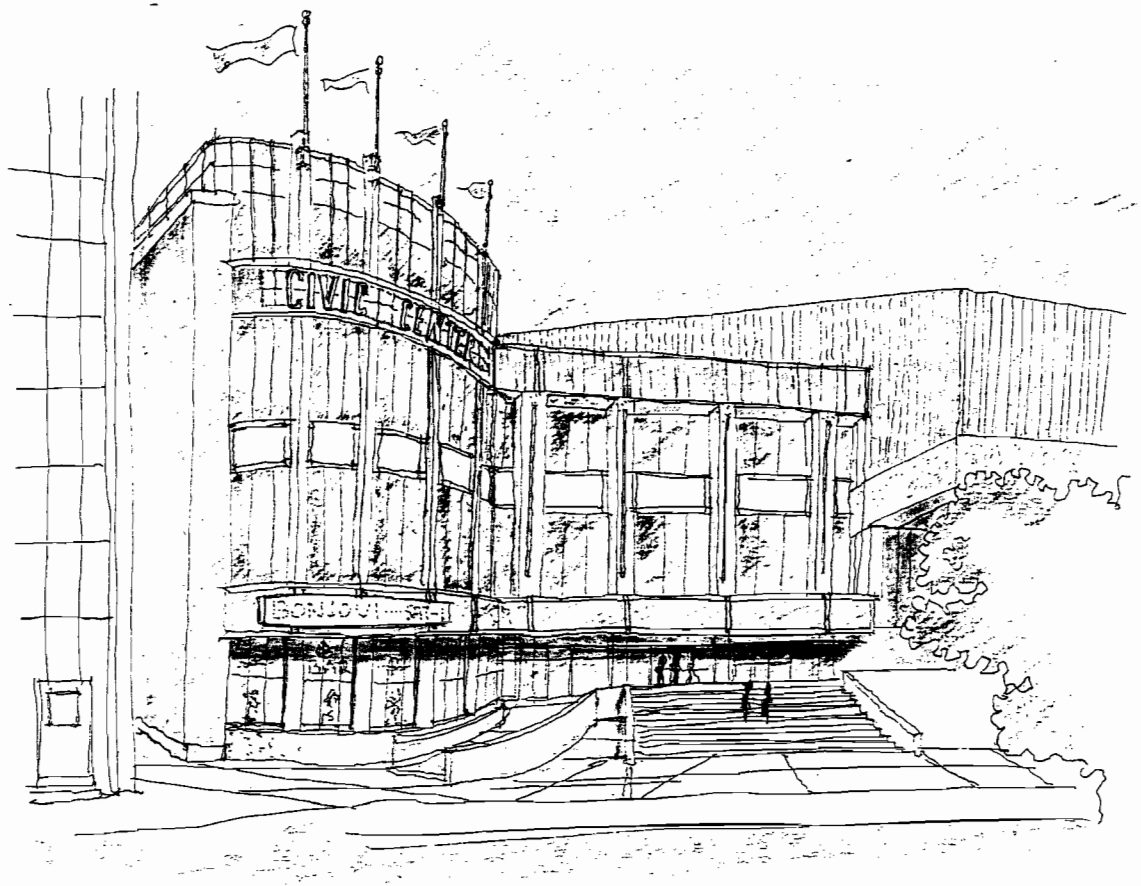
THE CIVIC CENTER
Cumberland County
Portland, Maine

V. Arena Expansion Plan

THE CIVIC CENTER

Cumberland County
Portland, Maine

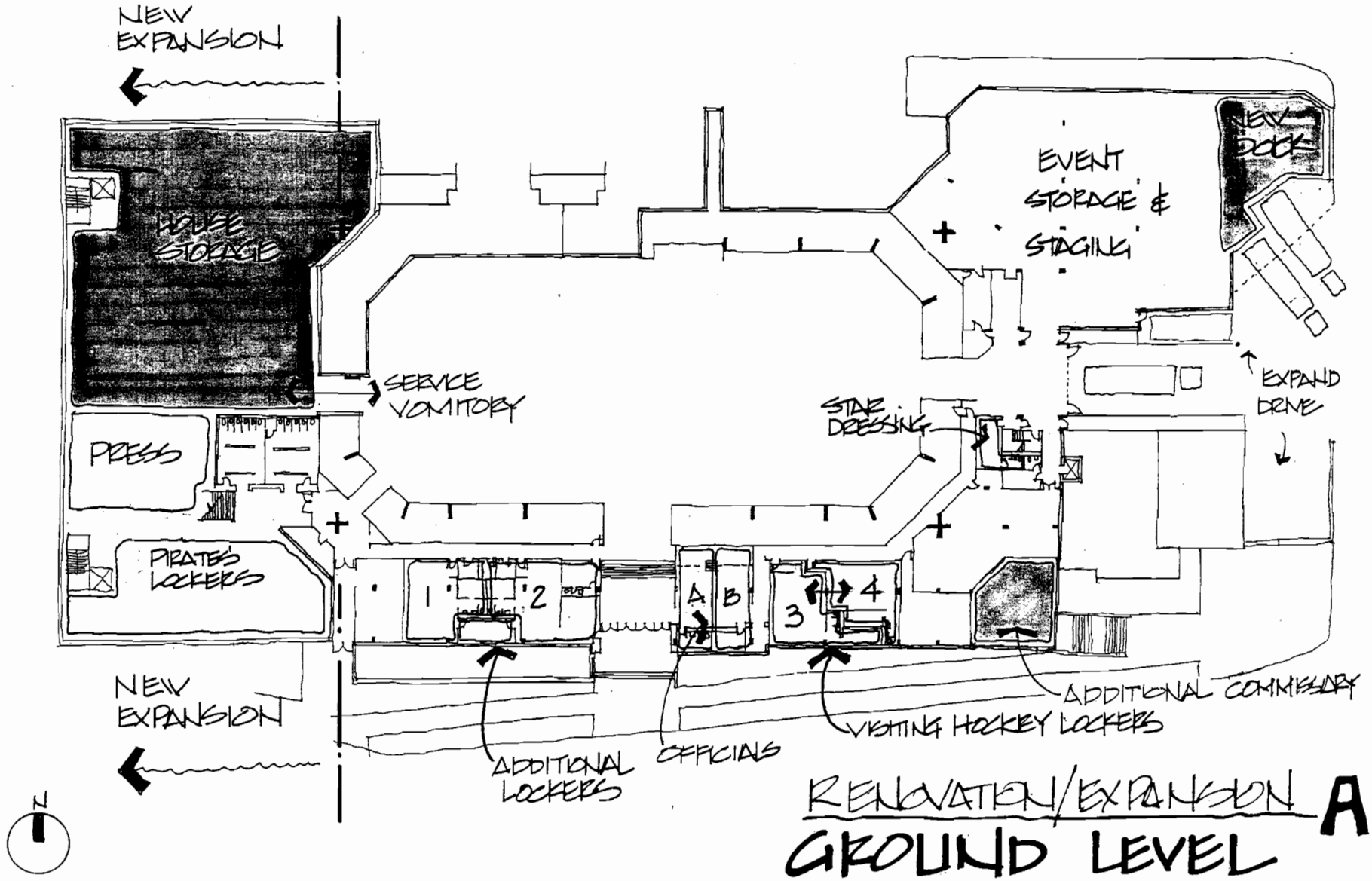
Option A



RENOVATION/EXPANSION

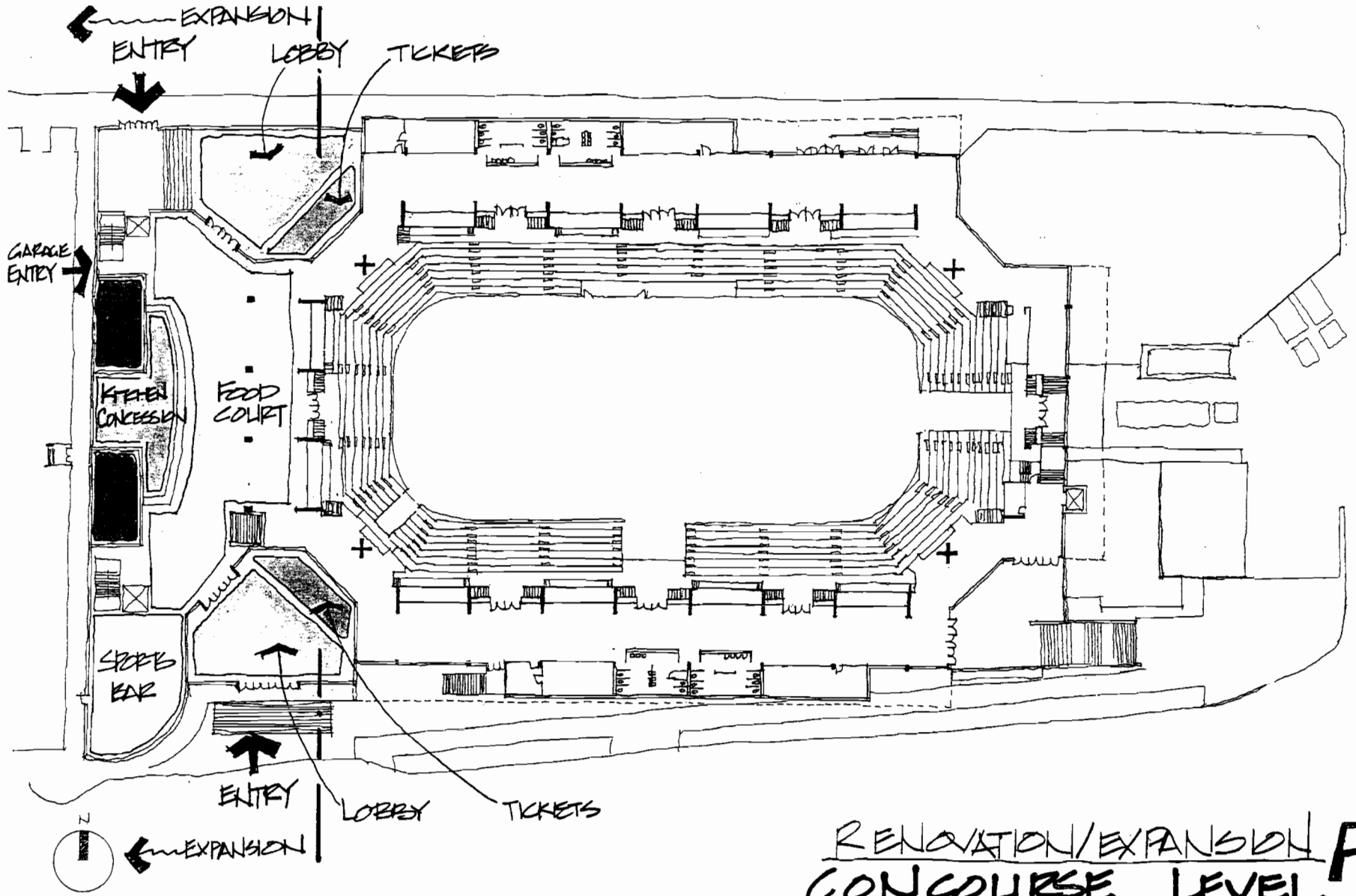
SPRING ST. ENTRY

A



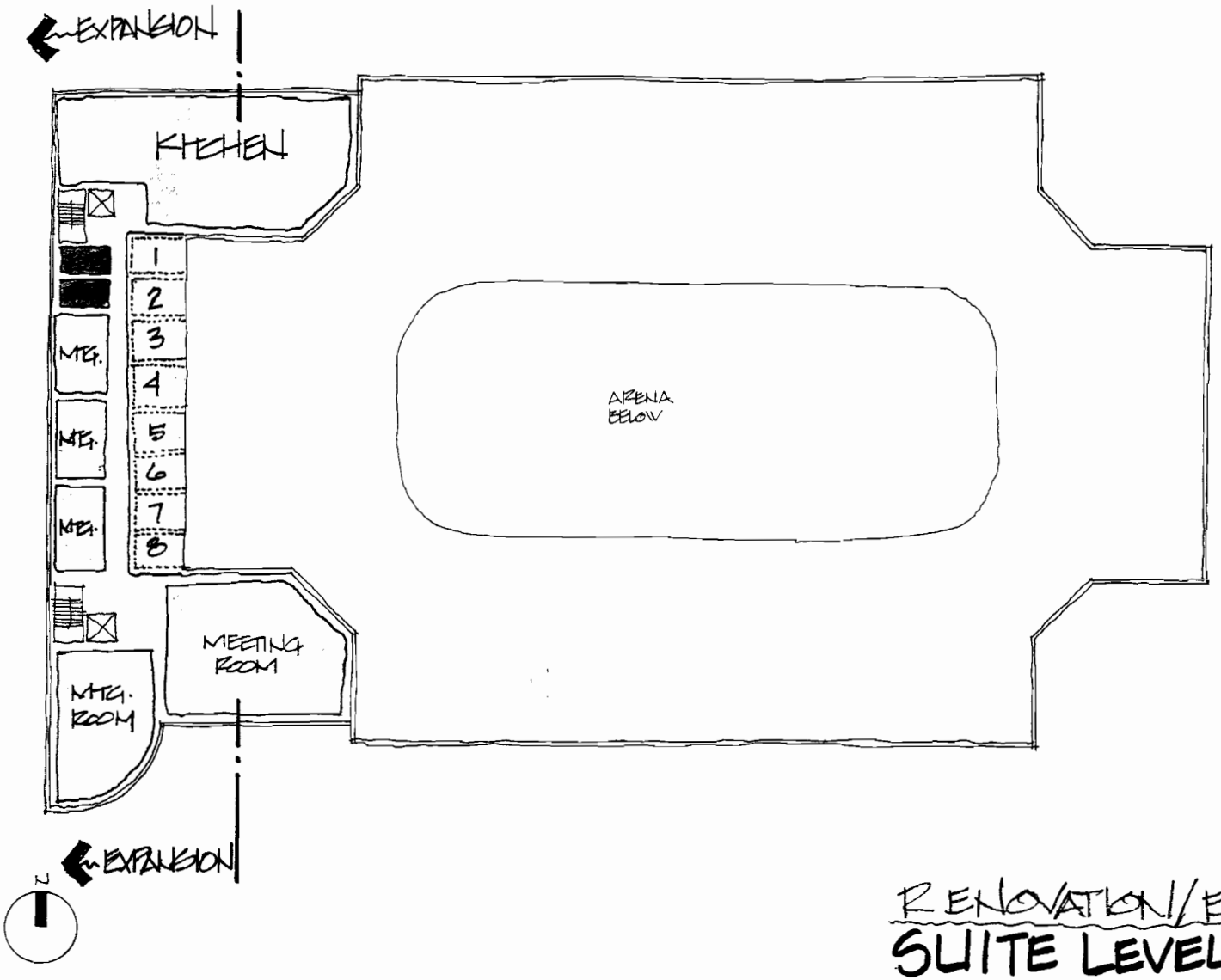
RENOVATION/EXPANSION **A**

GROUND LEVEL



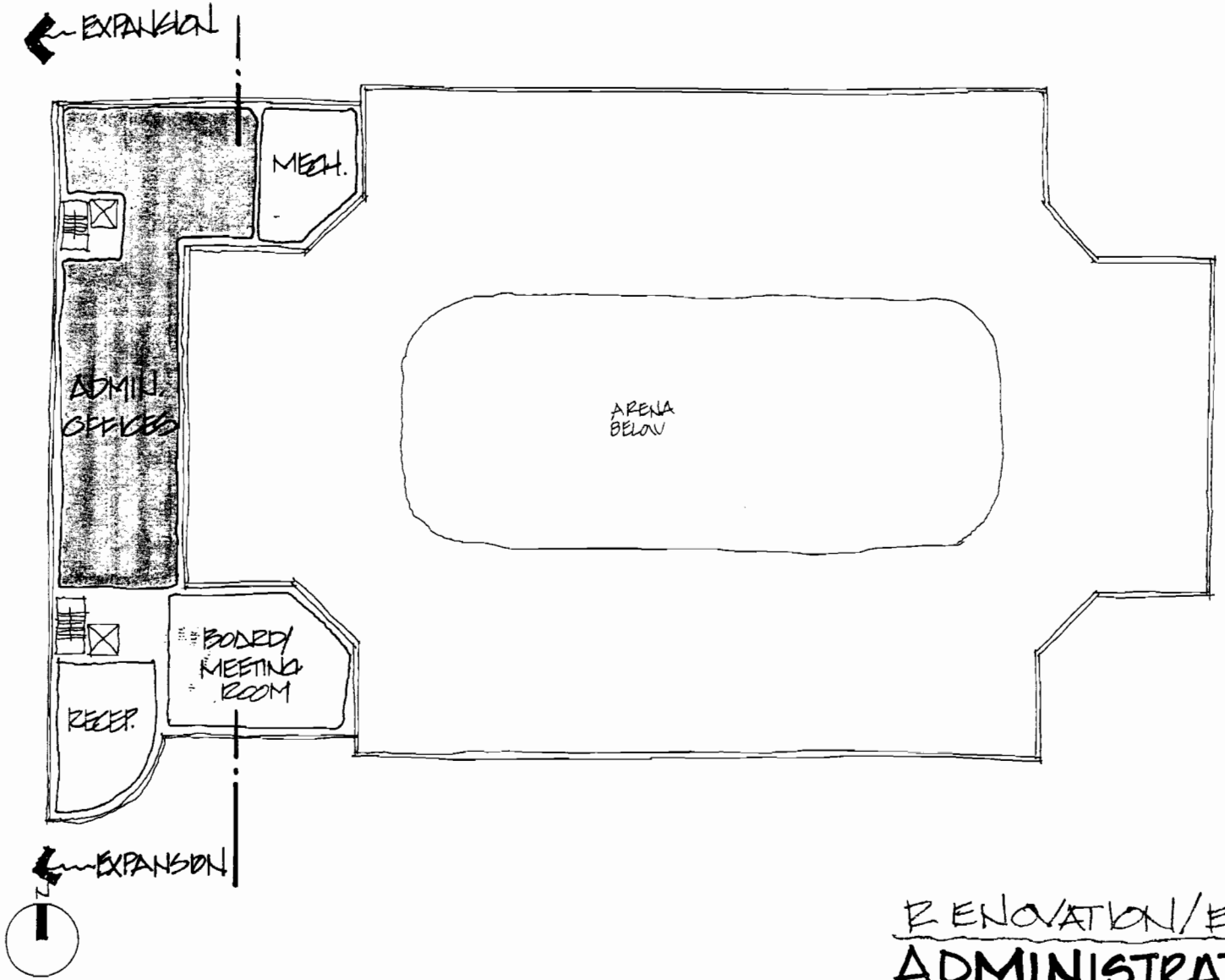
RENOVATION/EXPANSION

CONCOURSE LEVEL A



RENOVATION/EXPANSION A

SUITE LEVEL



RENOVATION/EXPANSION A

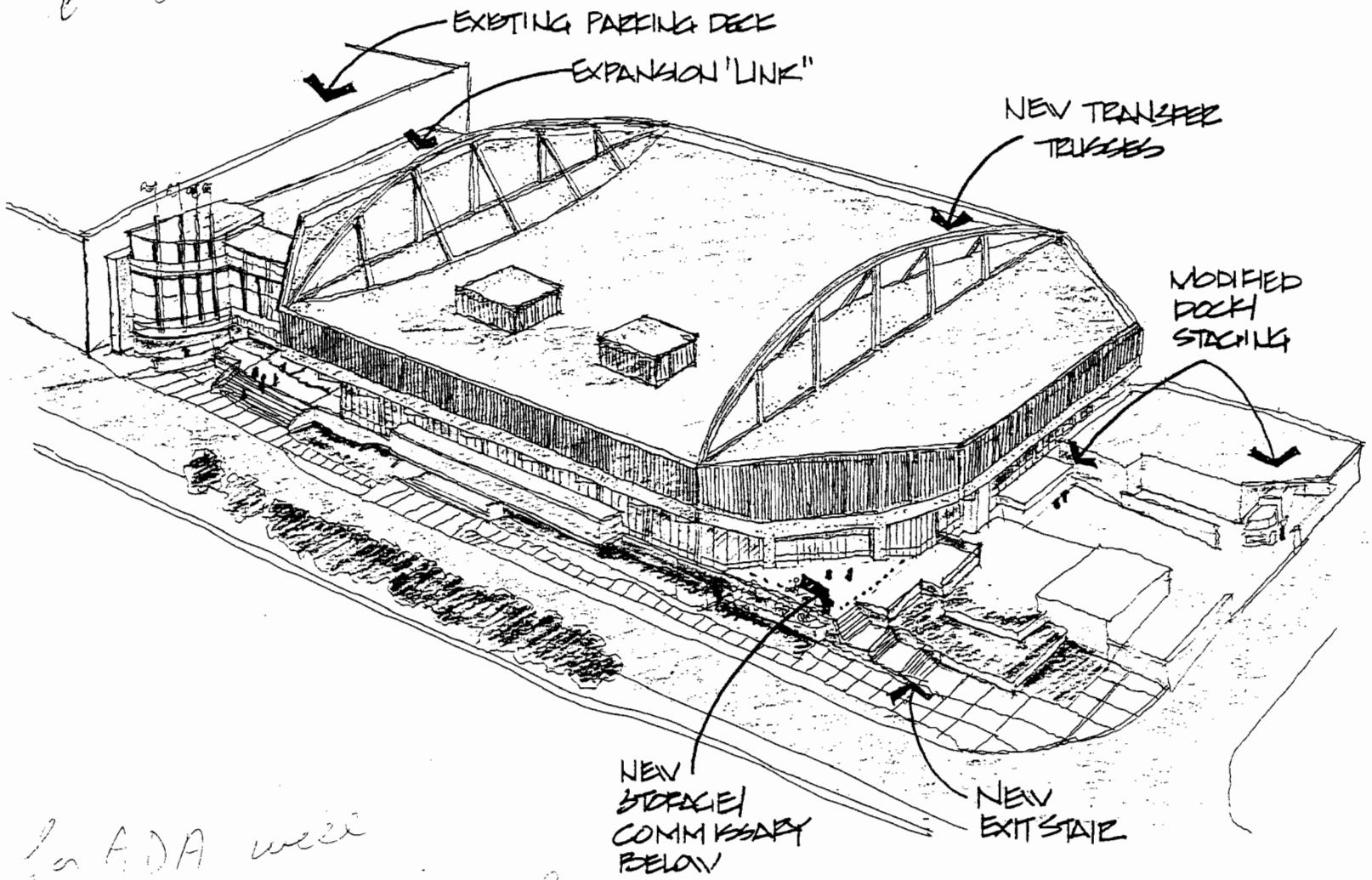
ADMINISTRATION LEVEL

THE CIVIC CENTER

Cumberland County
Portland, Maine

Option B

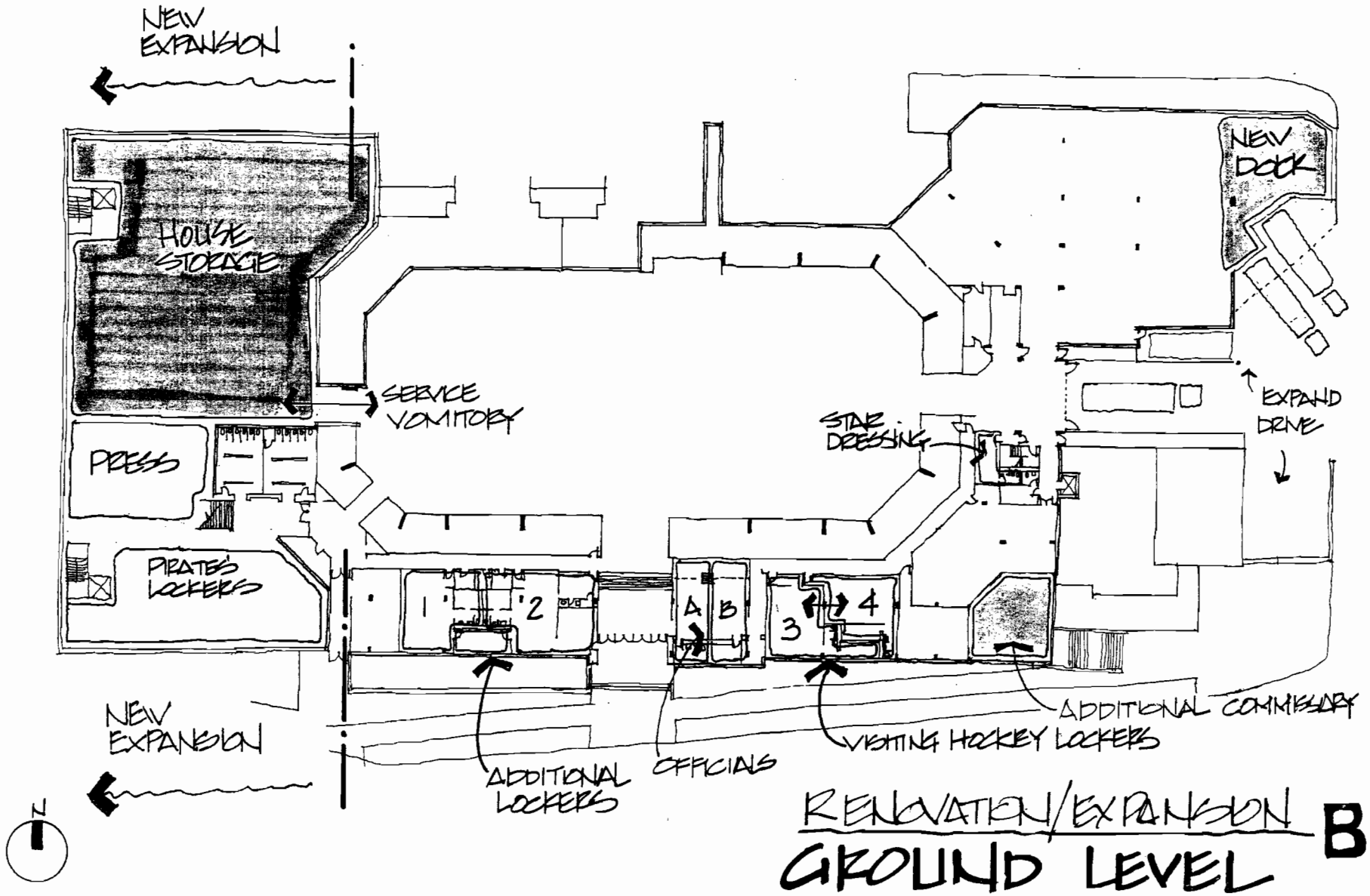
remove 4 columns in corners
put in new truss which will support whole frame & then remove
columns - can then put seats where columns are & can put
balconies at ends (columns on sides)



for ADA will
lose some prime seats
(couple 100)
losing better seats
than gaining -
we're gaining balconey
seats

RENOVATION/EXPANSION
AERIAL VIEW

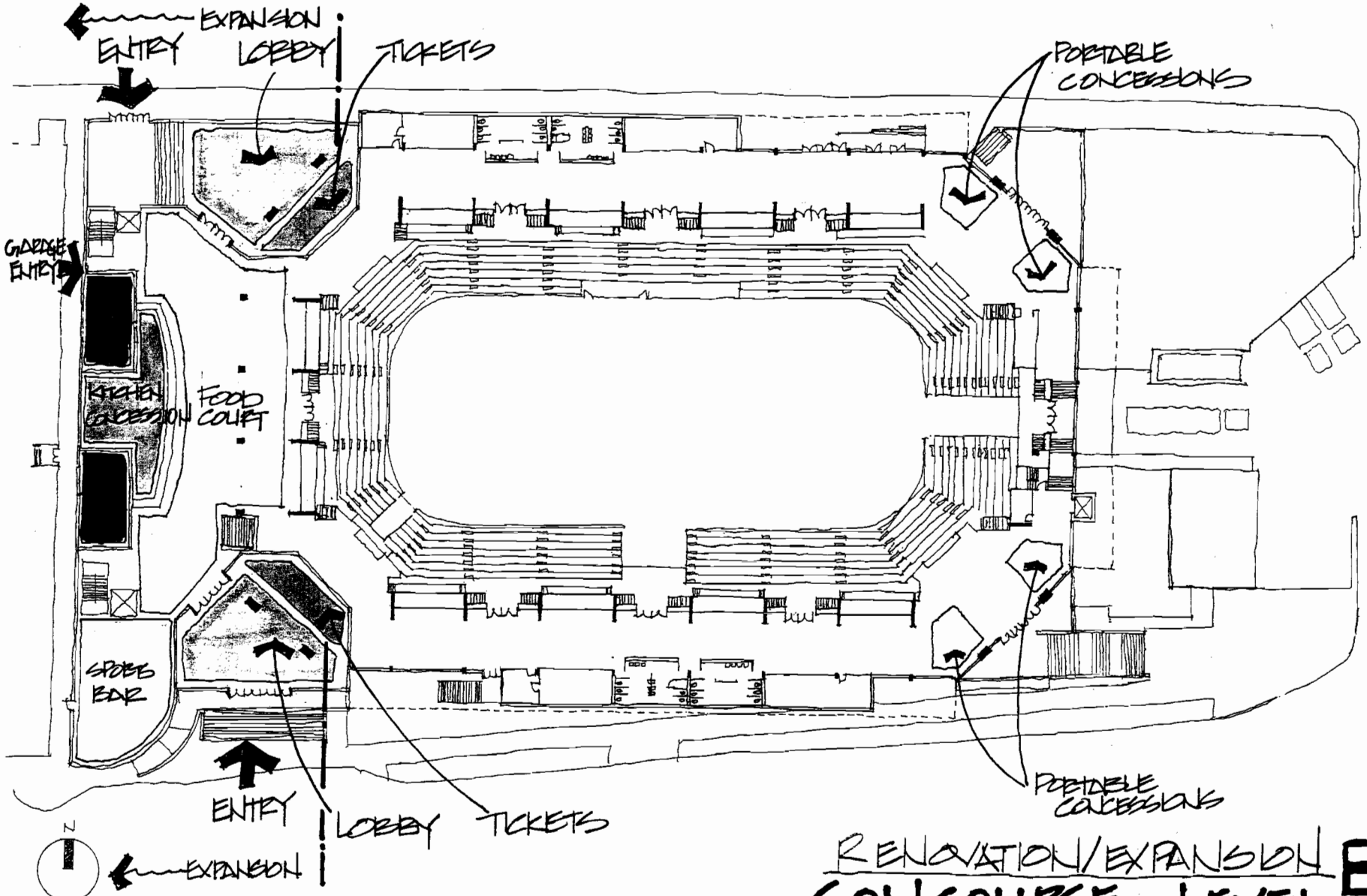
B



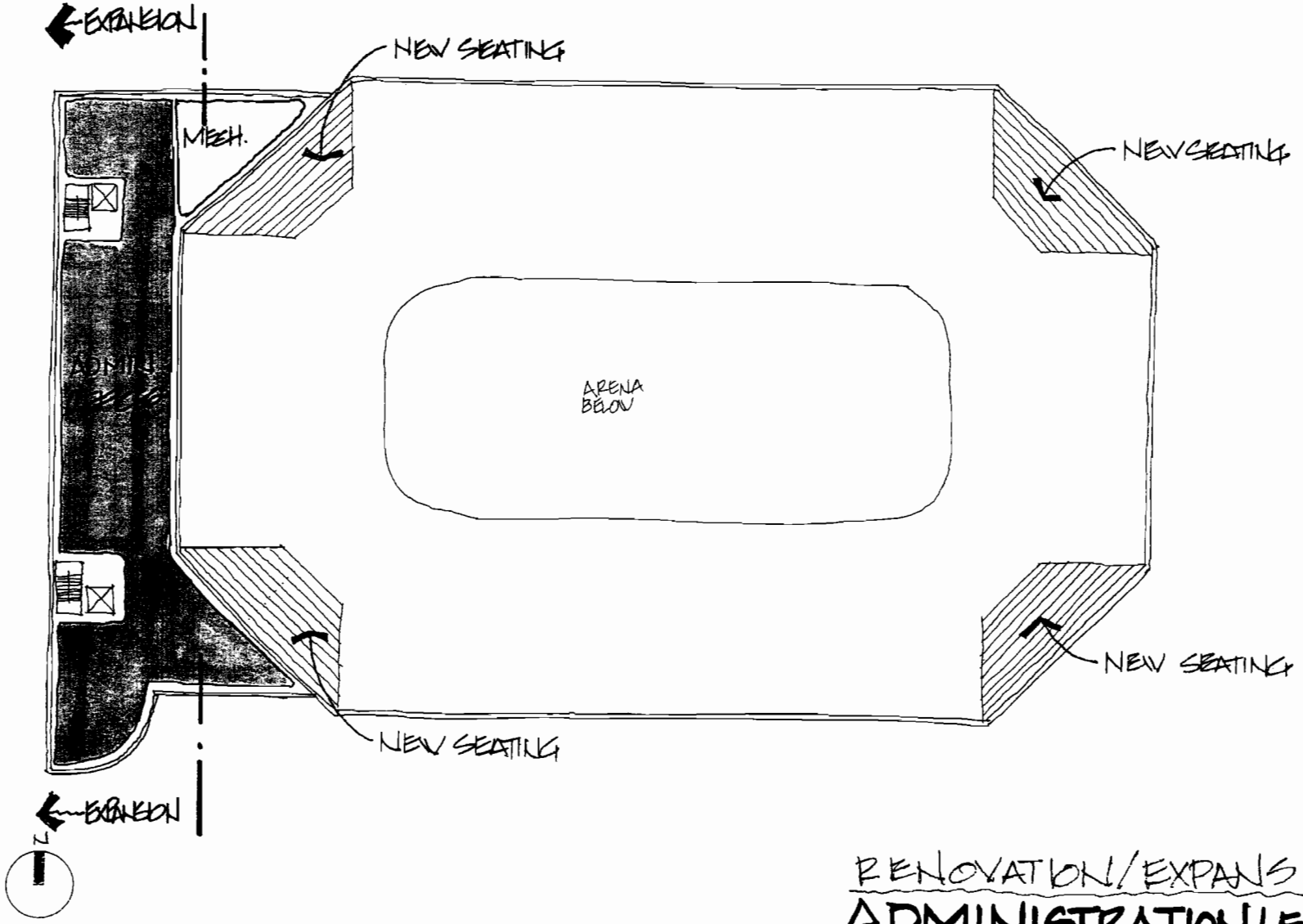
RENOVATION/EXPANSION

GROUND LEVEL

B

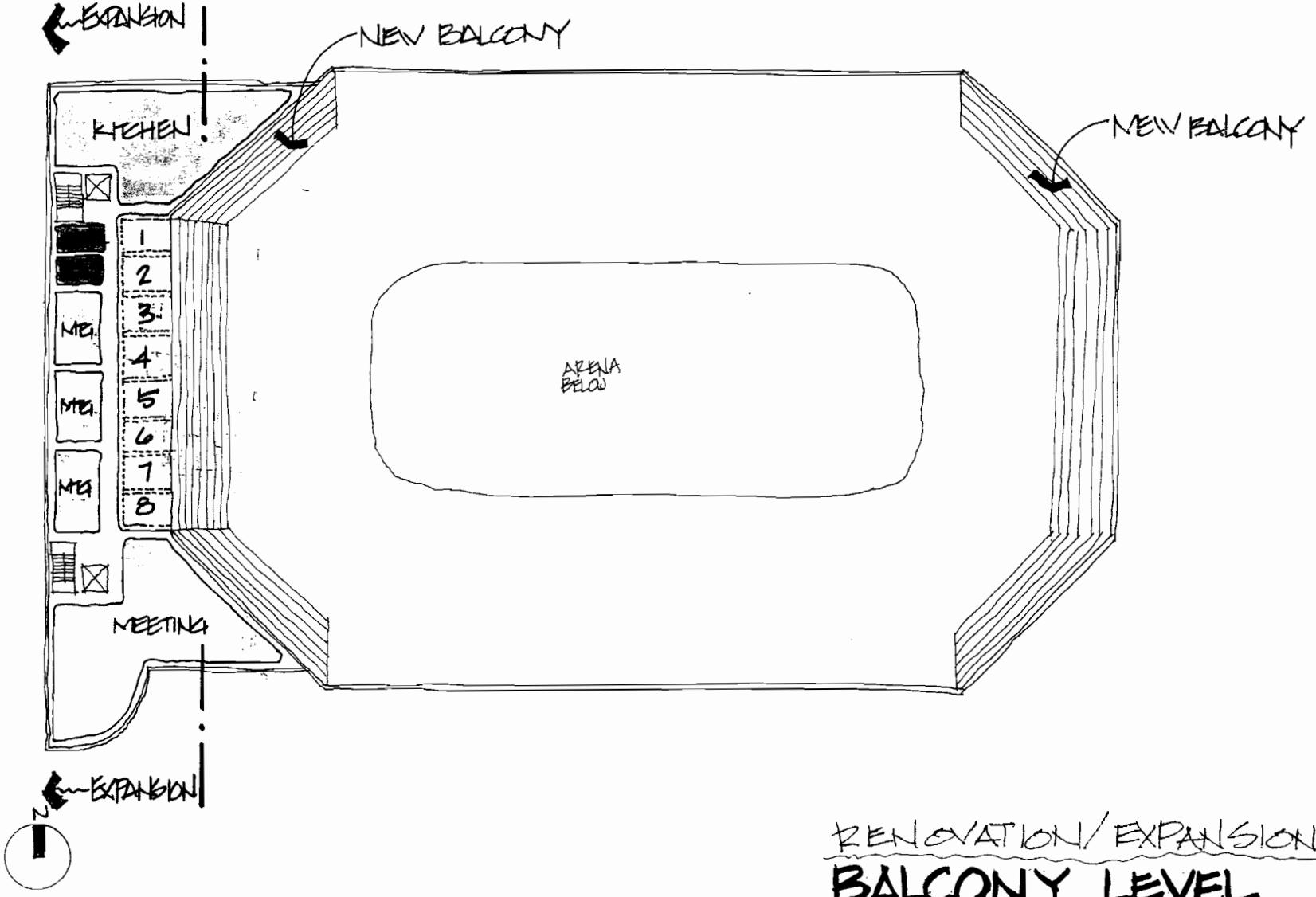


RENOVATION/EXPANSION B
CONCOURSE LEVEL



RENOVATION/EXPANSION **B**

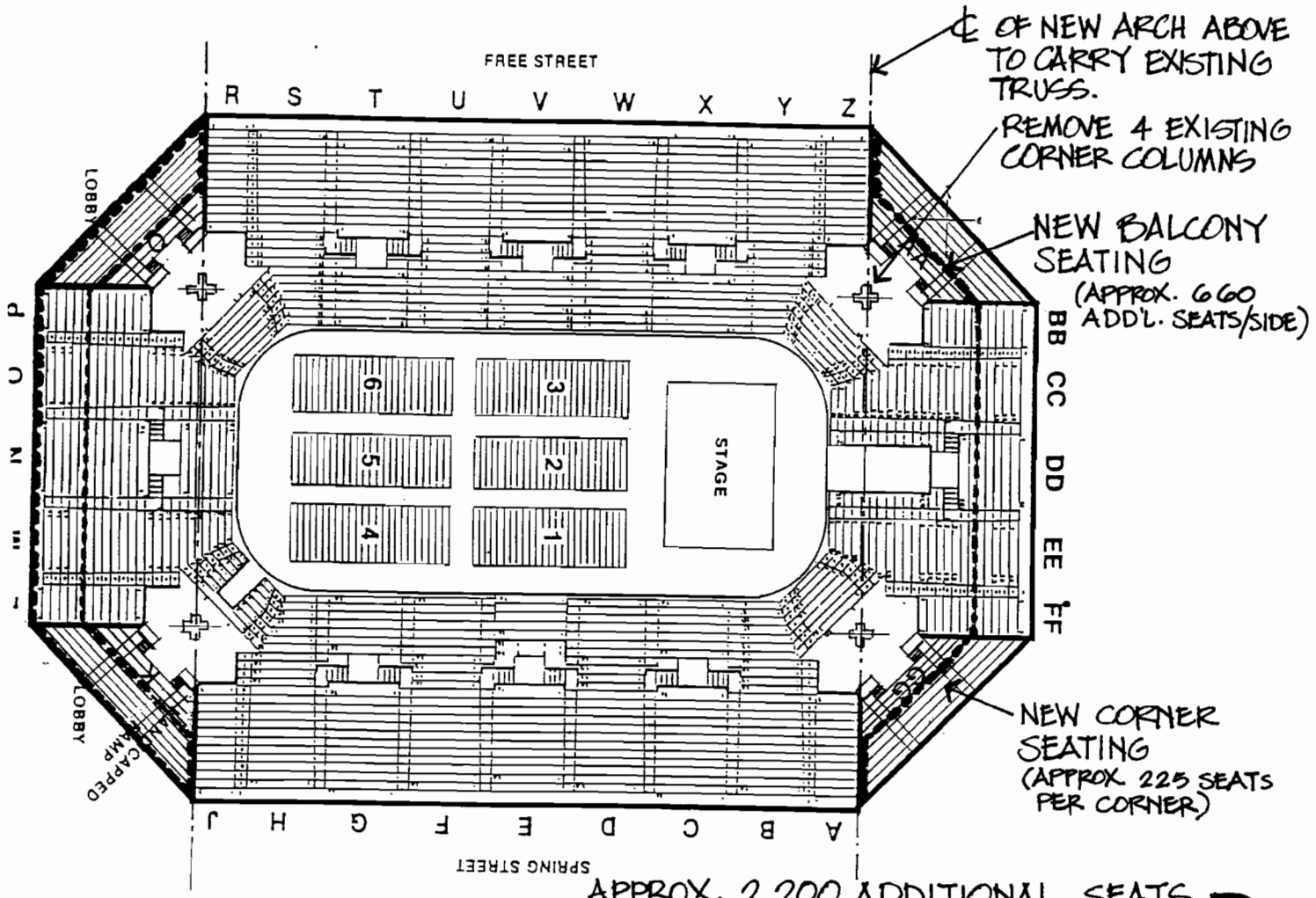
ADMINISTRATION LEVEL



RENOVATION/EXPANSION

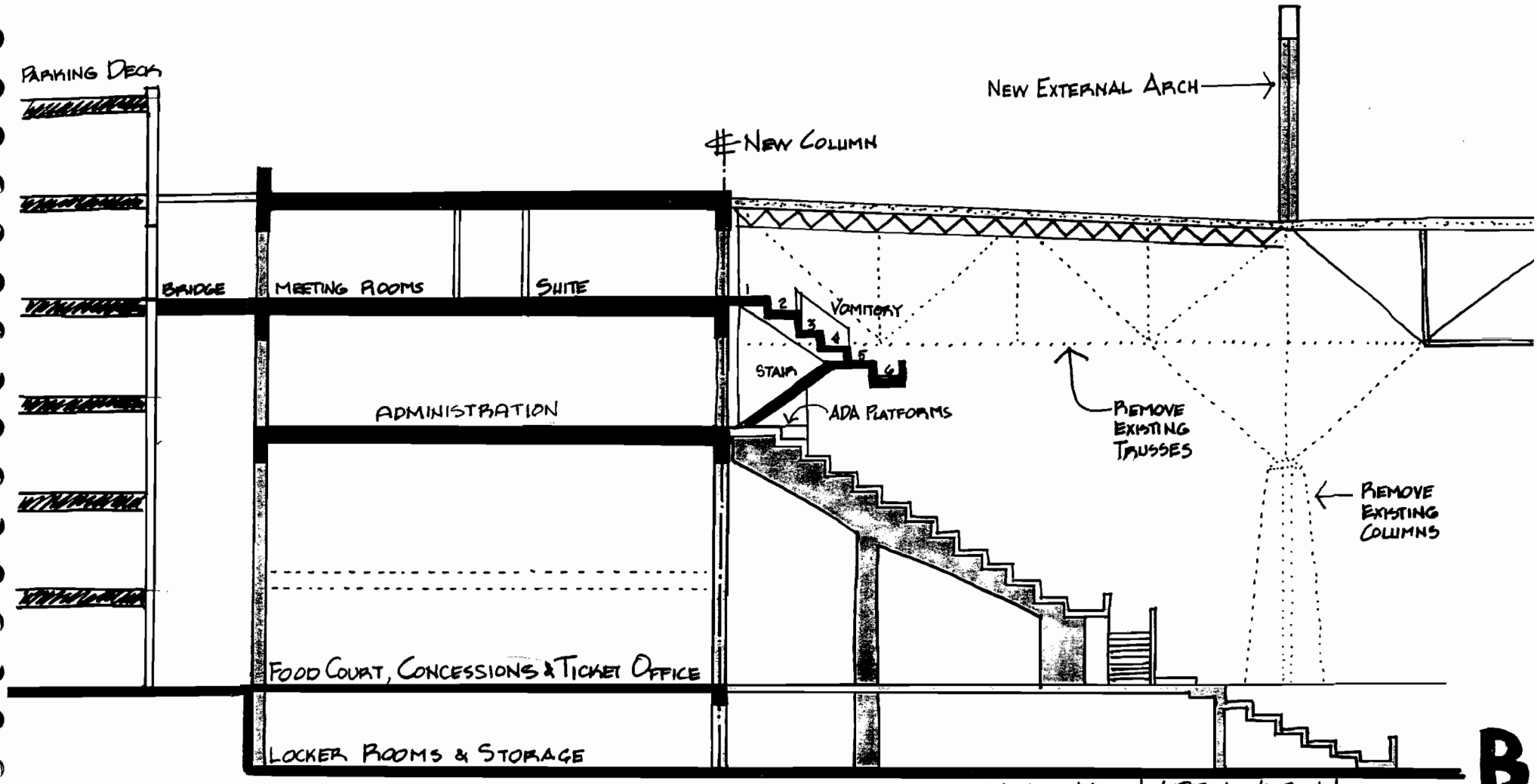
BALCONY LEVEL

B



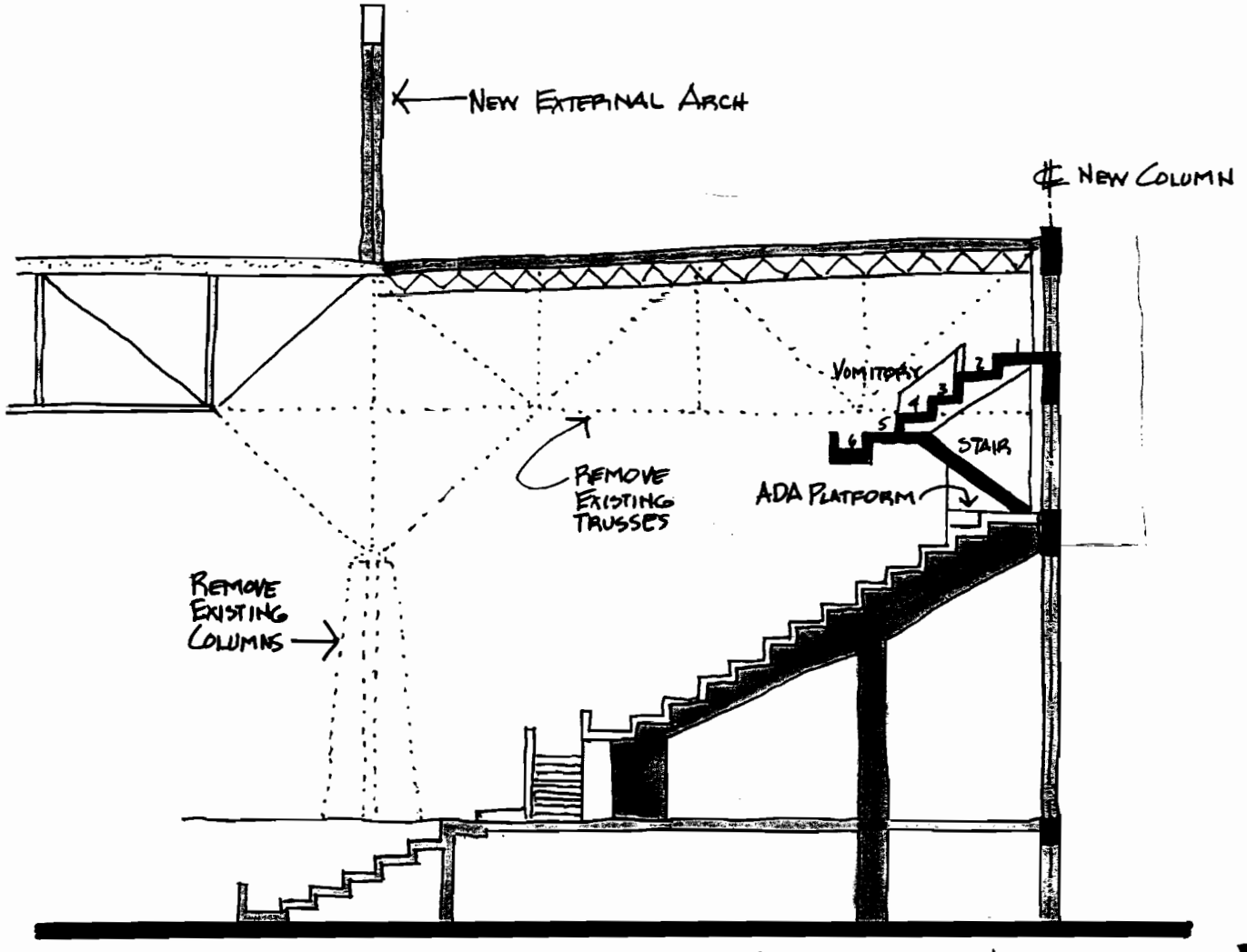
APPROX. 2,200 ADDITIONAL SEATS

NEW SEATING PLAN B



EXPANSION / RENOVATION

END ZONE SECTION



EXPANSION / RENOVATION

END ZONE SECTION B

re $700,000/yr debt service
would City support a
new facility?
but not in Portland
maybe.

THE CIVIC CENTER
Cumberland County
Portland, Maine

VI. Budget

CUMBERLAND COUNTY CIVIC CENTER RENOVATIONS & EXPANSIONS
PORTLAND, MAINE

PRELIMINARY PROJECT BUDGET ESTIMATES

	OPTION "A"	OPTION "B"	COMPARABLE NEW ARENA
SITEWORK:	$250,000	$350,000	$6,000,000
DEMOLITION WORK:	$100,000	$150,000	
NEW BUILDING ADDITIONS:	$8,782,125	$14,690,010	$31,200,000
	(70,257 S.F. @ $125/S.F.)	(86,077 S.F. @ $130/S.F., PLUS $3,500,000 FOR STRUCTURAL ROOF MODIFICATIONS)	(240,000 S.F. @ $130/S.F. FOR 12,000 SEAT MULTI-PURPOSE ARENA)
EXISTING BUILDING RENOVATIONS:	$2,874,125	$2,874,125	$0
	(114,965 S.F. @ $25/S.F.)	(114,965 S.F. @ $25/S.F.)	
ADDITIONAL F.F.&E. ALLOWANCE:	$500,000	$500,000	$1,500,000
SUBTOTAL:	$12,506,250	$18,564,135	$38,700,000
ESCALATION AND CONTINGENCIES @ 15%: (MID-1998 CONSTRUCTION START)	$1,875,938	$2,784,620	$5,805,000
SUBTOTAL:	$14,382,188	$21,348,755	$44,505,000
FEES, EXPENSES, LEGAL, PROMOTION, AND OTHER "SOFT COSTS" @ 10%:	$1,438,219	$2,134,876	$4,450,500
TOTAL SUGGESTED BUDGET:	$15,820,406	$23,483,631	$48,955,500
TOTAL PROJECT COST / TOTAL G.S.F.:	$93 PER S.F.	$121 PER S.F.	$204 PER S.F.
TOTAL PROJECT COST / SEAT:	$1,817 PER SEAT	$2,149 PER SEAT	$4,896 PER SEAT

To comply
lose 214 seats current
would go to 380 (open to change in
ADA reg)

THE CIVIC CENTER
Cumberland County
Portland, Maine

VII. A.D.A. Considerations

ADA ACCESSIBILITY REQUIREMENTS

Primary Requirements:

Under the Americans with Disabilities Act of 1990 (ADA), there are two primary ADA compliance requirements. Under the first requirement, all existing "public accommodations" must be renovated, to the extent that such renovations are "readily achievable", to provide access to all the goods and services available within the facility. In the case of the Cumberland County Civic Center, these goods and services include the box office, concession stands, toilets, function rooms, and event seating. "Access" or "accessible" as used herein included accommodations for people with a wide range of disabilities, such as people who are blind or have visual impairments, people who are deaf or have hearing impairments, and people who have mobility impairments or use wheelchairs.

The second requirement is to provide "specific accommodations" for an individual employee's specific needs, to the extent that they are not an "undue burden". These needs may require renovations to the existing facility, but only on an as needed/when needed basis.

The above requirements apply to the Cumberland County Civic Center regardless of whether or not any changes are made to the existing facility. Under the ADA there is essentially no "grand fathering" of existing facilities, except to the extent that a modification is "structurally impractical". Even the limitation of "readily achievable" and "undue burden" only have the effect of elongating the time permitted for compliance. Thus, over time the full ADA new construction standards must be met, to the extent that they are not an undue burden, or structurally impracticable, and are readily achievable.

Existing Conditions and Specific Needs:

Although a comprehensive accessibility survey was beyond the scope of this assignment, our experience and knowledge of this facility provide the basis for some commentary. We believe that the following issues need to be addressed:

1. accessible seating, dispersed throughout the facility, with compliant sight lines,
2. accessible services; box office, concession stands, etc.,
3. modifications to the public toilets,
4. accessible locker room(s),
5. public information systems and alarms that meet the needs of people with either hearing impairments/deaf or have vision impairments/blind.

Given the existing 6,666 fixed seats, there is a need for 67 wheelchair spaces and an additional 67 companion seats; or 67 "paired accessible seats".

Although existing facilities are not required to comply with the ADA emergency egress requirements of new/renovated facilities, this is one need that Theriault/Landman Associates recommends be voluntarily addressed. Thus, in our opinion, Areas of Rescue Assistance should be provided at all exits, where there is no accessible route to the exterior.

Remediations to Existing Conditions:

Remediations of issues other than the seating is beyond the scope of this assignment, but is technically straight forward. In our opinion, it is structurally impractical to provide accessible seats, except at the concourse level; because the seating is directly fixed to the structural cast in place concrete. Above the concourse level it is structurally impractical to access any potential accessible seating. At the arena level, there is not enough room between the dasher board and the structure to provide accessible seating. Our preliminary design provides for 5 pairs of accessible seats at each of the vomitories and 6 pairs of accessible seats at each of the corners if the columns are removed. Therefore, the existing facility can only provide a maximum of 59 pairs of accessible seats, assuming that accessible seating is put at each vomitory, including where the press/control box is located, and in each corner. Assuming that additional seats do not have to be eliminated to provide improved sight lines and that 59 pairs of accessible seats are provided; then there will be a net reduction of 214 seats in the existing facility. The estimated construction cost to provide these 59 pairs of accessible seats is $134, 500.00

If an additional row of seats must be eliminated to provide improved sight lines, then the net reduction of seating will total 380 seats. The requirement for enhanced sight lines is an open question at this time.

Renovation Requirements:

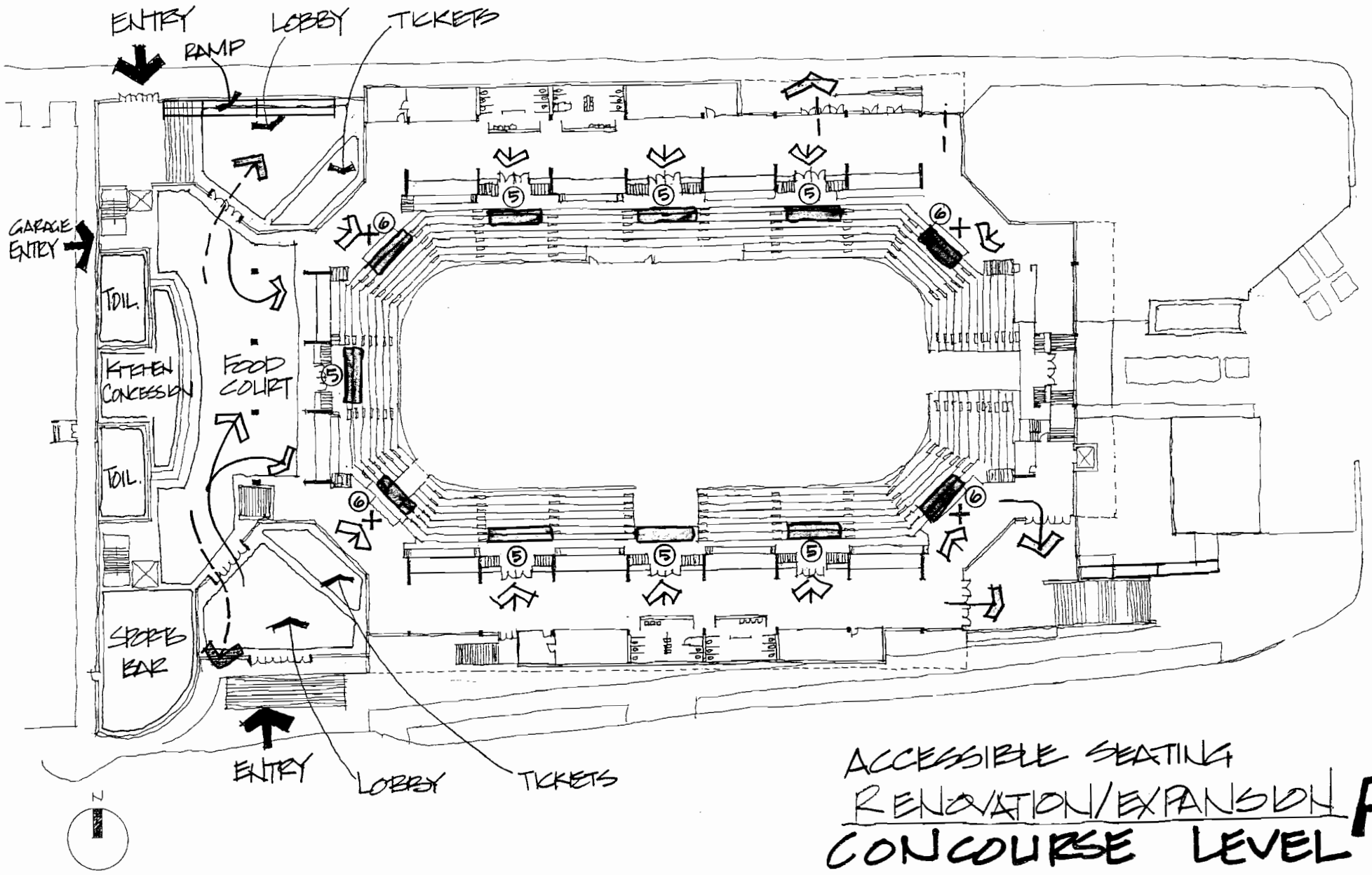
If a "core function" is renovated or changed, then both the actual project area and the path of access to the project area must be designed and constructed to full AD new construction standards. Renovations to the path of access are not required in excess of 20% of the core project cost.

Requirements Under Plan A:

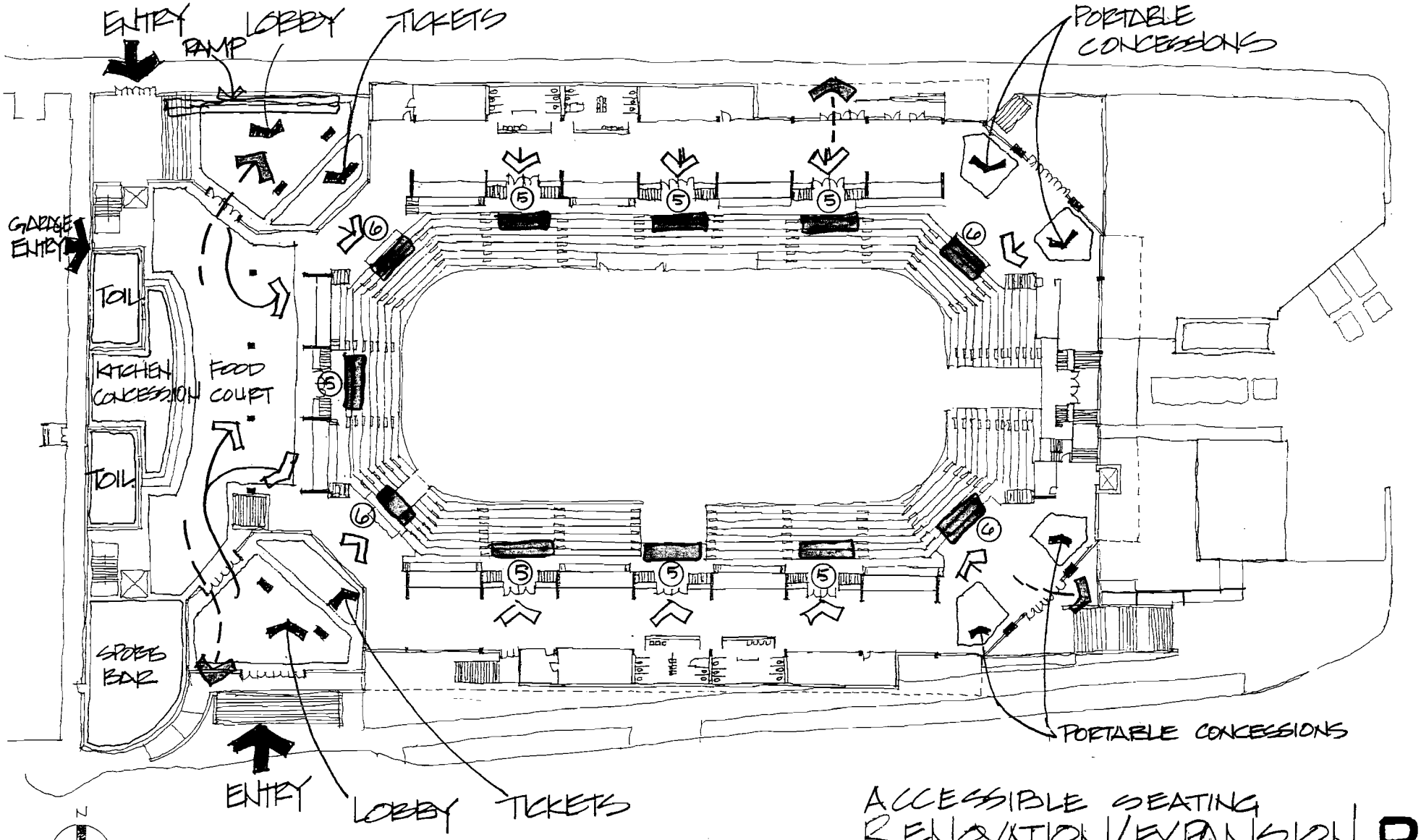
If Plan A were implemented, all the areas under construction would need to meet the full ADA new construction standards. In addition, any accessible seating deficient would need to be corrected. Therefore a least 8 pairs of accessible seats would be required at the balcony level. If less than 59 pairs of accessible seats are provided at the concourse level, then more than 8 pairs of accessible seats will be required at the balcony level. No more than 50% of the accessible seating may be at the balcony level. Other accessibility issues include: the new entrances, box offices, lobbies, food court, sports bar, meeting rooms and suites; however, these are straight forward. Accessible seating at the balcony level becomes feasible due to the accessibility to the suites themselves.

Requirements Under Plan B:

If Plan B were implemented again all the areas under construction would need to meet the full ADA new construction standards. In addition to addressing the deficient related to the existing seating, it would be necessary to provide one pair of accessible seats for each 100 new seats created by the expansion. Unless elevator access is provided to the new balcony seats at the loading dock end, all the required accessible seats will be required to be at the suites end of the facility.

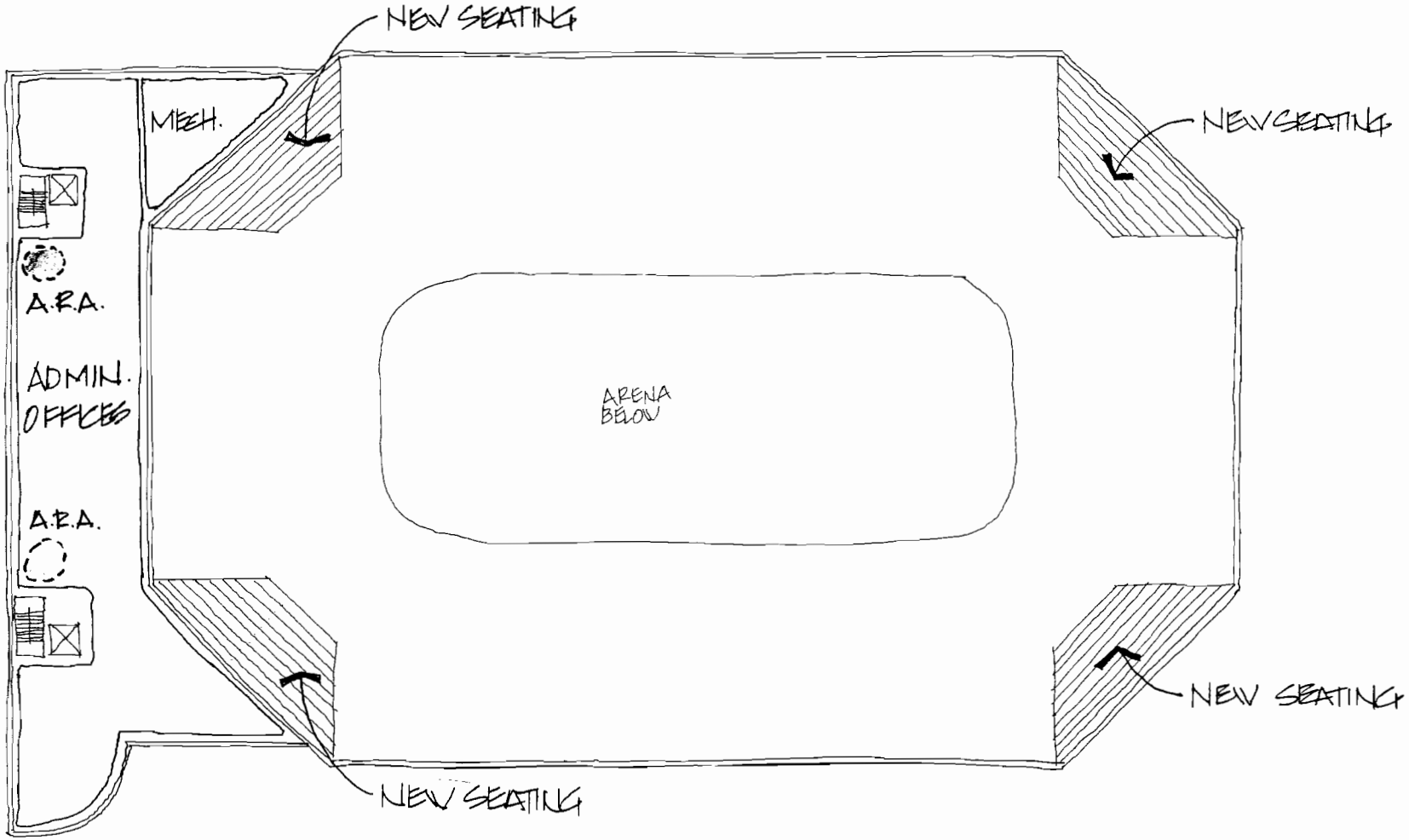


ACCESSIBLE SEATING
RENOVATION/EXPANSION
CONCOURSE LEVEL A



ACCESSIBLE SEATING
RENOVATION/EXPANSION

CONCOURSE LEVEL B



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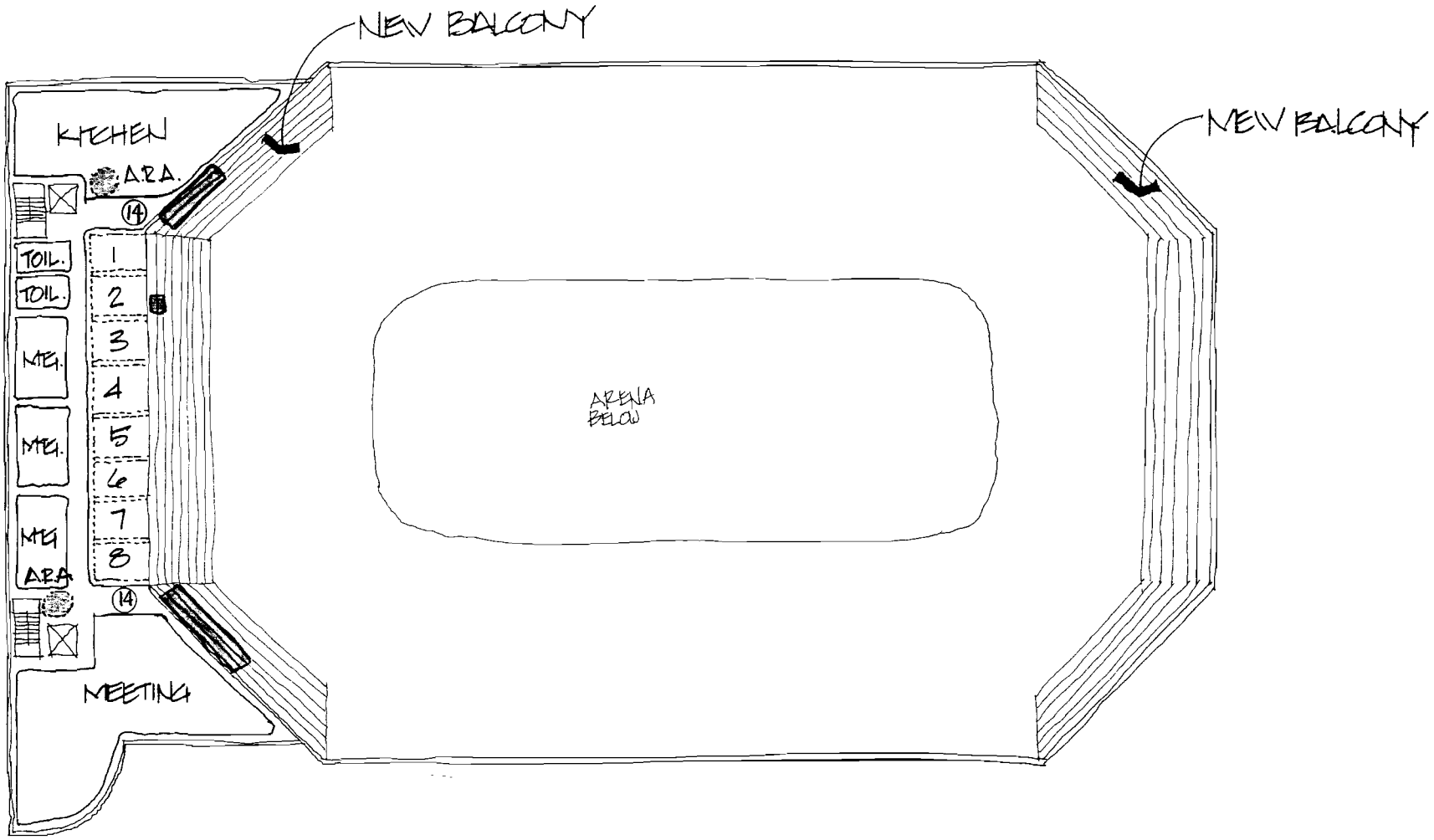
ACCESSIBLE SEATING
RENOVATION/EXPANSION

ADMINISTRATION LEVEL

B

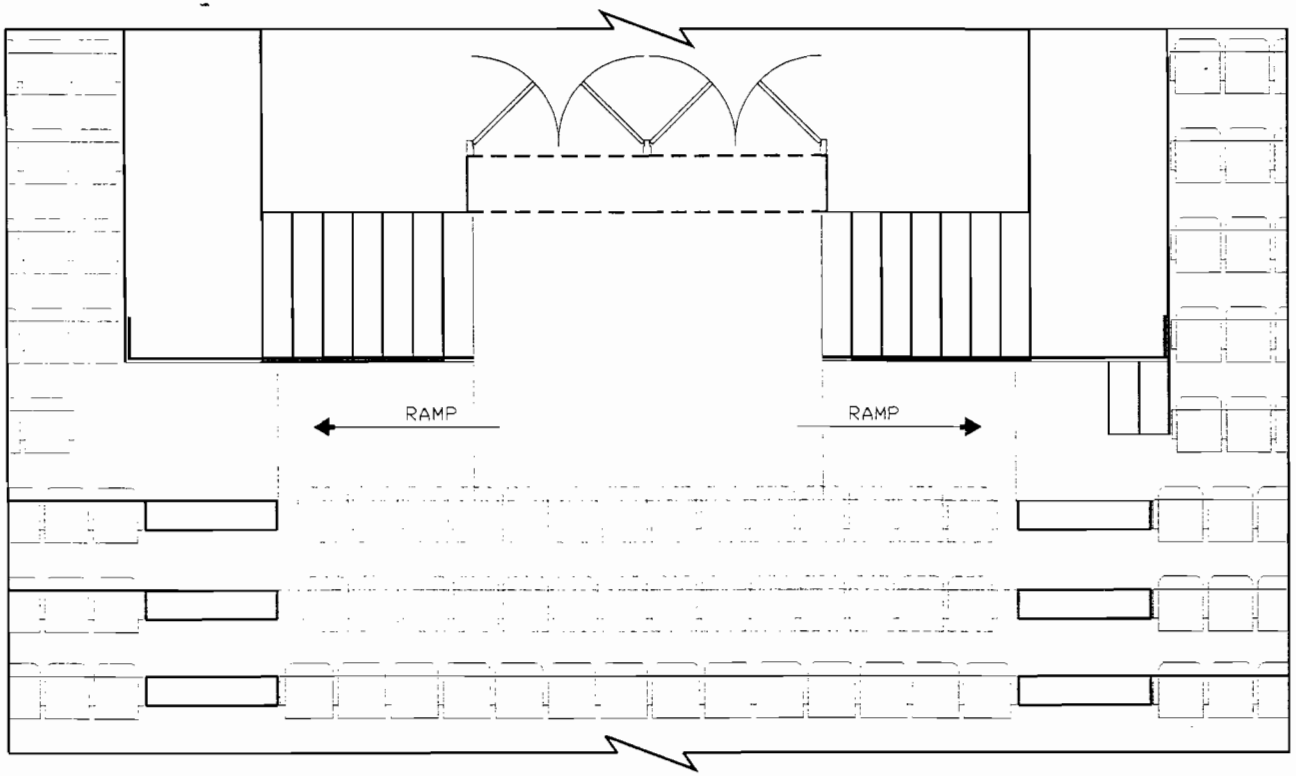


N

ACCESSIBLE SEATING
RENOVATION / EXPANSION

BALCONY LEVEL

B

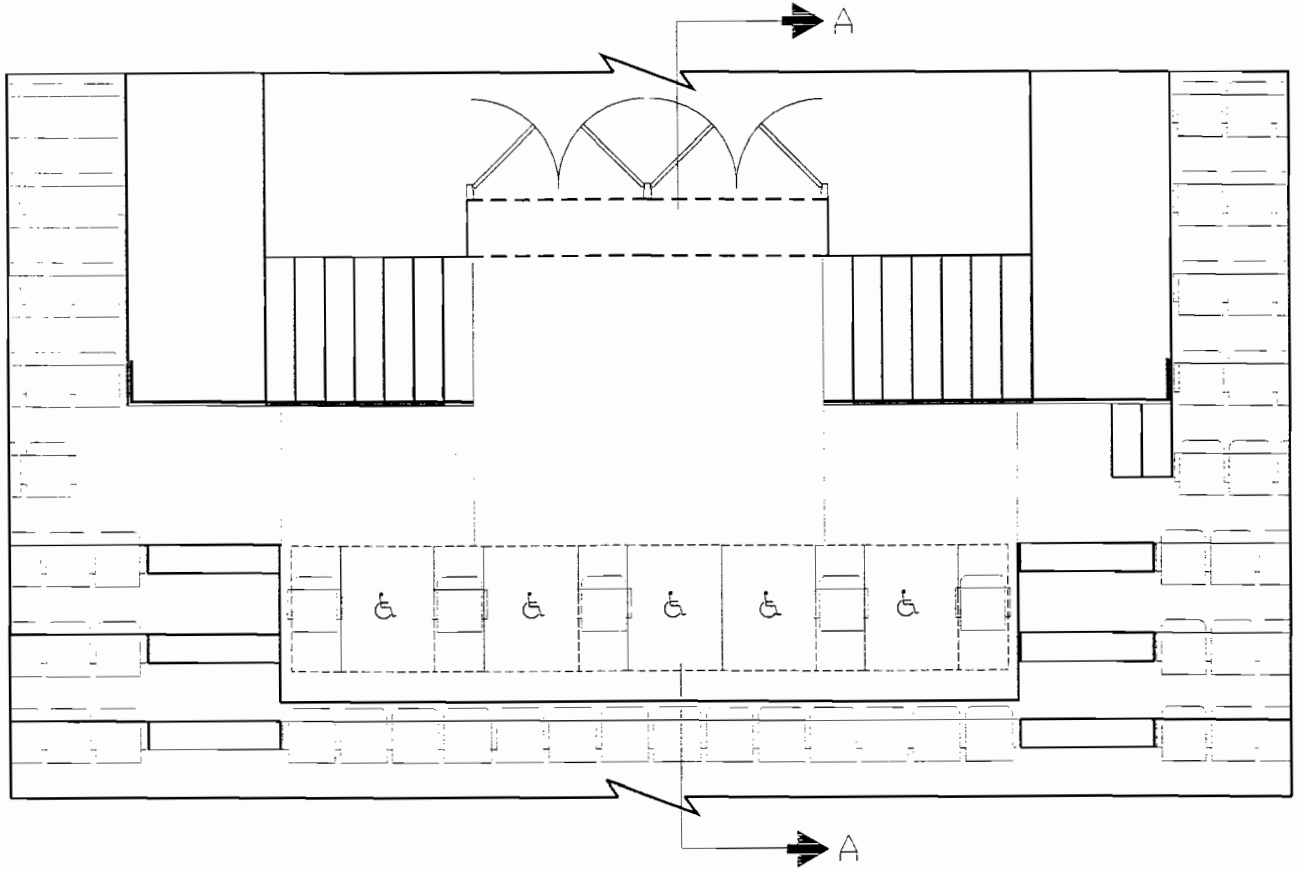


2 Demolition Plan
Scale: 1/4" = 1'-0"

THERIAULT/LANDMANN
ASSOCIATES

59 Baxter Blvd. Portland, ME 04101

Tel: (207) 842-6260
Fax: (207) 842-6271
1 (800) 232-2253



1 Accessible Seating Layout (Typical)
Scale: 1/4" = 1'-0"

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59 Baxter Blvd. Portland, ME 04101
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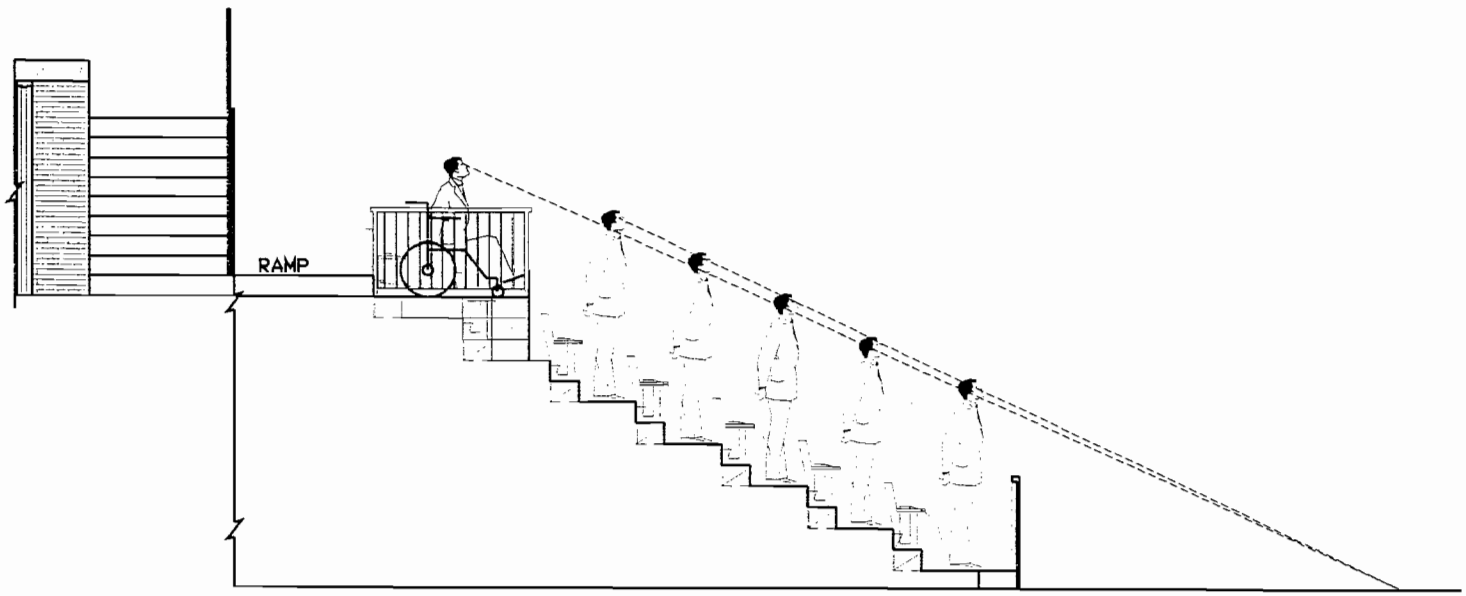

A SECTION IN ELEVATION

THERIAULT/LANDMANN
ASSOCIATES

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1 (800) 232-2253