

Cumberland County Civic Center

May 25, 2011

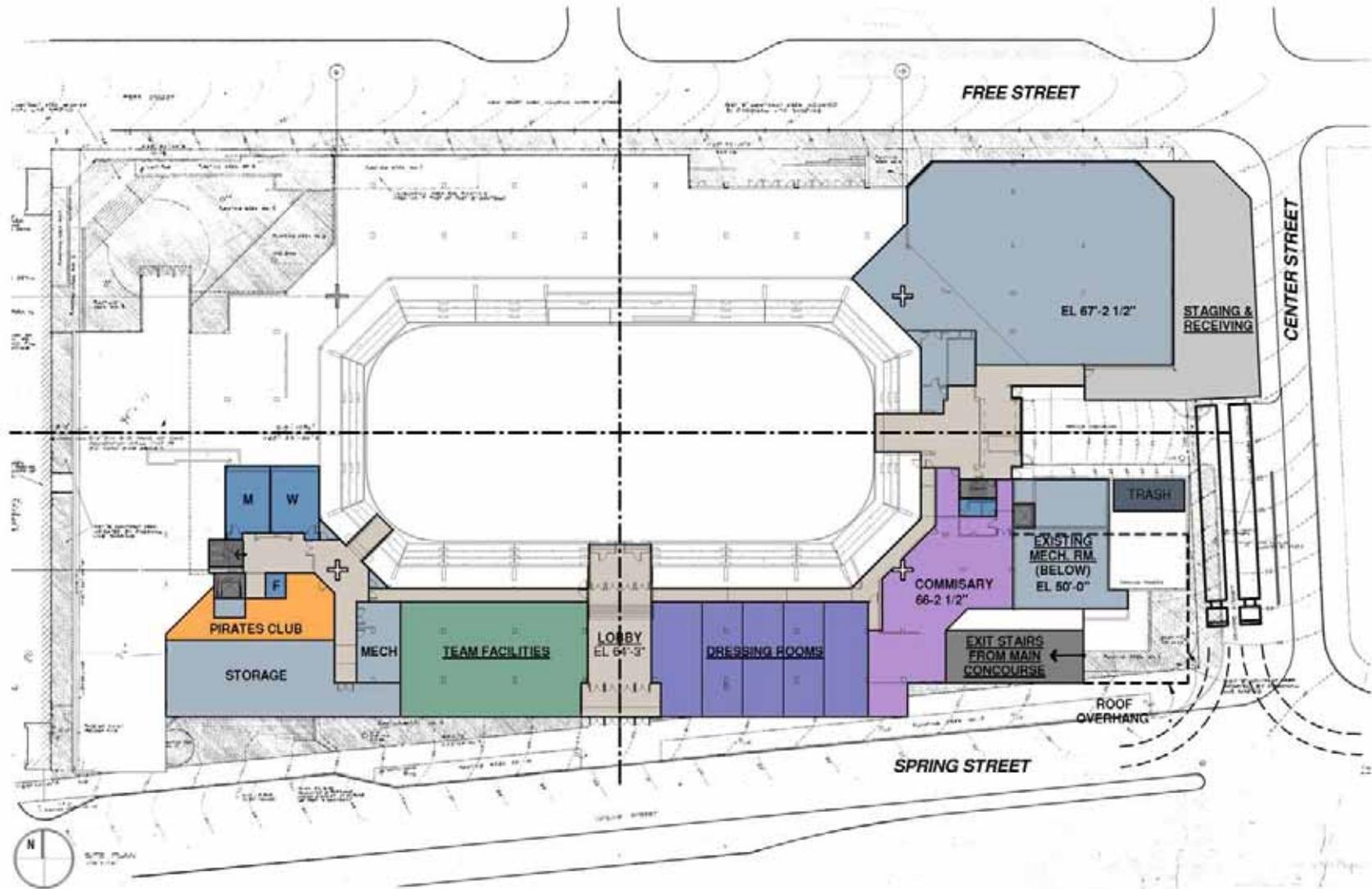


AECOM

ALLIED/COOK
CONSTRUCTION

Program Legend

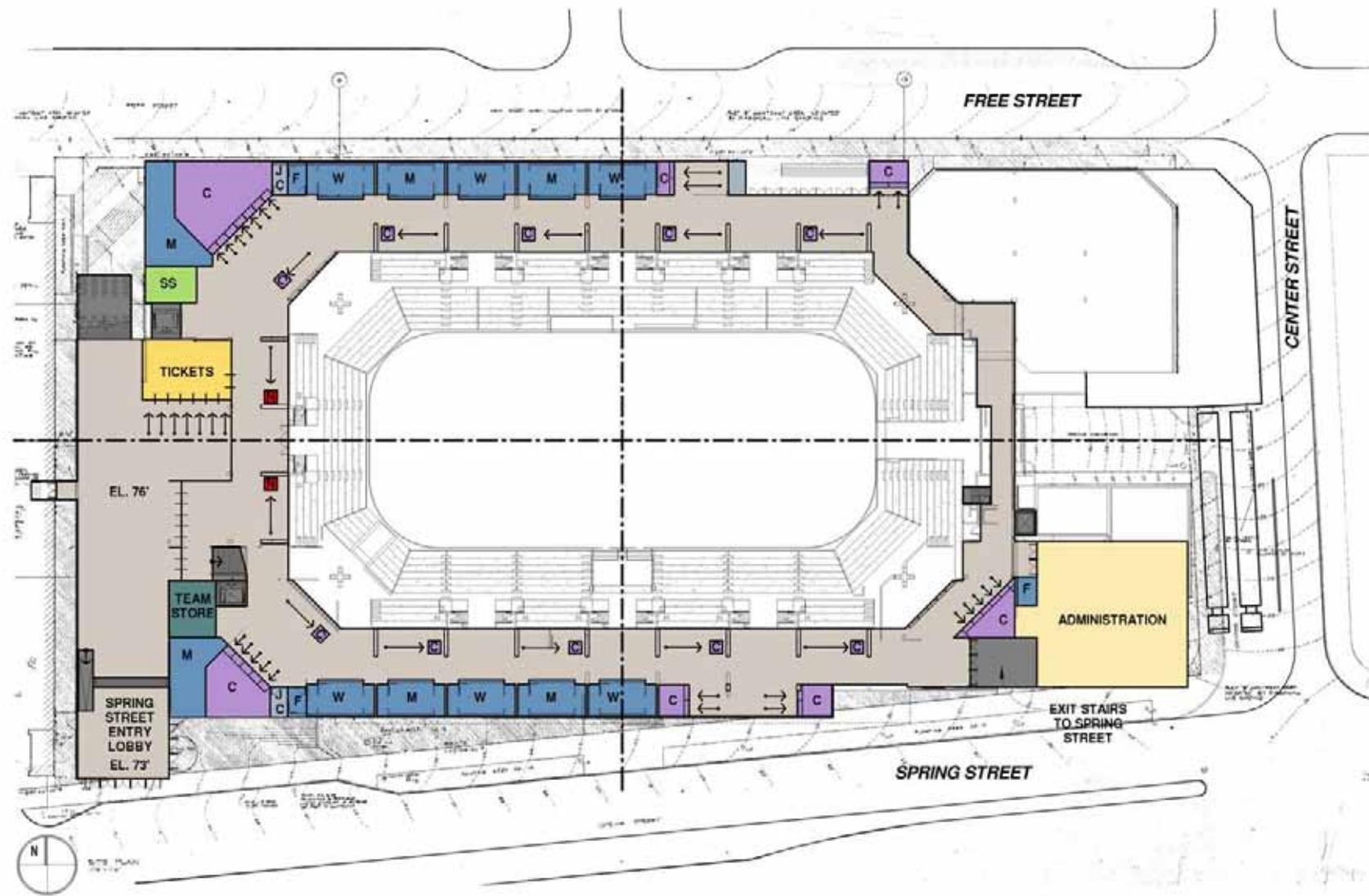
- BACK OF HOUSE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- COMMISSARY
- DRESSING ROOMS
- PIRATES CLUB
- RESTROOMS
- STAGING & RECEIVING
- STORAGE
- TEAM FACILITIES
- TRASH RECEPTACLE



① 01 - EVENT LEVEL - OPTION 01 - FLOOR PLAN
1" = 40'-0"

Program Legend

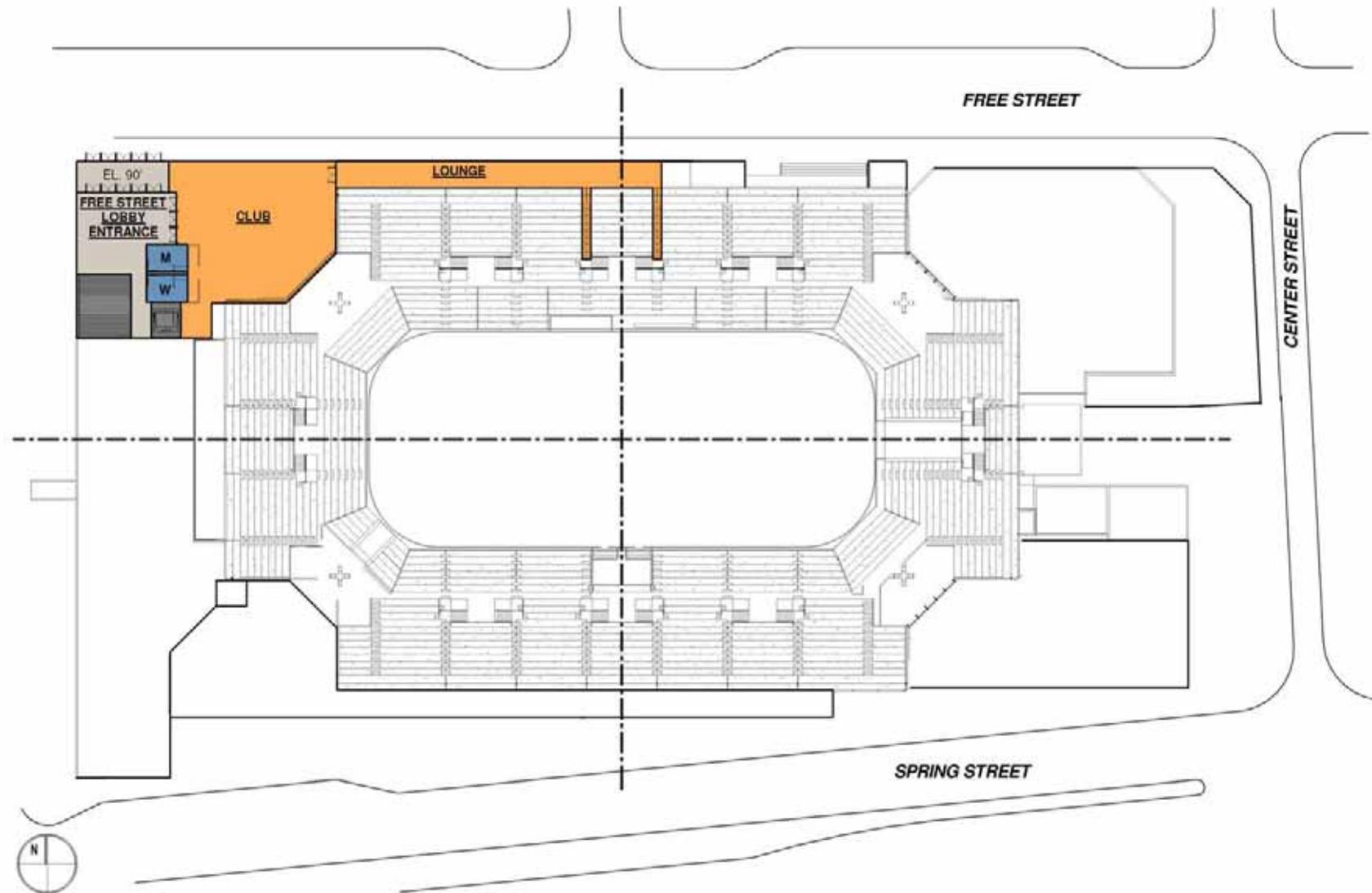
- ADMINISTRATION
- BACK OF HOUSE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- CONCESSIONS
- NOVELTY STAND
- RESTROOMS
- SPECTATOR SERVICES
- TEAM STORE
- TICKETS



1 03 - MAIN CONCOURSE - OPTION 01 - FLOOR PLAN
1" = 40'-0"

Program Legend

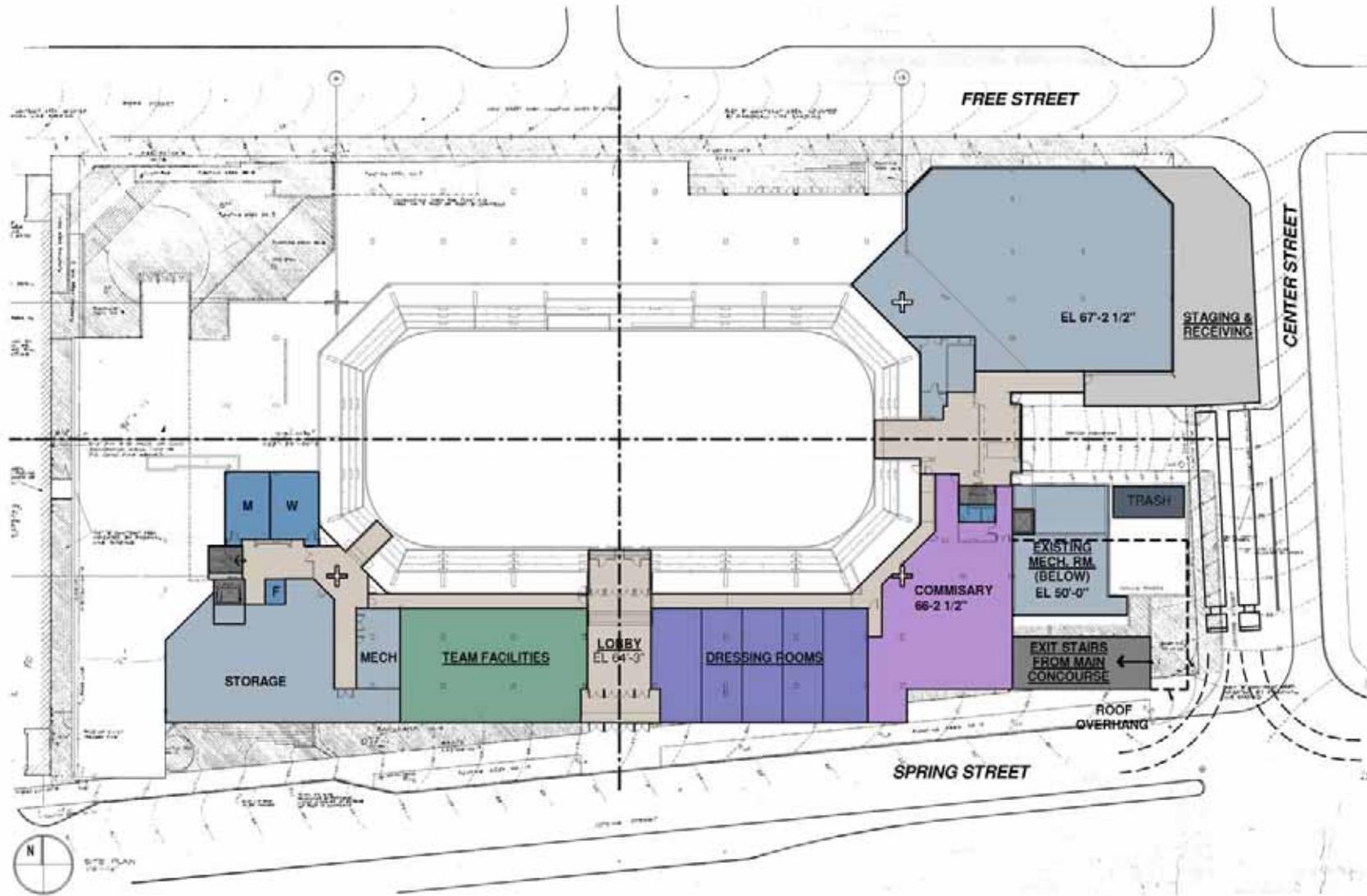
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- CLUB LOUNGE
- RESTROOMS



① 03.5 - FREE STREET NW ENTRANCE - OPTION 01 - FLOOR PLAN
1" = 40'-0"

Program Legend

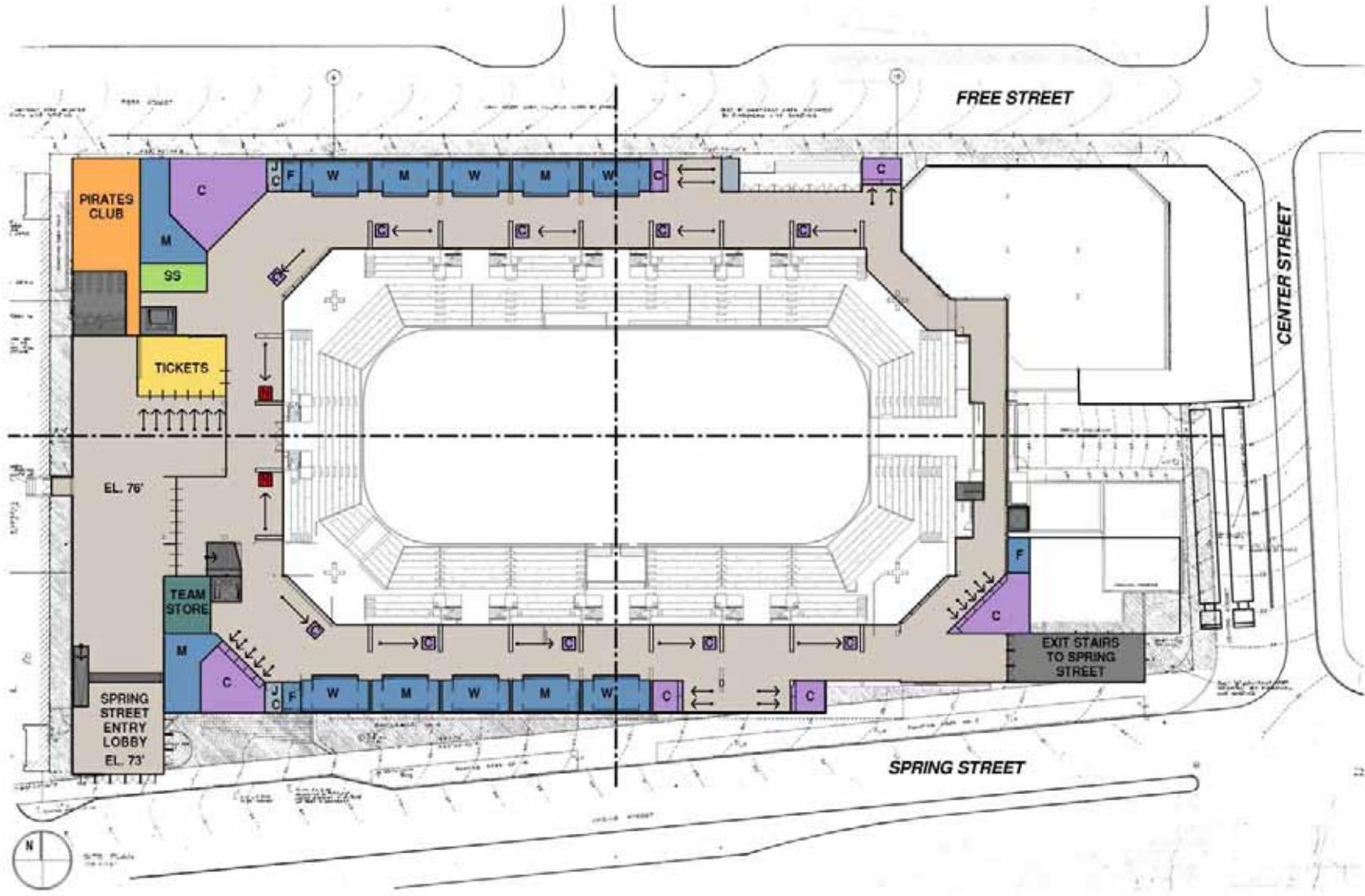
- BACK OF HOUSE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- COMMISSARY
- DRESSING ROOMS
- RESTROOMS
- STAGING & RECEIVING
- TEAM FACILITIES
- TRASH RECEPTACLE



① 01 - EVENT LEVEL - OPTION 02 - FLOOR PLAN
1" = 40'-0"

Program Legend

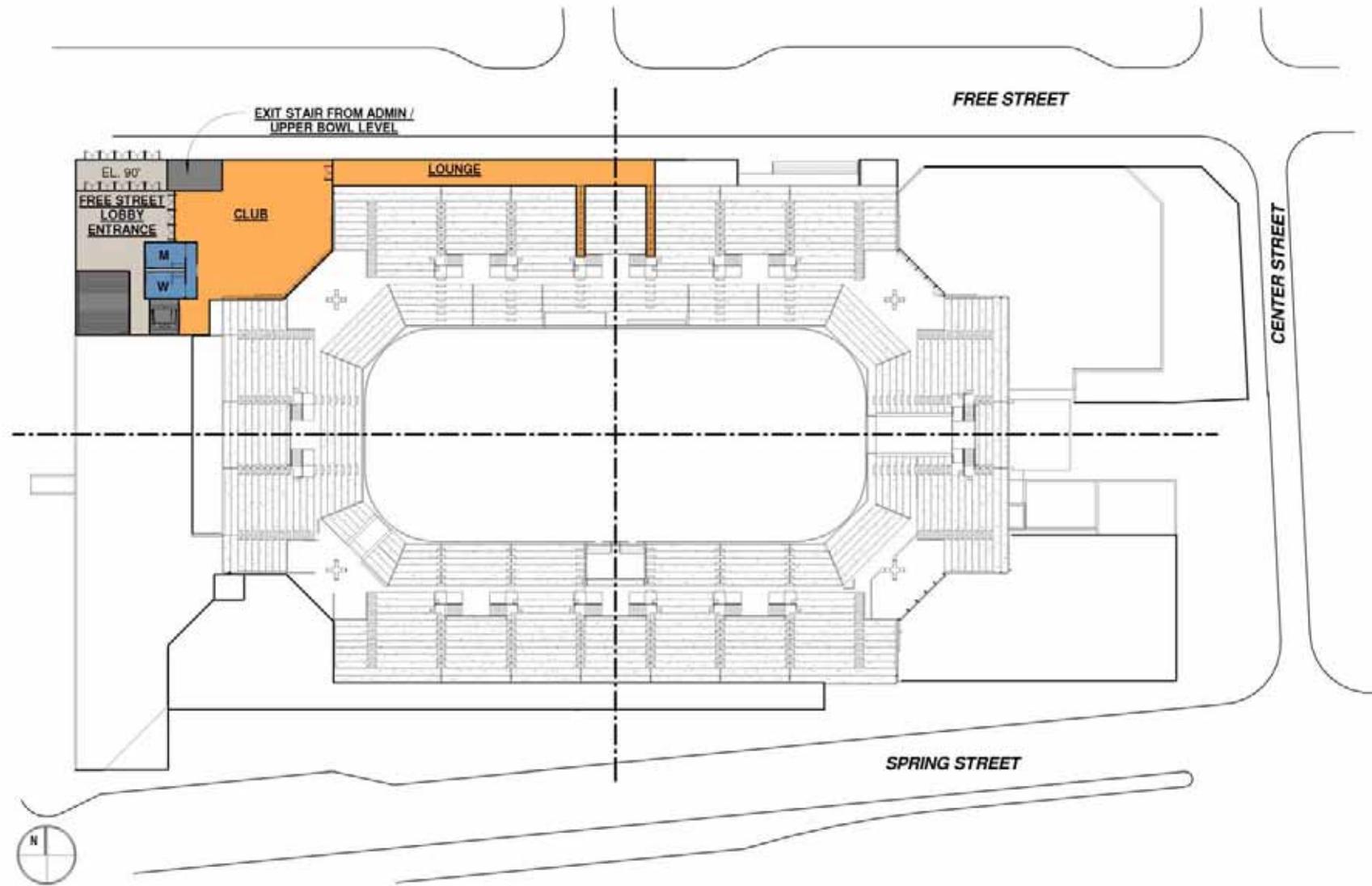
- BACK OF HOUSE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- CONCESSIONS
- NOVELTY STAND
- PIRATES CLUB
- RESTROOMS
- SPECTATOR SERVICES
- TEAM STORE
- TICKETS



① 03 - MAIN CONCOURSE - OPTION 02 - FLOOR PLAN
 1" = 40'-0"

Program Legend

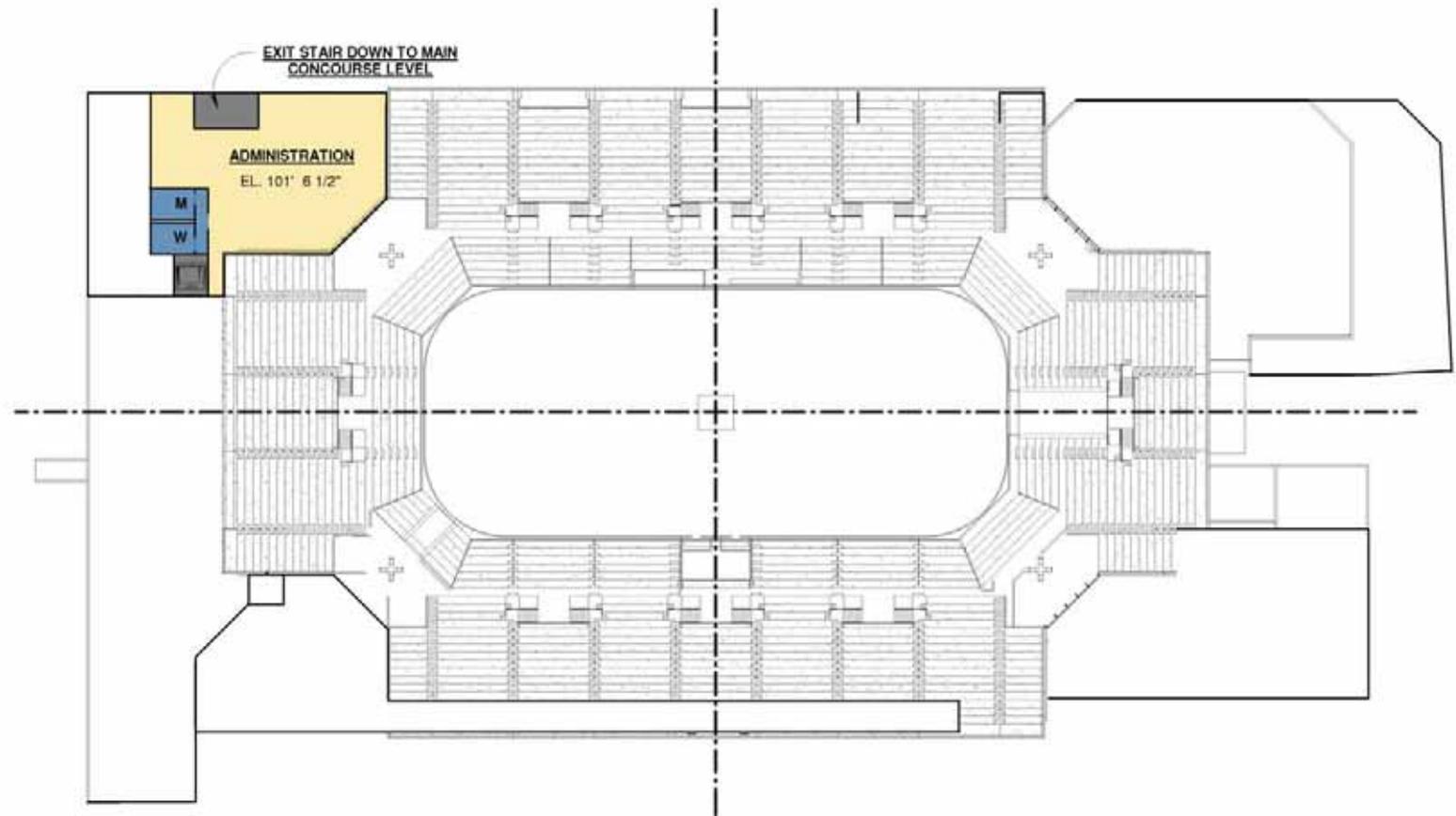
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- CLUB LOUNGE
- RESTROOMS



① 03.5 - FREE STREET NW ENTRANCE - OPTION 02 - FLOOR PLAN
 1" = 40'-0"

Program Legend

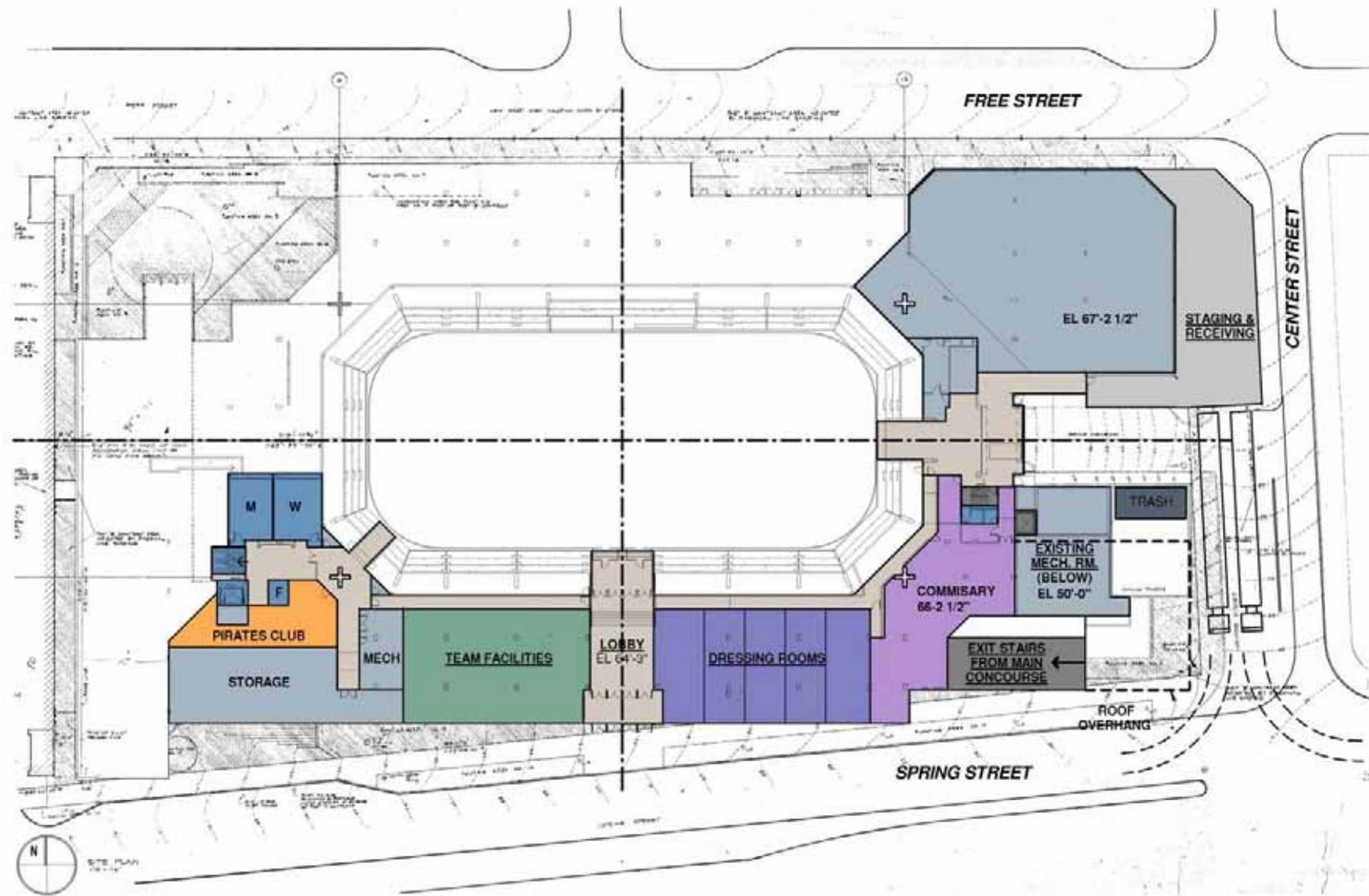
- ADMINISTRATION
- CIRCULATION - VERTICAL
- RESTROOMS



04 - ADMINISTRATION - UPPER BOWL LEVEL - OPTION 02 - FLOOR PLAN
1" = 40'-0"

Program Legend

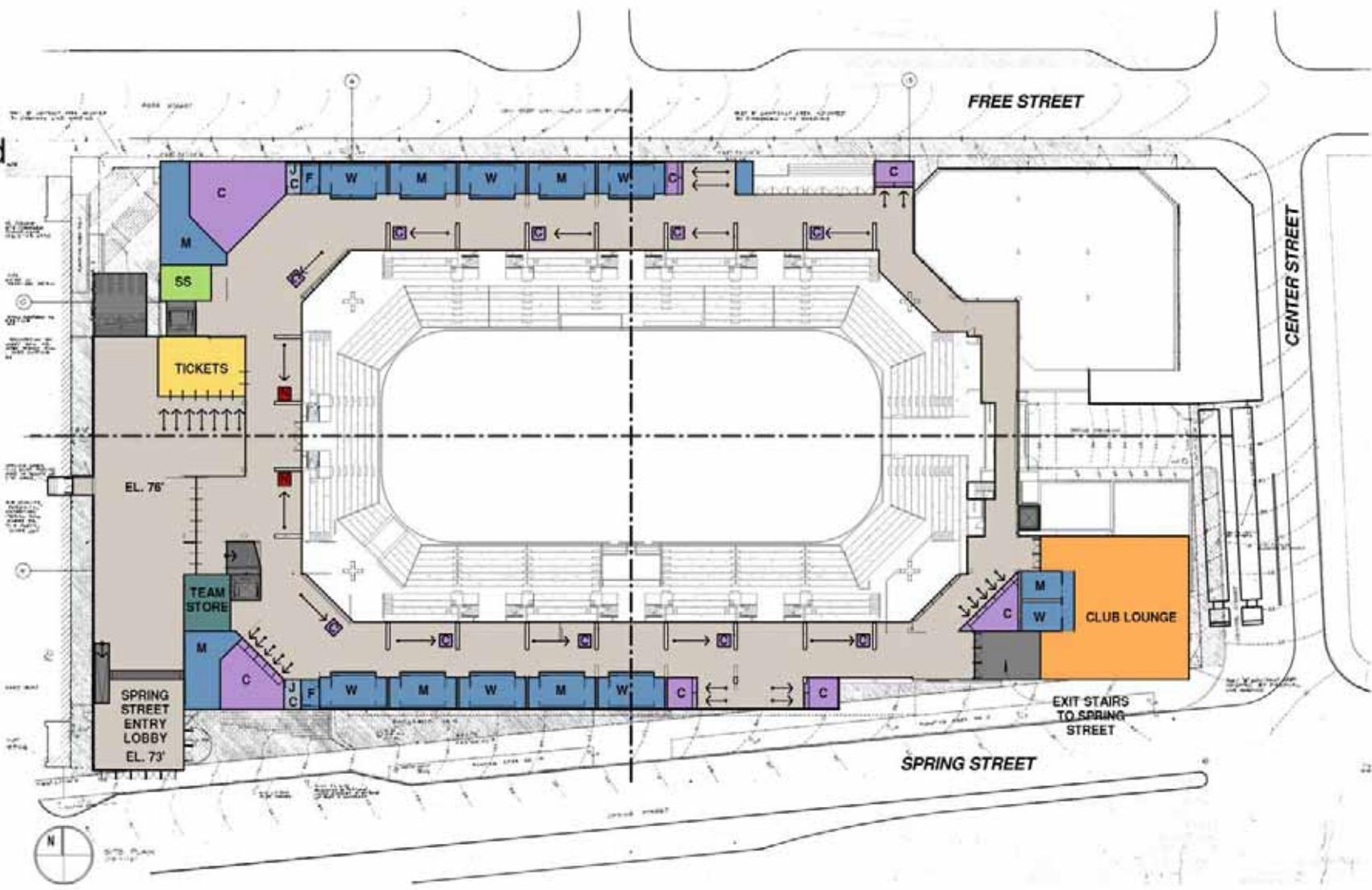
- BACK OF HOUSE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- COMMISSARY
- DRESSING ROOMS
- PIRATES CLUB
- RESTROOMS
- STAGING & RECEIVING
- TEAM FACILITIES
- TRASH RECEPTACLE



① 01 - EVENT LEVEL - OPTION 03 - FLOOR PLAN
 1" = 40'-0"

Program Legend

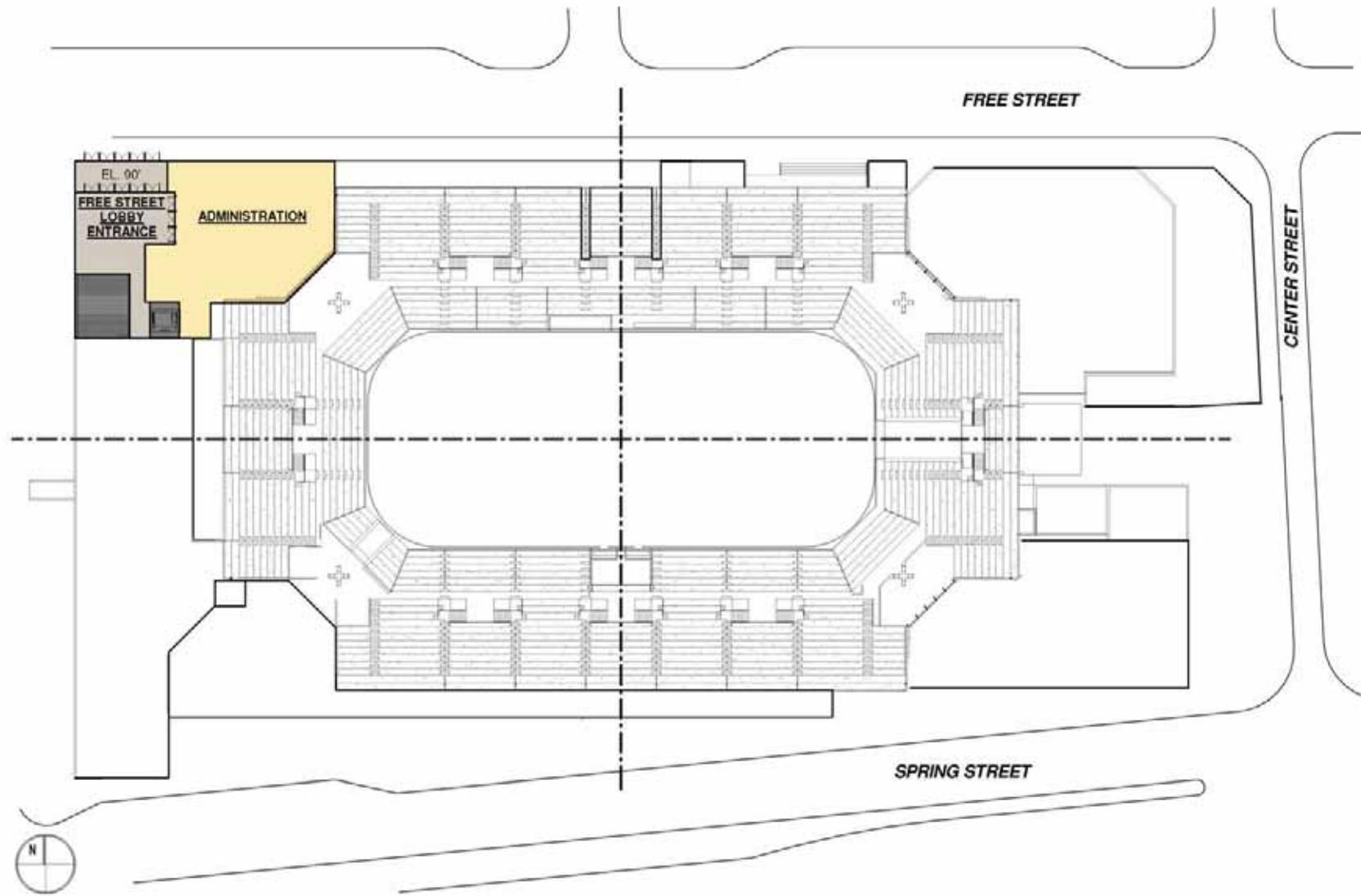
- BACK OF HOUSE
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL
- CLUB LOUNGE
- CONCESSIONS
- NOVELTY STAND
- RESTROOMS
- SPECTATOR SERVICES
- TEAM STORE
- TICKETS



1 03 - MAIN CONCOURSE - OPTION 03 - FLOOR PLAN
1" = 40'-0"

Program Legend

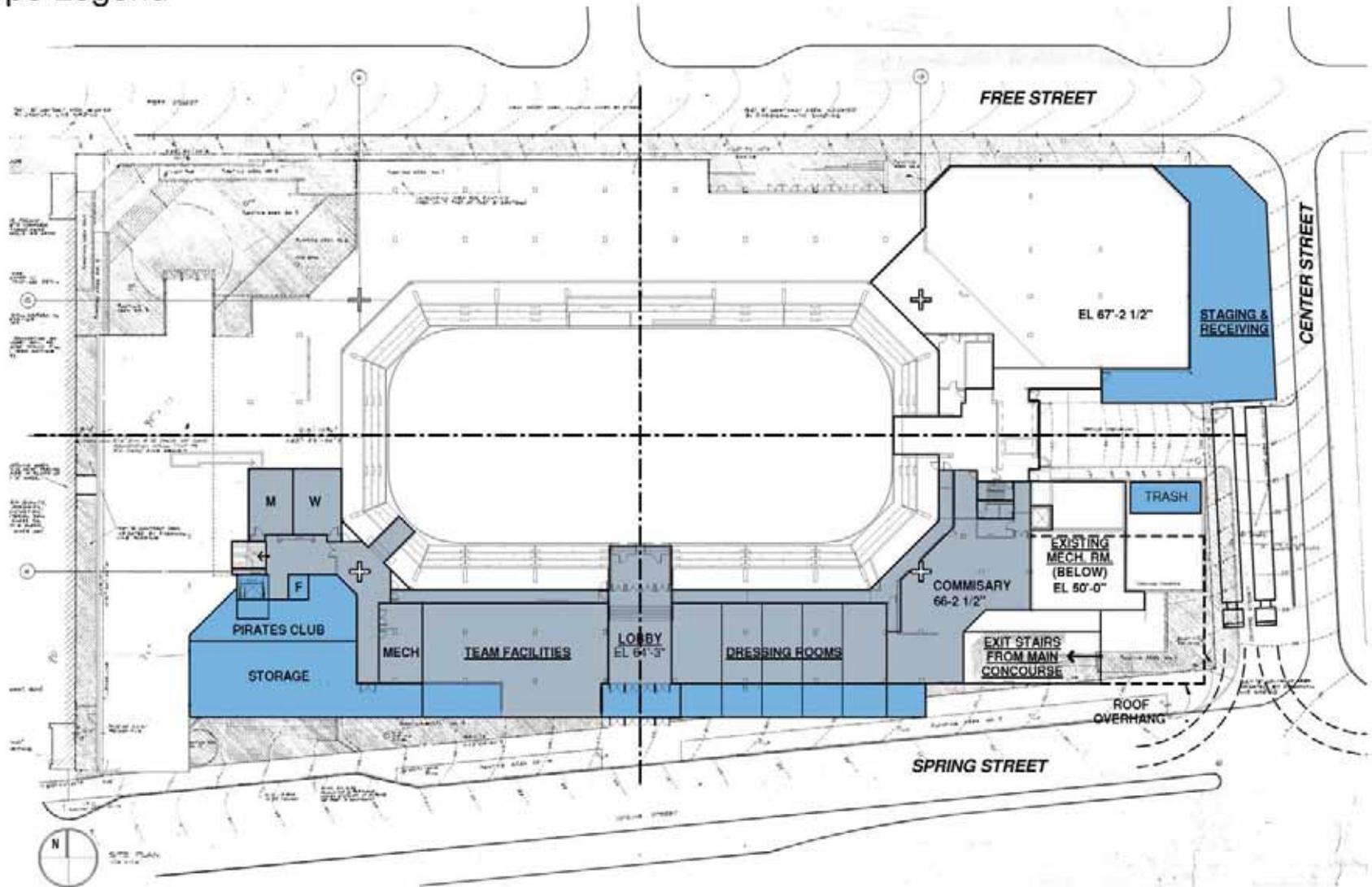
- ADMINISTRATION
- CIRCULATION - HORIZONTAL
- CIRCULATION - VERTICAL



① 03.5 - FREE STREET NW ENTRANCE - OPTION 03 - FLOOR PLAN
1" = 40'-0"

Construction Scope Legend

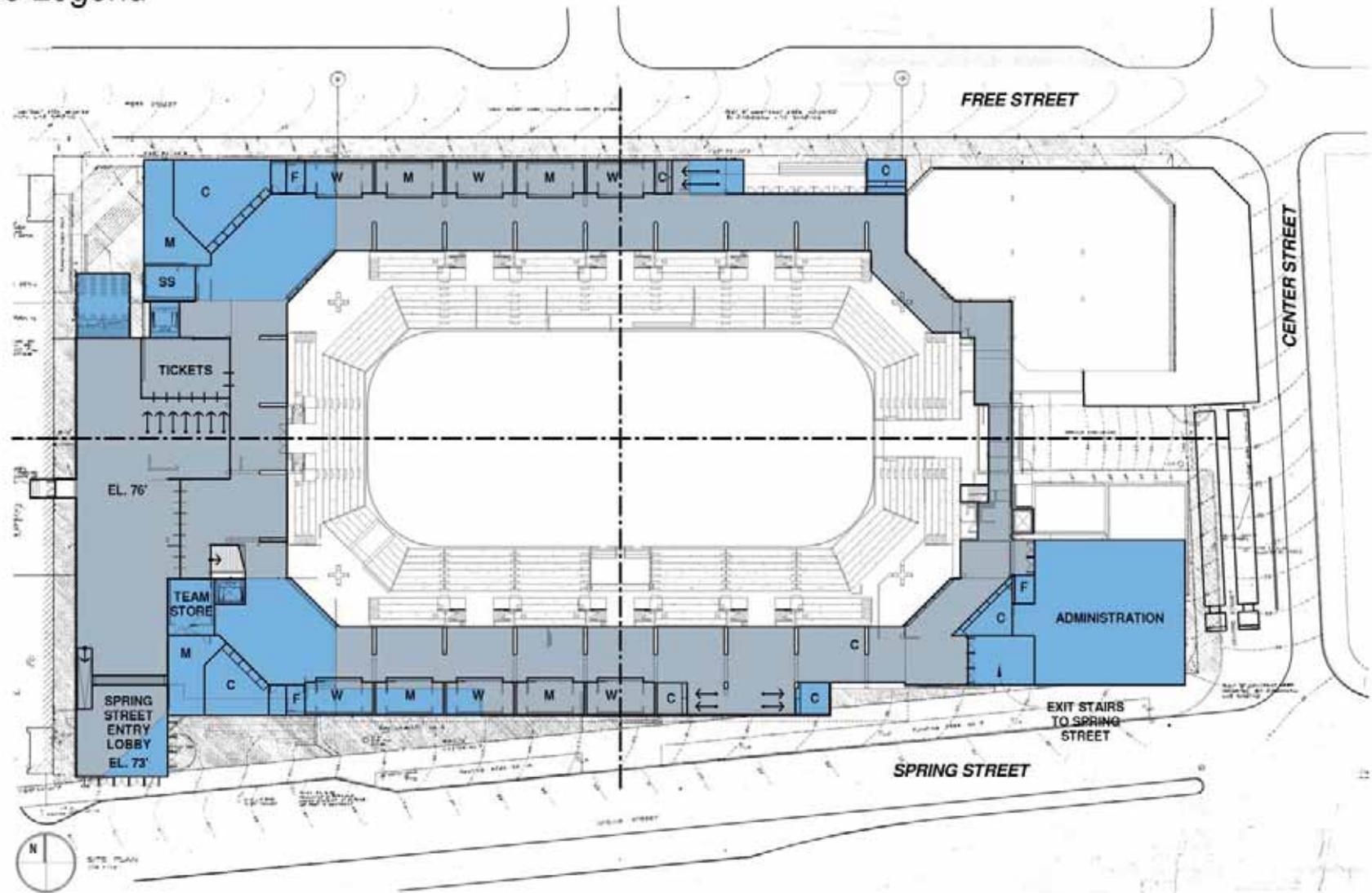
- NEW CONSTRUCTION
- NO WORK
- RENOVATION



1 01 - EVENT LEVEL - CONSTRUCTION SCOPE FLOOR PLAN
1" = 40'-0"

Construction Scope Legend

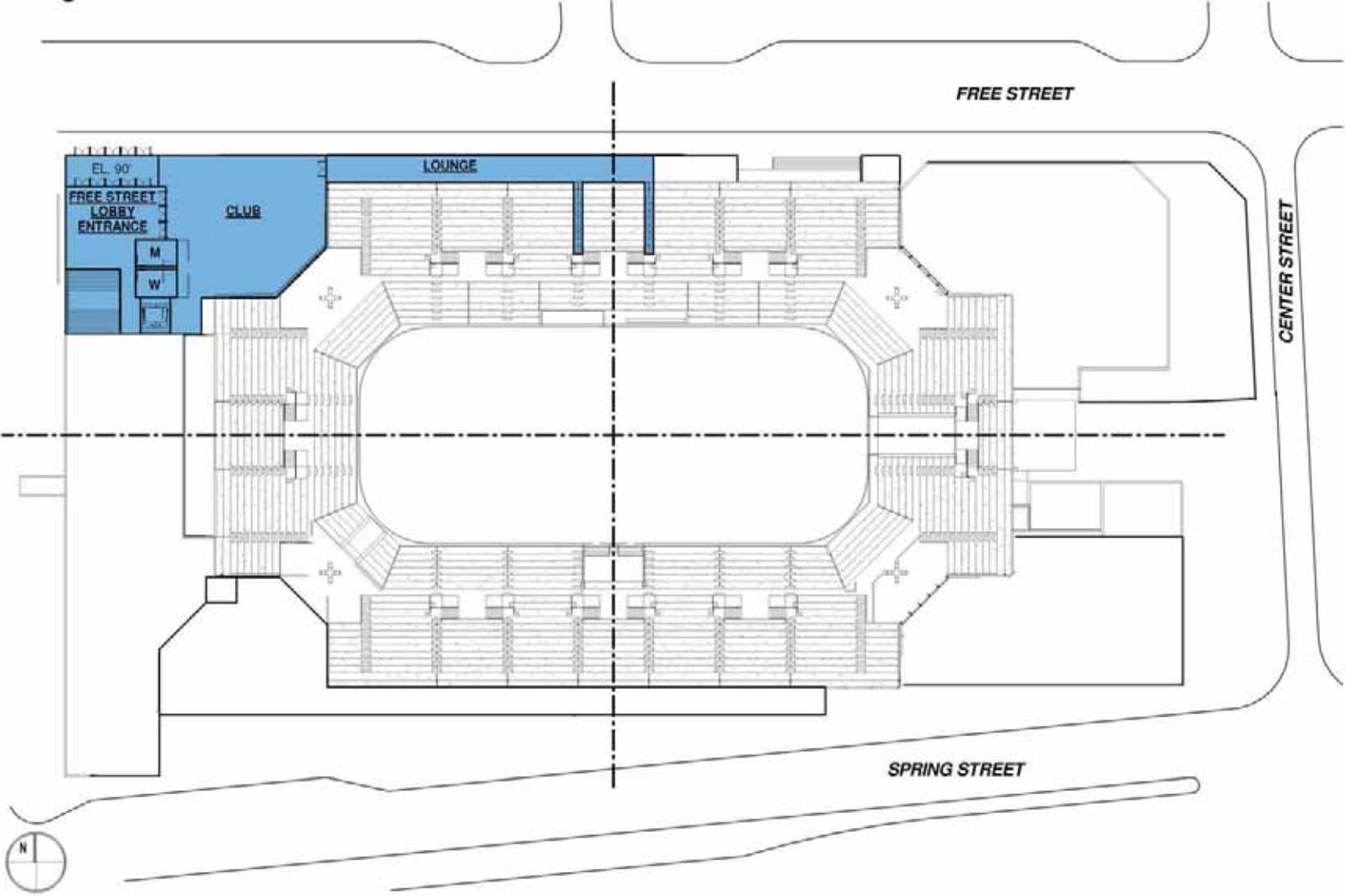
- NEW CONSTRUCTION
- NO WORK
- RENOVATION



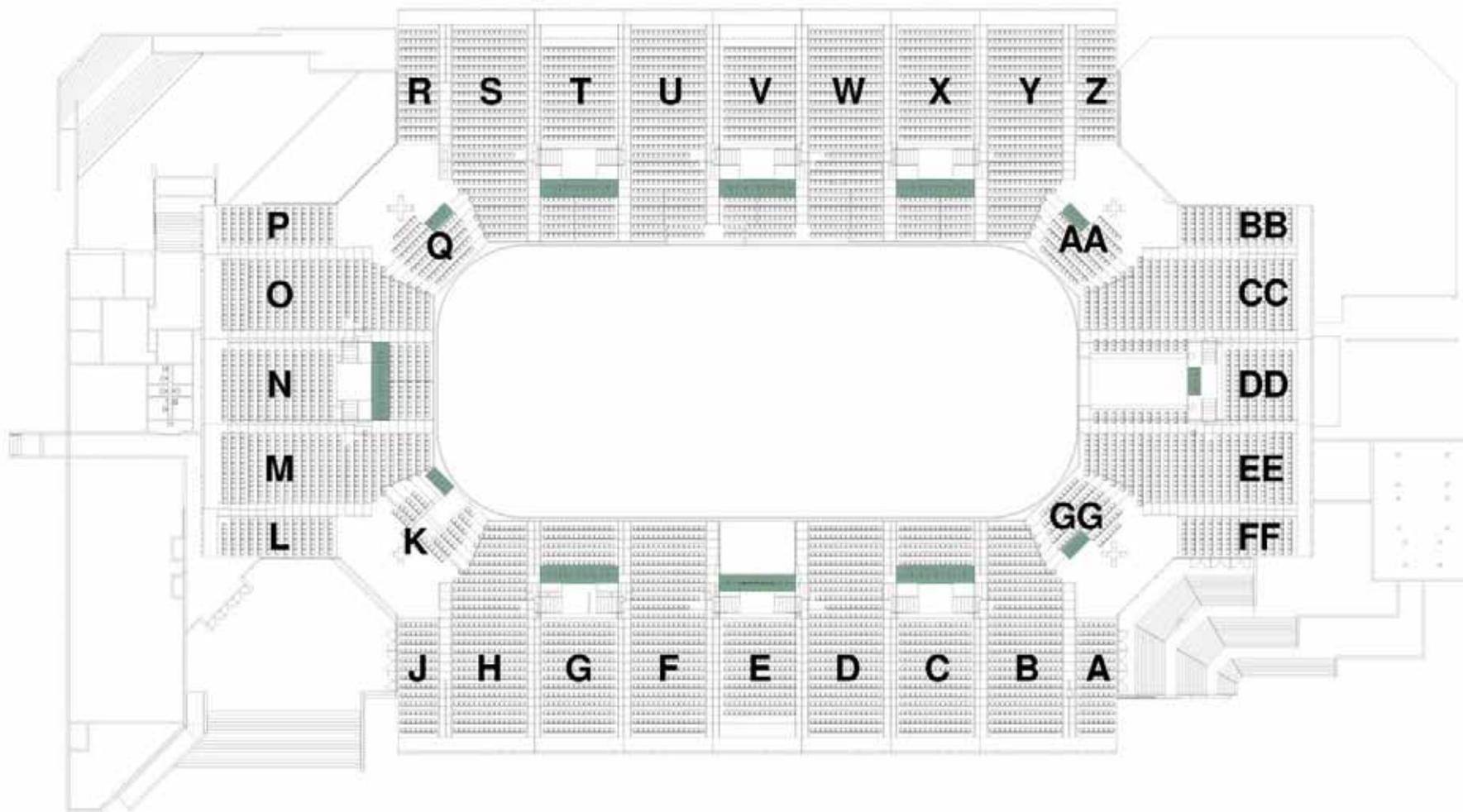
1 03 - MAIN CONCOURSE - CONSTRUCTION SCOPE FLOOR PLAN
1" = 40'-0"

Construction Scope Legend

 NEW CONSTRUCTION



① 03.5 - FREE STREET NW ENTRANCE - CONSTRUCTION SCOPE FLOOR PLAN
1" = 40'-0"



ADA SEATING PLAN
 NET SEATING LOSS = -159



CLUB SEATING PLAN - OPTION A
NET SEATING LOSS = -98



CLUB SEATING PLAN - OPTION B
NET SEATING LOSS = -164



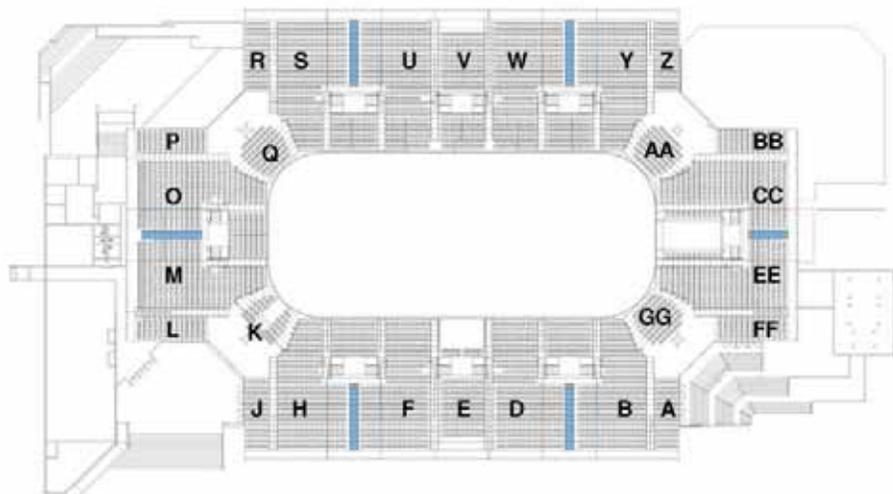
CLUB SEATING PLAN - OPTION C
NET SEATING LOSS = -150



LOGE SEATING PLAN - OPTION A
 NET SEATING LOSS = -306

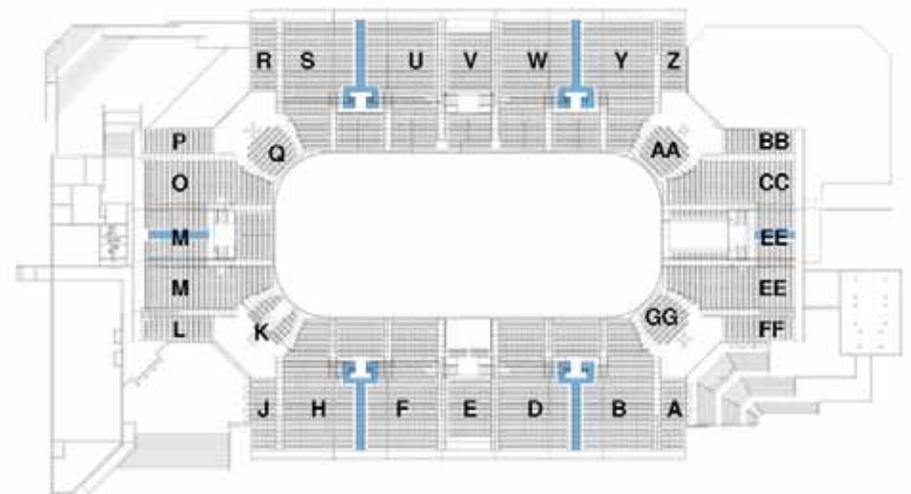


LOGE SEATING PLAN - OPTION B
 NET SEATING LOSS = -243



AISLE INFILL OPTION

NET SEATING GAIN = +104

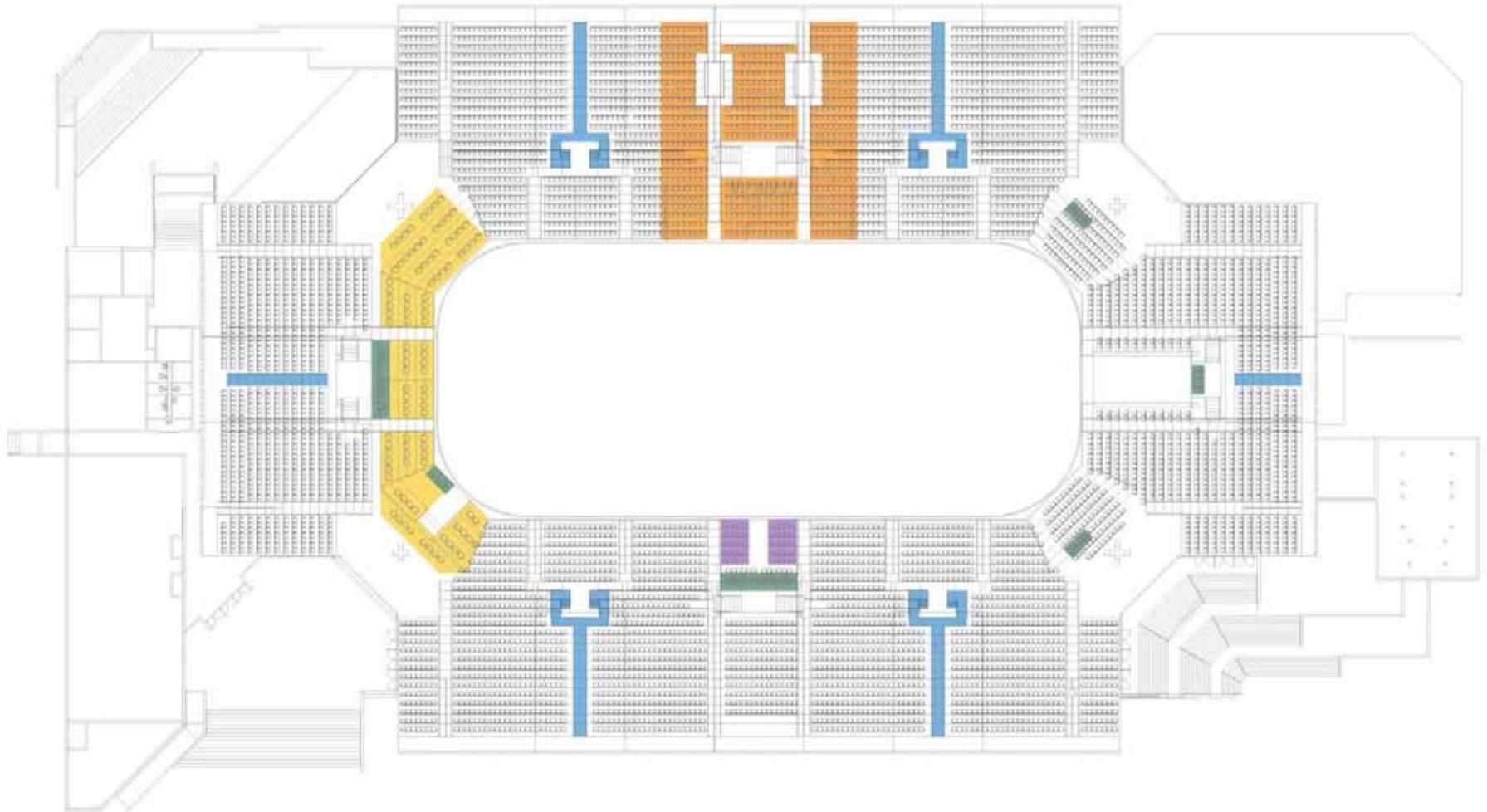


AISLE & VOMITORY INFILL OPTION

NET SEATING GAIN = +237



VOMITORY INFILL
 NET SEATING GAIN = +54



COMPOSITE PLAN

NET SEATING LOSS = -261

Cumberland County Civic Center Facility Program

PROPOSED PROGRAM								
			PROGRAM	CONCEPTUAL DESIGN	Finish Classification	R=Renovated N/E=New in exist.	E=Event Level C= Concourse U=Upper West	
Description of Area	Units	SF	TSF	TSF		Status	Building Level	NOTES
1. Spectator seating and Circulation								
Spectator Seating								
North & South Sides	1	26,600	26,600	26,600	A	R	-	<i>New loge seating area will be included in this s.f.</i>
East & West Ends	1	12,865	12,865	12,865	A	R	-	<i>New loge seating area will be included in this s.f.</i>
Gates (at bowl corners/voms)	1	3950	3,950	3,950	A	R		<i>Areas located around 4 supercolumns at corners of bowl</i>
6,700 Hockey								
8,753 Concerts (360)								
Main Concourse-Existing Area	1	11,200	11,200	13,441	B	R	C	<i>North, south and east concourses</i>
Main Concourse-New Area	1	4,000	4,000	6,232	B1	R	C	<i>New west concourse that connects to prefunction (lobby) space</i>
Area below precast seats (Event)			0		-	-	-	
Area below precast seat risers (Main Con.)			0		-	-	-	
Entry Lobby(s) & Vestibule(s)-Main Conc.	1	3,500	3,500	3,456	B1	N	C	<i>At NW and SW corners</i>
Total Spectator Seating and Circulation			62,115	66,544				
2. Spectator Support								
Public Restrooms								
Women's (Main Concourse)	38	60	2,280	2,250	W1	R	C	<i>Female fixture count is 38 wc and 8 lavs. Basis for area calc. is 60 sf per fixture for wc and ur.</i>
Men's (Main Concourse)	29	60	1,740	2,435	W1	R	C	<i>Fixture count is 12 wc, 17 ur and 5 lavs. Based on current fixture count in arena that exceeds Maine plumbing code. Basis for area calc. is 60 sf per fixture for wc and ur.</i>
Family Toilets	4	70	280	353	W1	N/E	E/C	<i>Assume 3 family toilets on the Concourse and one at Event level.</i>

Cumberland County Civic Center
Facility Program

PROPOSED PROGRAM								
						R=Renovated N/E=New in exist.	E=Event Level C= Concourse U=Upper West	
			PROGRAM	CONCEPTUAL	Finish	Status	Building	
Description of Area	Units	SF	TSF	DESIGN TSF	Classification		Level	NOTES
Men (Event Toilets)	8	40	320	320	W1	R	E	Fixture count includes 3 wc, 5 ur and 3 lavs.
Women (Event Toilets)	5	80	400	400	W1	R	E	Fixture count includes 5 wc and 3 lavs.
Men (Club Toilets)	1	180	180	175				
Women (Club Toilets)	1	180	180	180				
Portable Concession Stands (included in concourse area)	-	-	0	-	-	R	C	Based on 2,053 floor seating patrons with 5 linear feet of POS per 200 spectators which results in 10 points of sale
Concession Stand POS (Main Concourse)	34	100	3,400	3,120	E	N	C	Based on 6,700 patrons with 5 linear feet of serving counter per 200 spectators which results in 34 points of sale.
Vendor Commissaries (Main Concourse)	0	400	0	-	E	N/E	C	Confirm in-seat vending with Operator
Soda Rooms	0	250	0	-	D	N/E	E	Confirm with food service operator
Spectator Services/First Aid(Main Concourse)	1	270	270	290	B2	N	C	<i>Included in prefunction (lobby) space</i>
Security Bowl Observation Booth	1	200	200	200	-	R	-	
Team Merchandise Space (Pirates)	1	150	150	150	B2	N	C	<i>Included in prefunction (lobby) space</i>
Novelty Stand (Main Concourse)	0	50	0	-	-	N/E	C	<i>Portable stands included on concourse</i>
Passenger Elevator (New)	2	100	200	200	-	N	-	<i>(2 stops) Proposed for NW entry at el. 90</i>
Freight Elevator (Existing)	2	220	440	440	-	R	-	<i>(2 stops) Located at SE corner of facility</i>
Passenger Elevator (New)	2	100	200	200	-	N	-	<i>(2 stops) Proposed for NE entry at el. 73</i>
Stairs (East End)	3	1,152	3,456	3,456	D1	N	-	<i>Assumes 3 levels. Located at SE corner</i>
Loge Seating	120	15	1,800	1,800	C1	N/E	Bowl	<i>Built over existing treads/risers in bowl</i>
Catering/Dining Room	1	1,200	1,200	-	E1	N	E	<i>For concert crews and tour sponsorships. Assumes use of the club space for this program during concert/family events</i>
Club Lounge	1	4,000	4,000	4,981	E3	N	U	<i>300 people (500 club seats total) @ 10 sf per person. Incl. 850 sf kitchen. Replaces Penalty Box grill. Includes lounge on Free St. frontage.</i>

Cumberland County Civic Center
Facility Program

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Description of Area	Units	SF	PROGRAM TSF	CONCEPTUAL DESIGN TSF	Finish Classification	Status	Building Level	NOTES
Pirates Club	1	1,080	1,080	1,082	E2	N	C	Pirates Club consists of a hospitality space to accommodate birthday parties, etc. Could share kitchen resources with Club Lounge.
Concourse Terraces	0	200	0	-	-	N	C	Exterior smoking terraces-not included
Hall of Fame	0	700	0	-	-	N	C	Confirm inclusion in program
Total Spectator Support			21,776	22,032				
3. Press								
Interview Room	1		0	0		-		To be accommodated in auxiliary locker room
TV Platforms/Camera Location				0		R	-	Within seating bowl
Sub Total Press			0	-				
Circulation	15%		0	-				
Total Press			0	-				
4. Arena Administrative Offices								
Administrative Offices								Adjacent to Box Office
Reception/Secretary Area	1	300	300	300	F	N	U	
Director's Office	1	500	500	500	F	N	U	
Asst. Director's Office	1	100	100	100	F	N	U	
General Office	1	230	230	230	F	N	U	
Accountant	1	100	100	100	F	N	U	
Conference Room	1	180	180	180	F	N	U	
Toilet	2	70	140	140	W3	N	U	
Storage	1	1,500	1,500	1,986	D2	N	U	
Sub-Total		2,980	3,050	3,536				

Cumberland County Civic Center
Facility Program

PROPOSED PROGRAM							R=Renovated N/E=New in exist.	E=Event Level C= Concourse U=Upper West	
Description of Area	Units	SF	PROGRAM TSF	CONCEPTUAL DESIGN TSF	Finish Classification	Status	Building Level	NOTES	
Box Office									
Vault	1	35	35	35	D2	N/E	C		
Counting Room	1	300	300	300	F	N/E	C		
Ticket Mgr.	1	120	120	120	F	N/E	C		
Unisex toilet	1	70	70	70	W3	N/E	C		
Box Office Windows	8	60	480	480	F	N/E	C	<i>Includes 6 interior ticket windows, one will call and one concourse-side window-8 total</i>	
Sub-Total		585	1,005	1,005					
Sub-Total Arena Administrative Offices			4,055	4,541					
Circulation	15%		608	681		N/E			
Total Arena Administrative Offices			4,663	5,222					
5.Pirates Team Space									
Team Locker Room	1	640	640	840	W4	R	E		
Team Shower, Toilet, Drying	1	143	143	210	W7	R	E		
Team Lounge/Exercise Area	1	751	751	751	W6	R	E		
Coaches Office	1	172	172	172	W4	R	E		
Training Room	1	243	243	243	W4	R	E		
Equipment Room	1	171	171	171	D2	R	E		
Uniforms	1	56	56	56	D2	R	E		
Laundry	1	100	100	100	D2	R	E		
Sub-Total Pirates Locker Room			2,276	2,543					
Circulation	10%		228	254		R			

Cumberland County Civic Center
Facility Program

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			PROGRAM	CONCEPTUAL	Finish	Status	Building	
Description of Area	Units	SF	TSF	TSF	Classification		Level	NOTES
Total Pirates Team Space			2,504	2,797				
6.Auxiliary Locker Rooms								
Officials Dressing Rooms	2	300	600	600	W5	N	E	
Auxiliary Team Locker Rooms			-					
Locker Room	5	400	2,000	2,000	W5	R	E	Operable wall between each pair of locker rooms to create larger locker area for performers or to serve as Green Room.
Shower, Toilet, Drying	5	400	2,000	2,000	W7	R	E	
Green Room			0	-	F	R	E	To be accommodated in auxiliary locker room
Sub-Total Auxiliary Locker Rooms			4,600	4,600				
Circulation	15%		690	690		R		
Sub Total Auxiliary Locker Rooms			5,290	5,290				
7.Arena Service Facilities								
Commissary/Catering Kitchen	1	3,500	3,500	3,500	D/E4	R	E	Includes Comm. Offices, Receiving, Concession Staging, Dry Storage, Cooler/Freezer, Hot/Cold Food Prep., Hot/Cold Food Staging, Warewashing Sanitation, Uniform Dist., and Circulation/Cart Storage.
Central Beverage Dist.(CO-2 Room)	0	130	0	-	D	N/E	E	Confirm system requirements with food service vendor
Employee Lockers	0	200	0	-	D	N/E	E	50 M / 50 W. Provide 12" x 12" lockers. Incl. in Food Service block on plans
Current BOH Event Storage	1	6,900	6,900	6,900	D	R	E	
Central Janitorial	1	400	400	400	D	N/E	E	
Janitor Closets	8	40	320	320	D	N/E	All	2 @ Event, 4 @ Conc. 1 @ Club Lev., 1 @ Admin.

Cumberland County Civic Center Facility Program

PROPOSED PROGRAM								
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			PROGRAM	CONCEPTUAL DESIGN	Finish Classification	Status	Building Level	
Description of Area	Units	SF	TSF	TSF				NOTES
Uniform Dist./Storage	1	100	100	100	B2	N/E	E	Confirm program requirement
Maintenance Shop	1	800	800	800	D	N/E	E	
Maintenance Office & Lockers	1	0	0	-	-	N/E	E	Included with Maintenance Shop.
Security (Event)	1	400	400	400	F	N/E	E	
Fire Command Center	1	80	80	80	F	N/E	E	Incl. in Security
Receiving and Staging Area	1	3,200	3,200	3,390	D	N	E	Provided at dock/marshaling. Parking for 3 docks.
Trash Room	1	400	400	400	D	N/E	E	Adjacent to trash dock
Fire Pump Room	1	365	365	365	D	R	E	
Main Telephone Room	1	450	450	450	D	R	E	
Broadcast Cable	1	0	0	0	-	R	-	
ENG Room	1	0	0	0	-	R	-	
Data Equipment Room	1	0	0	0	-	R	-	
Video Control/MATV	1	0	0	0	-	R	-	
AV Storage	1	0	0	0	-	R	-	
Scoreboard Control Room	1	65	65	65	-	R	-	Above south upper seating bowl
TV Crew Toilet/Break	1	0	0	-	-	-	-	
Emergency Generator Room	1	140	140	140	D	R	E	
Show Power Room	2	150	300	300	D	N/E	E	Divided into 2 rooms, both sides of stage
Zamboni Storage/Ice Pit	1	500	500	500	-	N/E	E	
Central Plant	1	3,200	3,200	3,200	D	R	E	
S.E. Mechanical Room	1	542	542	542	D	R	E	
Electrical Switchgear Room	1	260	260	260	D	R	E	

Cumberland County Civic Center
Facility Program

PROPOSED PROGRAM									
Description of Area	Units	SF	PROGRAM	CONCEPTUAL	Finish	Status	Building	Level	NOTES
			TSF	DESIGN					
Electrical Closets	4	120	480	480	D	N/E	All		All floors
Telephone Closets	4	60	240	240	D	N/E	All		All floors
Elevator Machine Rooms	3	160	480	480	D	N	E		
Sub Total Arena Service Facilities			23,122	23,312					
Circulation	30%		6,937	6,994		N/E, N & R			
Sub Total Arena Service Facilities			30,059	30,306					
8. Event Floor									
Ice Floor	1	17,000	17,000	17,000	-	-	E		
Storage area below seating, adjacent to ice floor					-	-	-		
Sub Total Event Floor			17,000	17,000					
Circulation	0%		0	-					
Total Event Floor			17,000	17,000					
Program by Area Description									
Spectator Seating & Circulation			62,115	66,544					
Spectator Support			21,776	22,032					
Press			0	-					
Arena Administrative Offices			4,663	5,222					

Cumberland County Civic Center
Facility Program

PROPOSED PROGRAM								R=Renovated N/E=New in exist.	E=Event Level C= Concourse U=Upper West
Description of Area	Units	SF	PROGRAM TSF	CONCEPTUAL DESIGN TSF	Finish Classification	Status	Building Level	NOTES	
Pirates Team Space			2,504	2,797					
Auxiliary Locker Rooms			5,290	5,290					
Arena Service Facilities			30,059	30,306					
Event Floor			17,000	17,000					
Total Gross Square Feet			143,406	149,191				Includes 17,000 s.f. for ice floor	
Total GSF of Existing/Renovated Space			72,195	94,420					
Total GSF of New Program in Existing Space			2,650	10,167					
Total GSF of New Construction			45,968	27,049					
Elements Not Within Building Envelope									
Marshalling Yard	1	3,000	3,000					3 dock bays	
Subtotal Outdoor Elements			3,000						
Elements To Be 2D Screened									
Cooling Towers	1	1,333	1,333						
Transformer Vaults	3	155	465						
Subtotal Screened Elements			1,798						

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			PROGRAM	CONCEPTUAL DESIGN	Finish Classification	Status	Building Level	
Description of Area	Units	SF	TSF	TSF				NOTES
Subtotal Elements Not W/in Bldg. Envelope/Screened			4,798					
Total Facility			151,204					
Note: Program does not include area for catwalks								