



# Management and Staff Review And Recommendations

Renovation/Expansion Studies  
1995-2008

# Program Guidelines Established in 1997

- Add 2,500 Seats
  - Hockey to 8,500
  - Concerts to 10,000
- Add 12-20 Private Suites
- Consider Club Seats
- Expand Locker Facilities
- Expand Storage, Staging and Loading Dock
- Expand Restrooms
- Expand Concessions
- Increase Administrative Space
- Improve Ticketing and Security
- Meet ADA
- Stay Within Property Lines



FREE STREET



CORNER OF FREE & CENTER STREETS



LOADING DOCK SERVICE



FREE STREET ENTRY



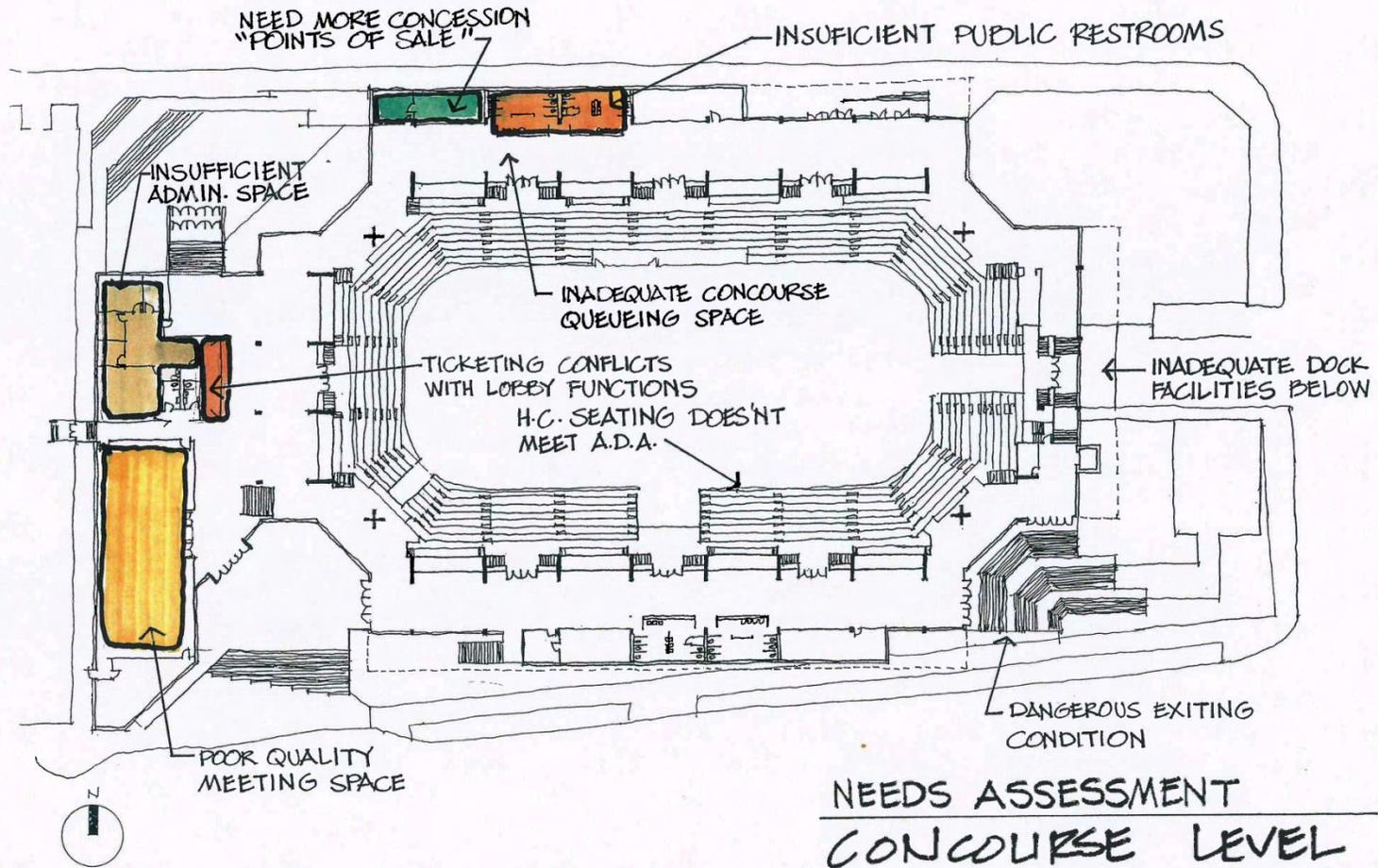
SPRING STREET

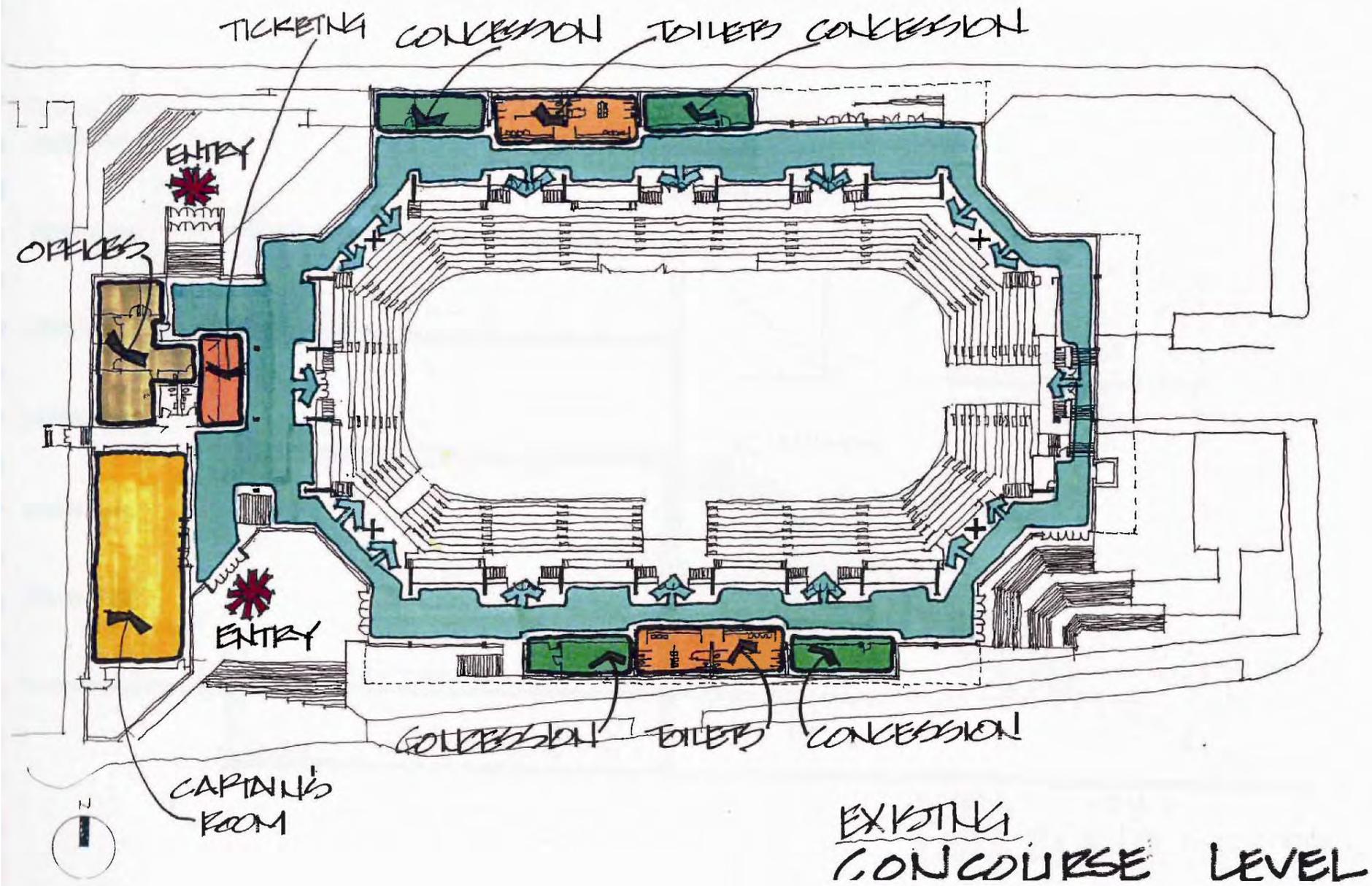


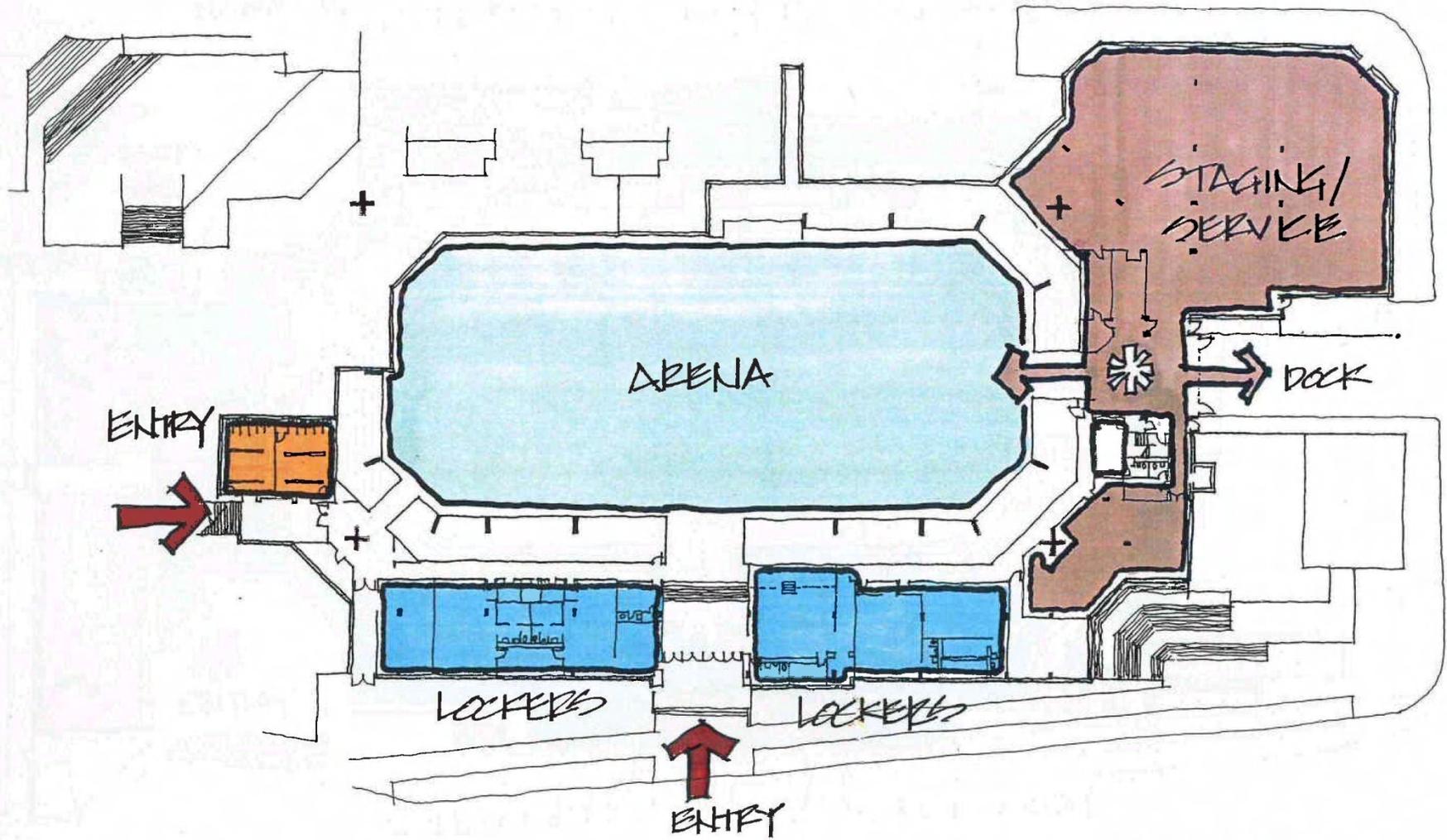
CORNER OF CENTER & SPRING STREETS

(EXTERIOR)

EXISTING FACILITY







EXISTING  
GROUND LEVEL

# Main Lobby



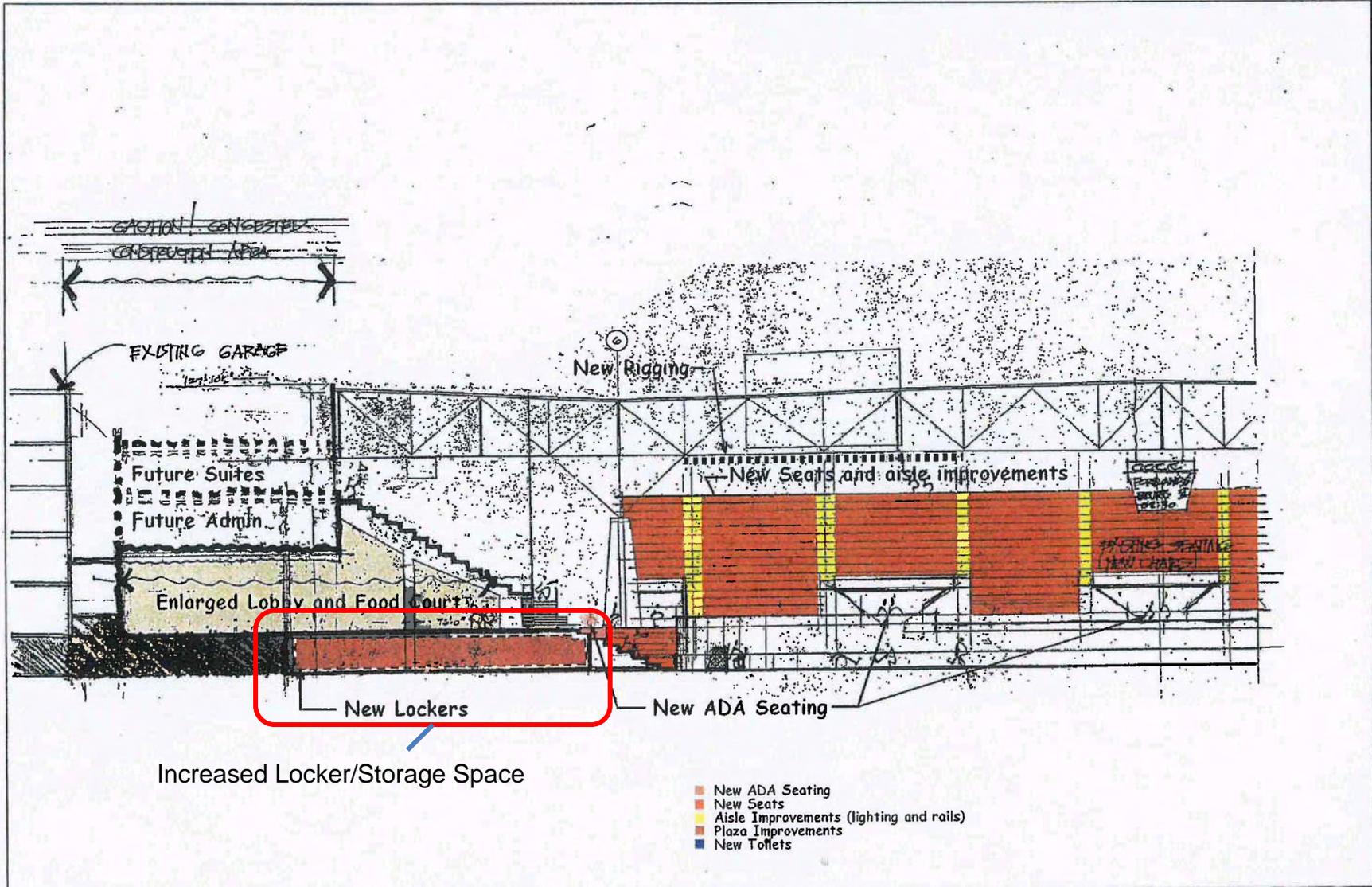
O'Dell Rendering

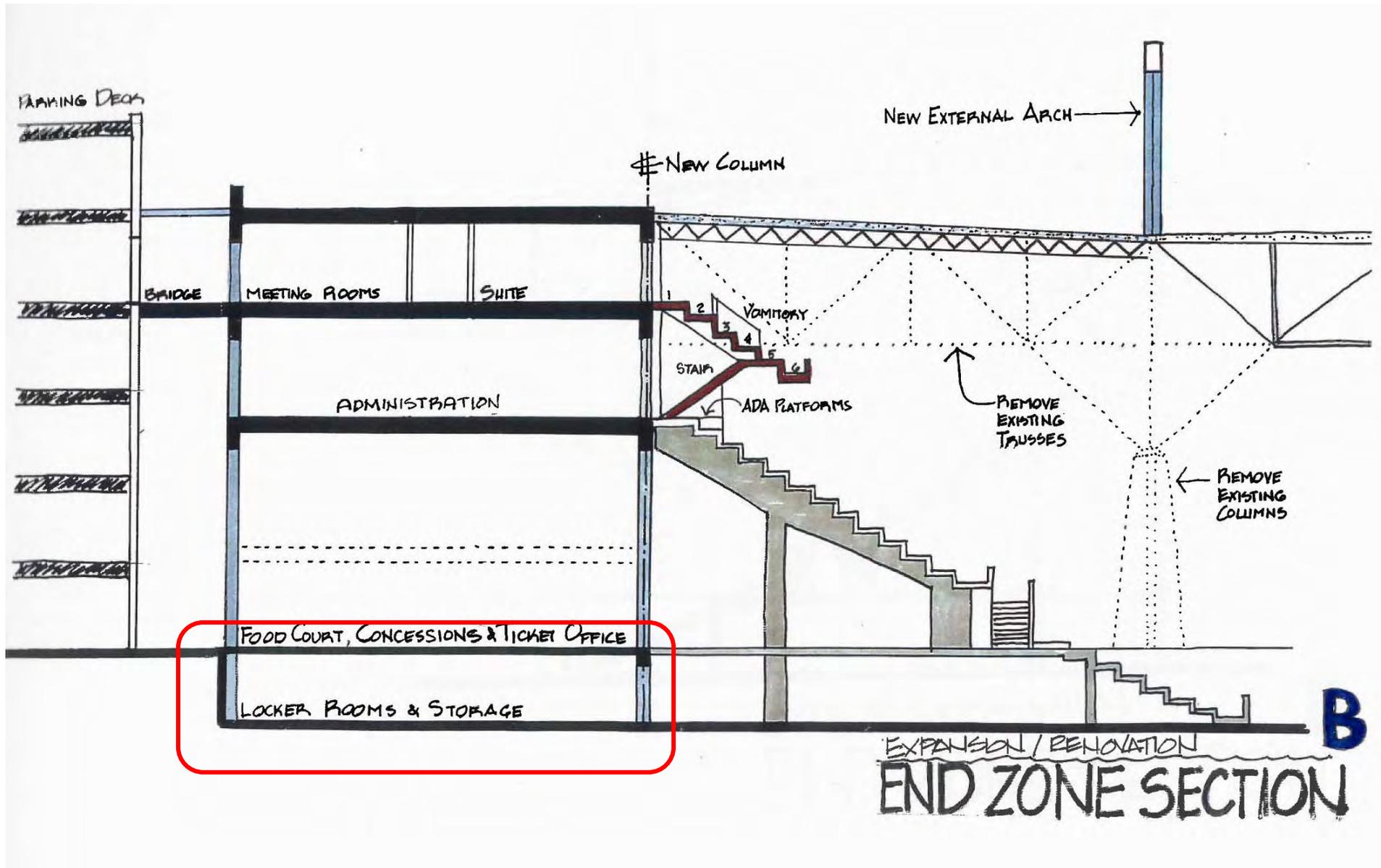
RENOVATION/EXPANSION  
SPRING ST. ENTRY

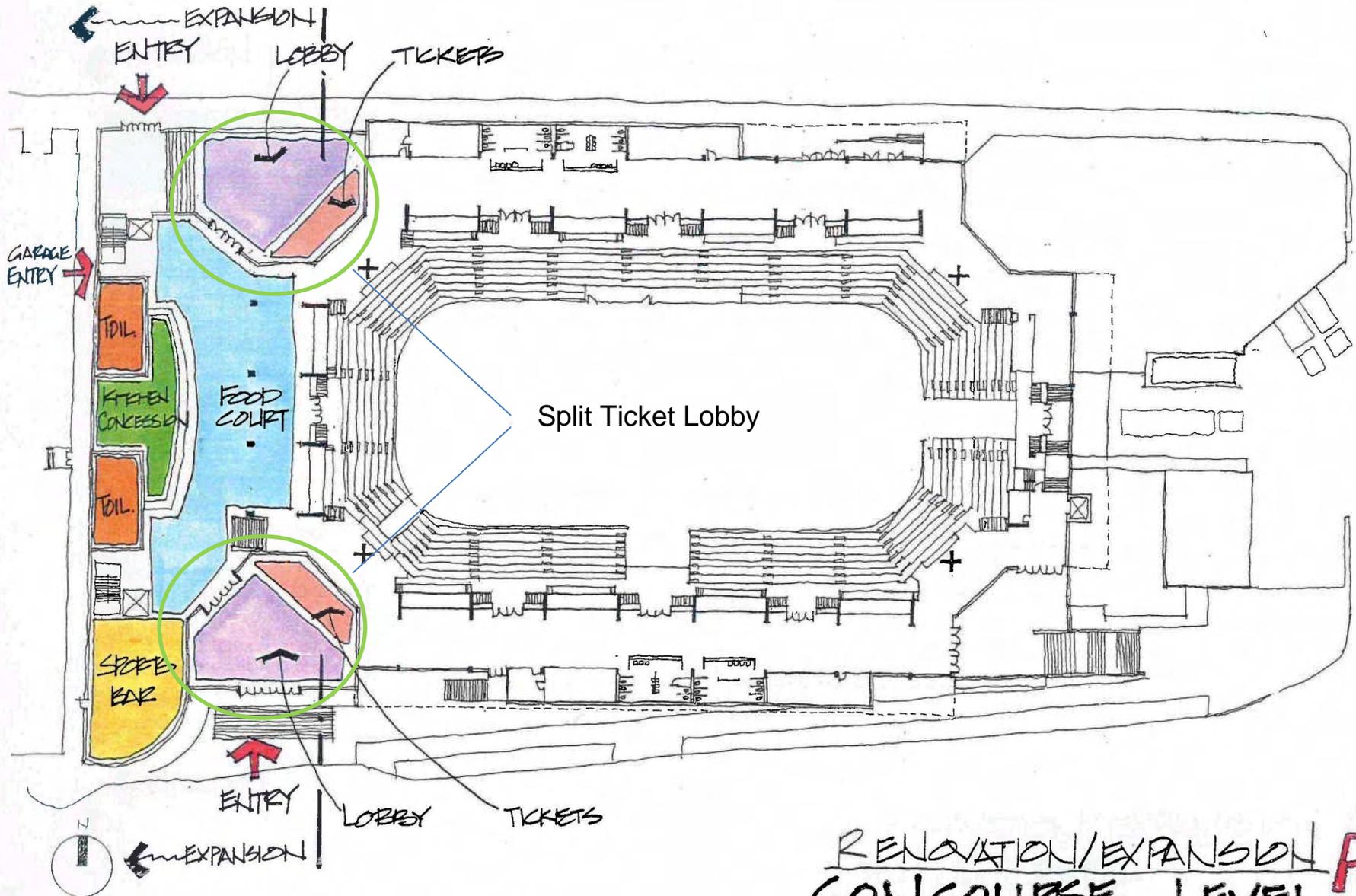
A



# Option B (Operational/Functional Improvements) - Endzone Sections

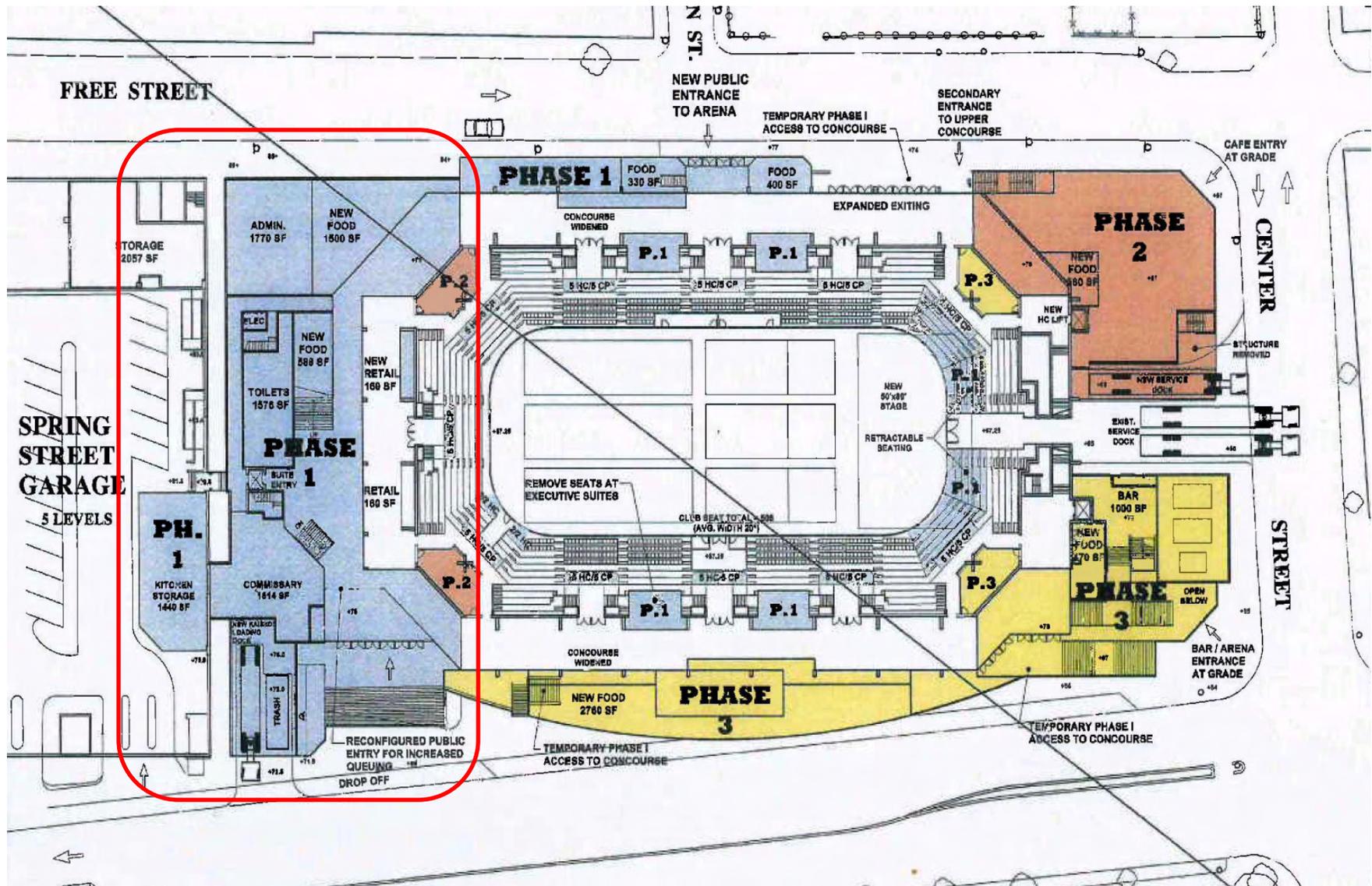




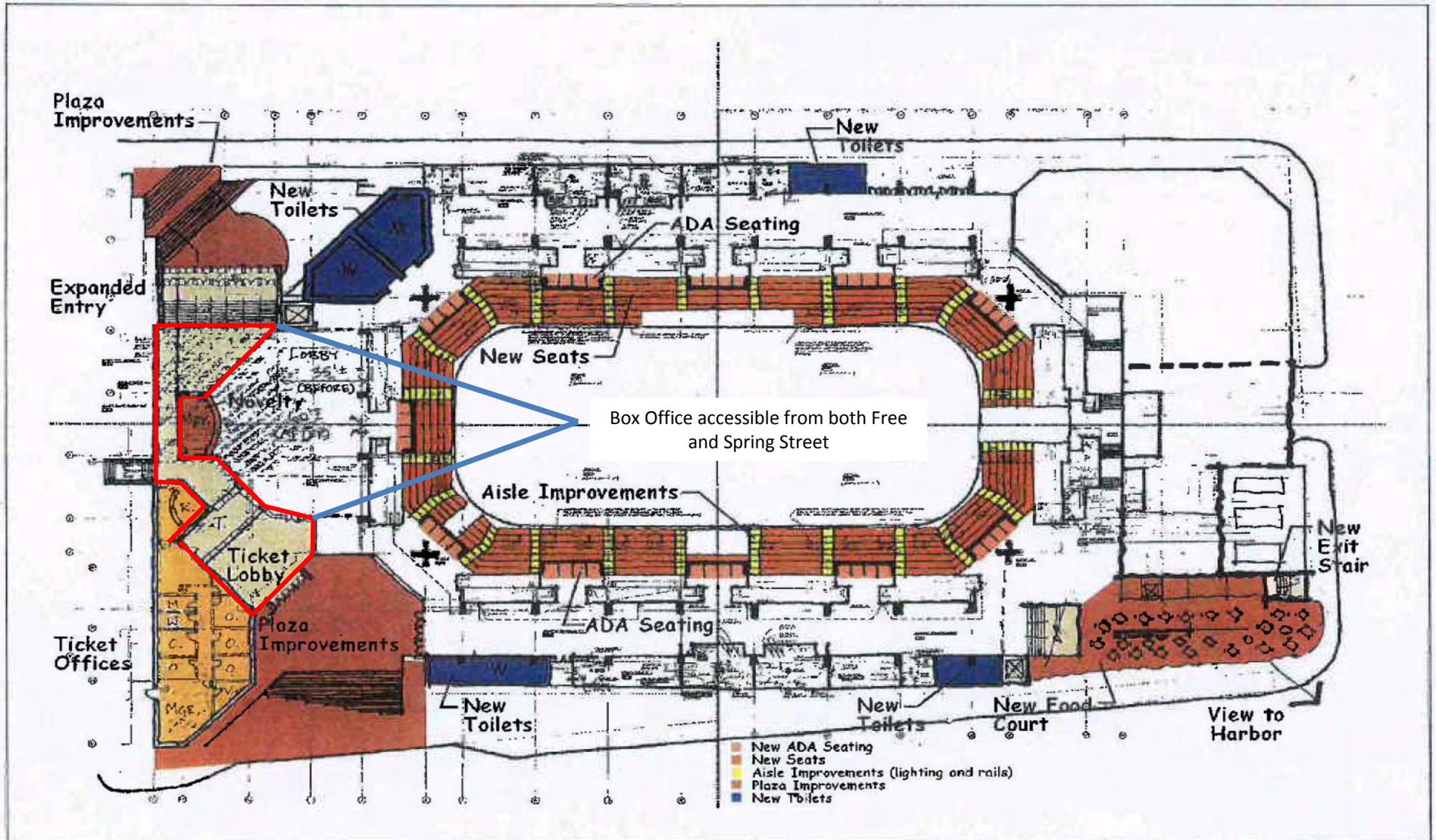


RENOVATION/EXPANSION  
 CONCOURSE LEVEL **A**

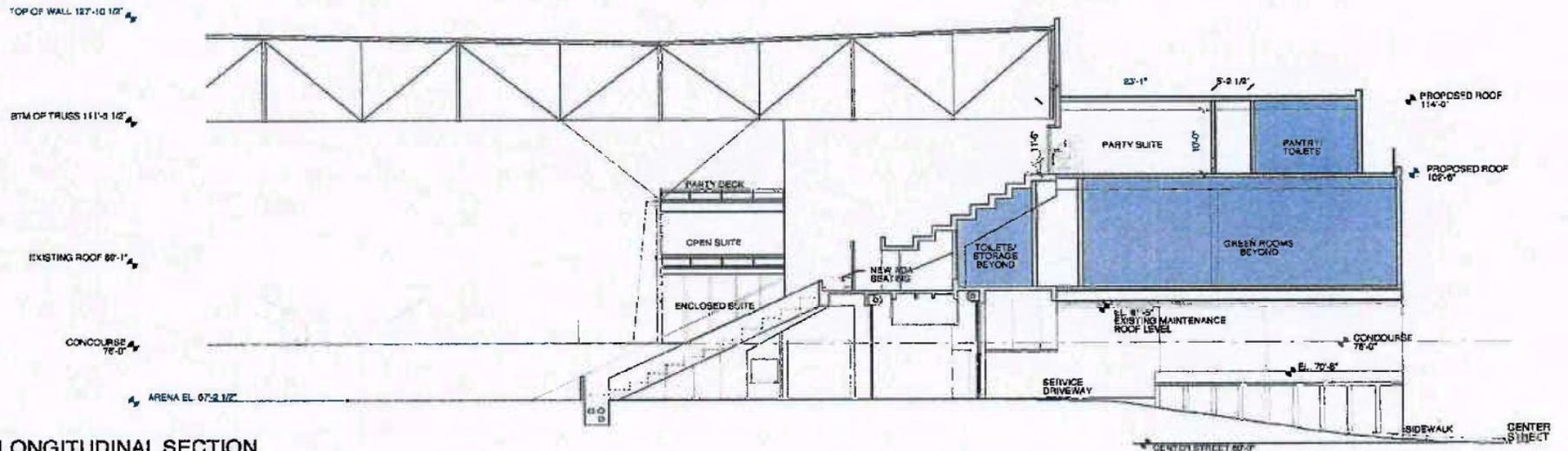
Steuver Bros., Eccles & Rouse, Inc.  
Concourse Level 1



# Option C (Expansion/Revenue Driven Improvements) - Concourse Level

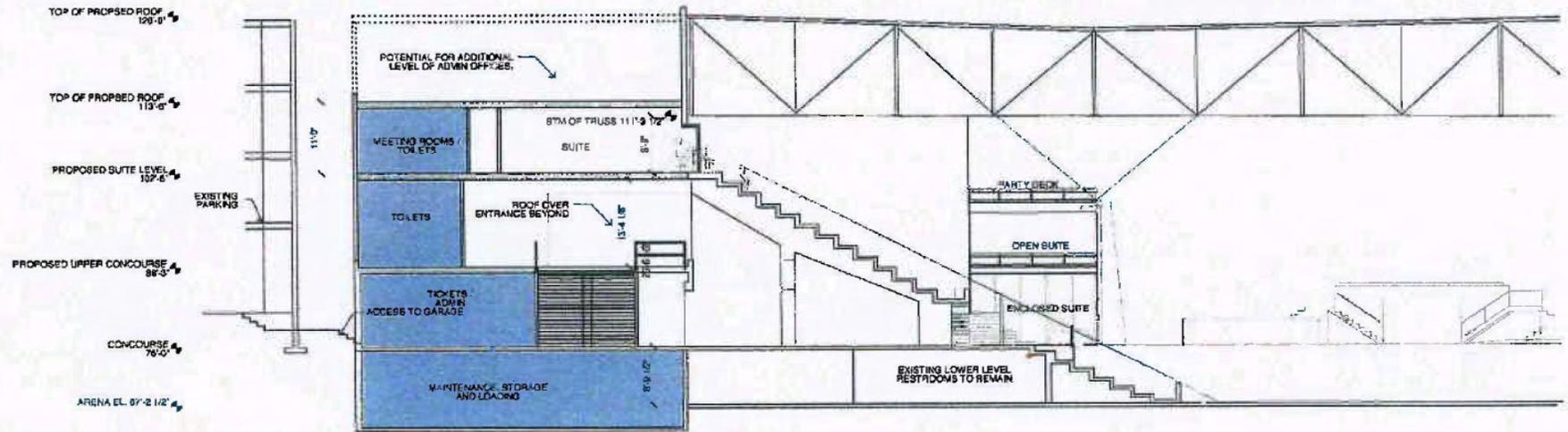


# Center Street End (Looking from Spring Street)



1 LONGITUDINAL SECTION  
SCALE: 1/8"=1'

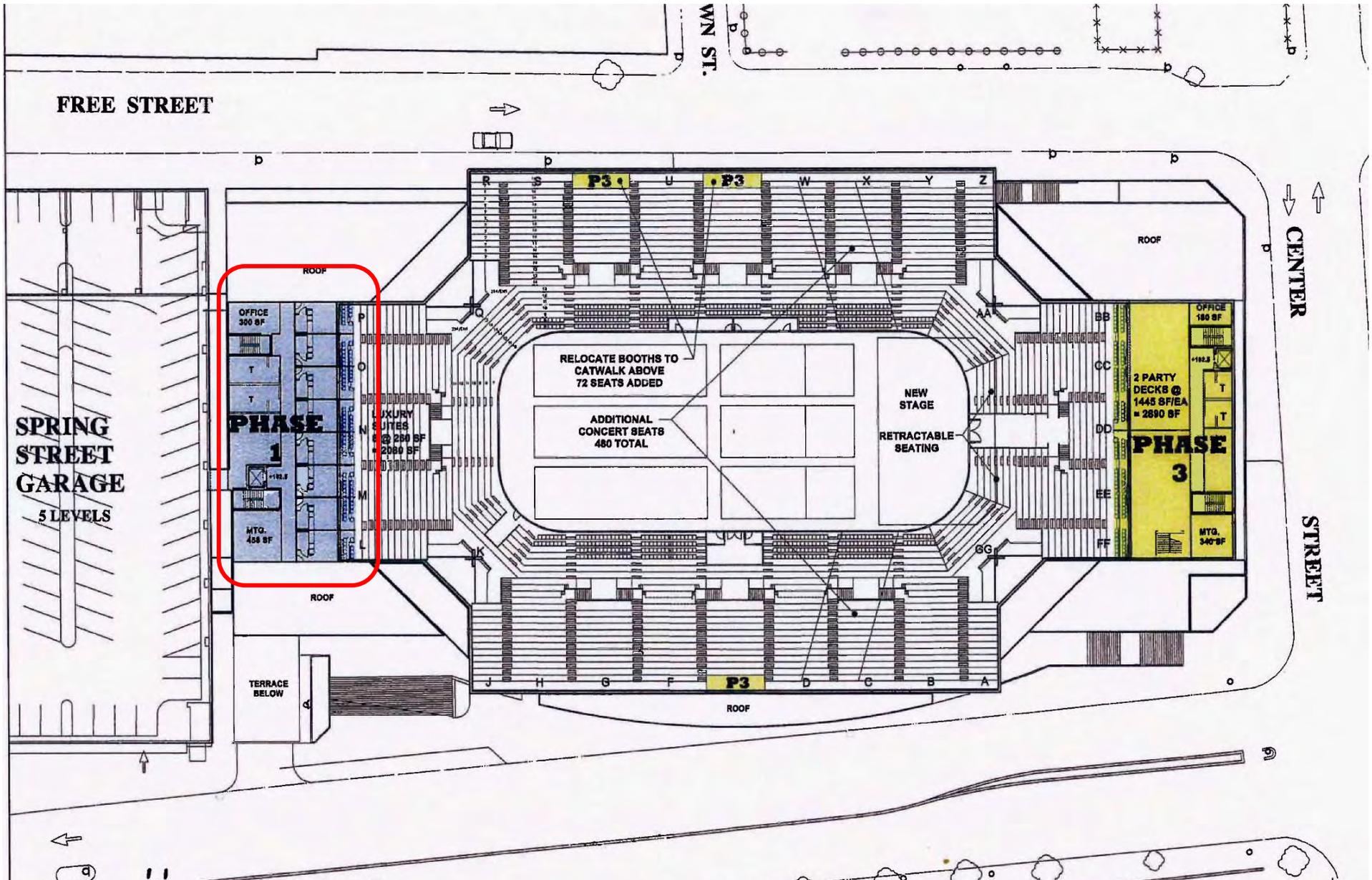
# Lobby End (Looking from Spring Street)



2 LONGITUDINAL SECTION  
SCALE: 1/8"=1'



Steuver Bros., Eccles & Rouse, Inc.  
Suite Level 1



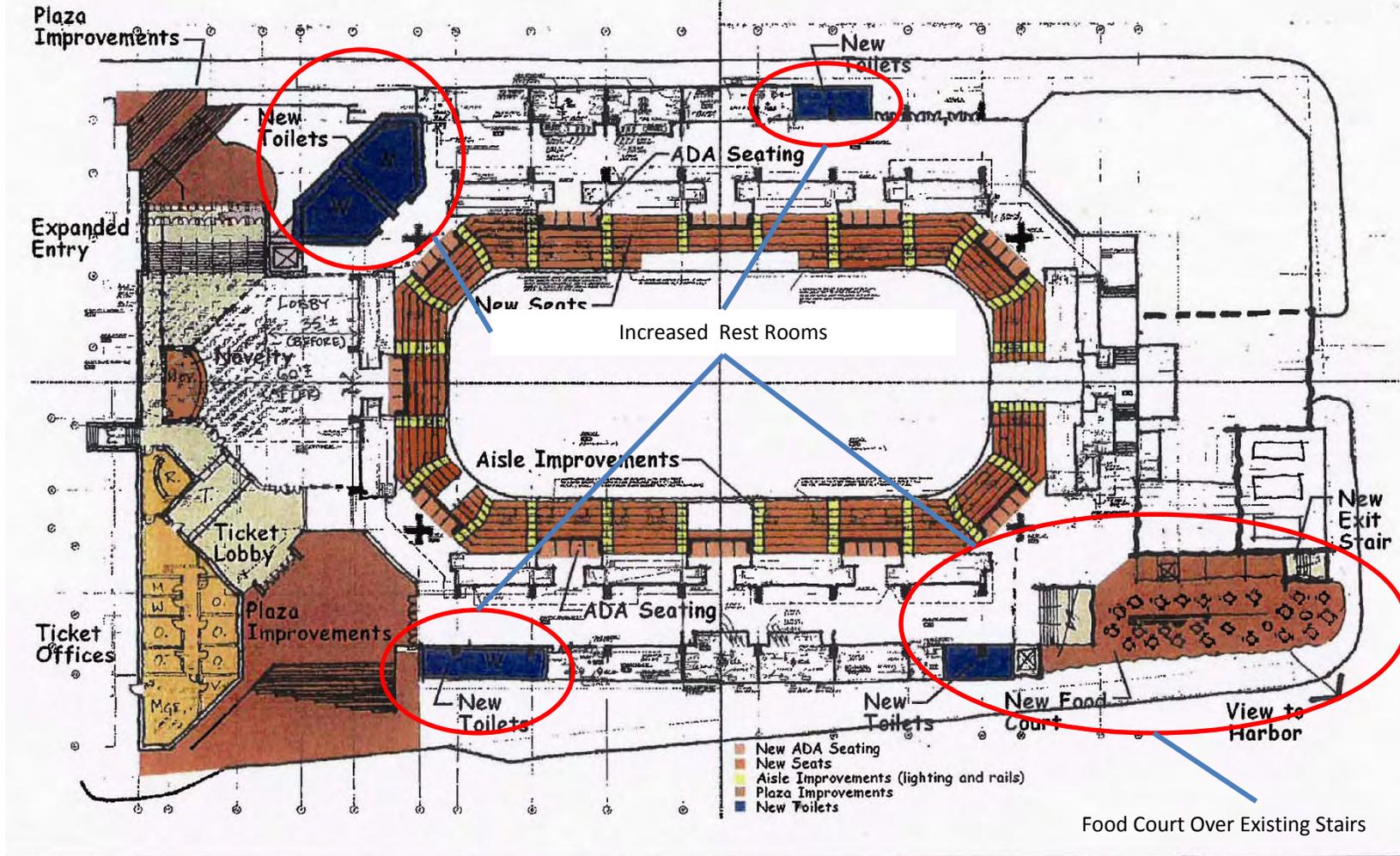
# Lobby Conclusions

- All three plans proposed excavating under the Spring Street Plaza to add additional storage or possible locker room space. We find this to be a viable option.
- Heery proposed the most viable Box office option with a self contained ticket lobby with access from both sides. Both Steuever and O'Dell propose either isolated or single side box offices. This format is not viable.
- Heery proposes increased restrooms on the concourse level behind section Q while Steuever proposes increased useable square footage. We feel a marriage of both plans will increase both restroom and usable space.
- Integrating the Heery Box office concept with Steuever Bros. proposed use of the space behind Section Q and the Free Street Plaza will provide improvement to the current Box Office, add additional useable space and increase restrooms and concessions

# Concourses



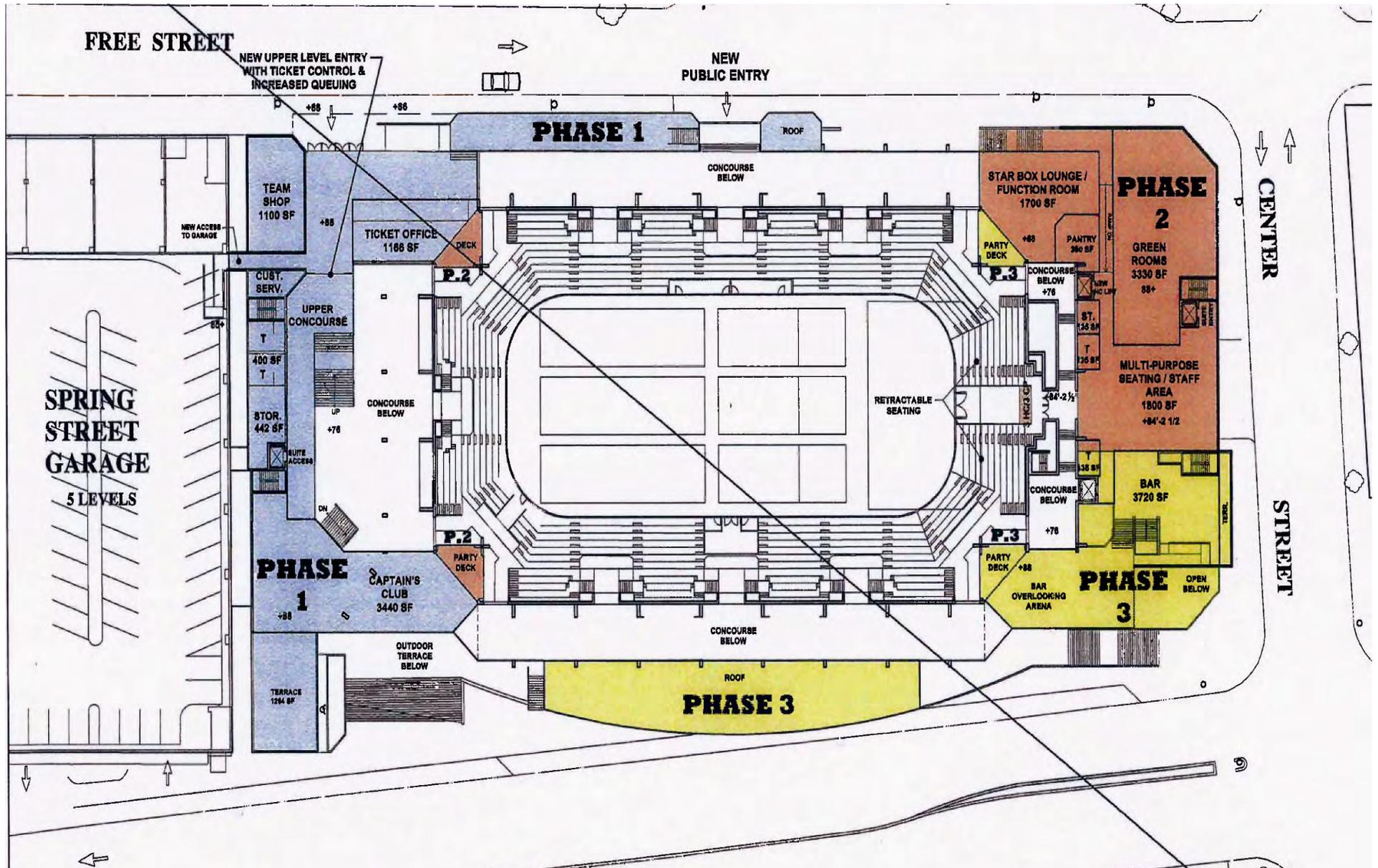
# Option C (Expansion/Revenue Driven Improvements) - Concourse Level







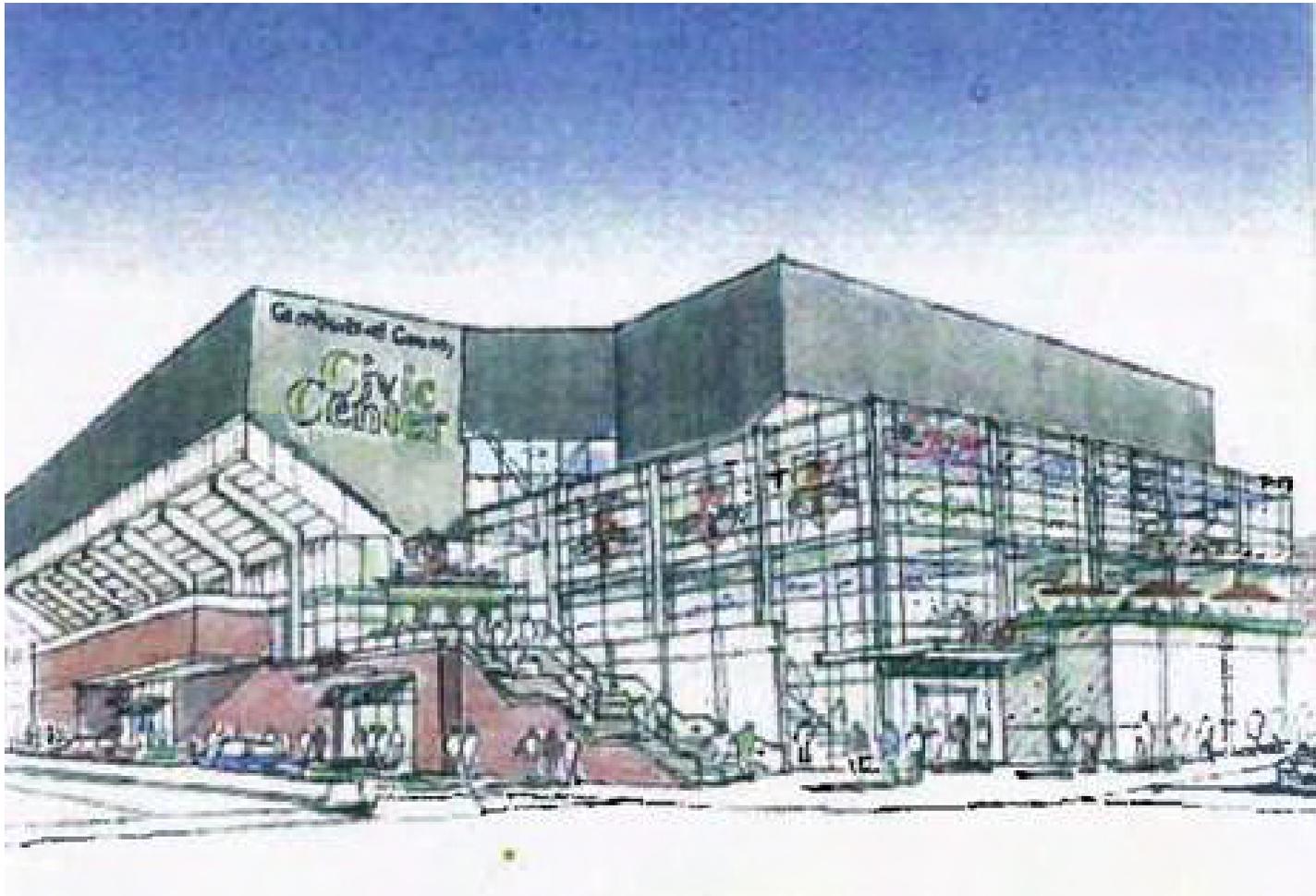
Steuver Bros., Eccles & Rouse, Inc.  
Upper Concourse Level 1



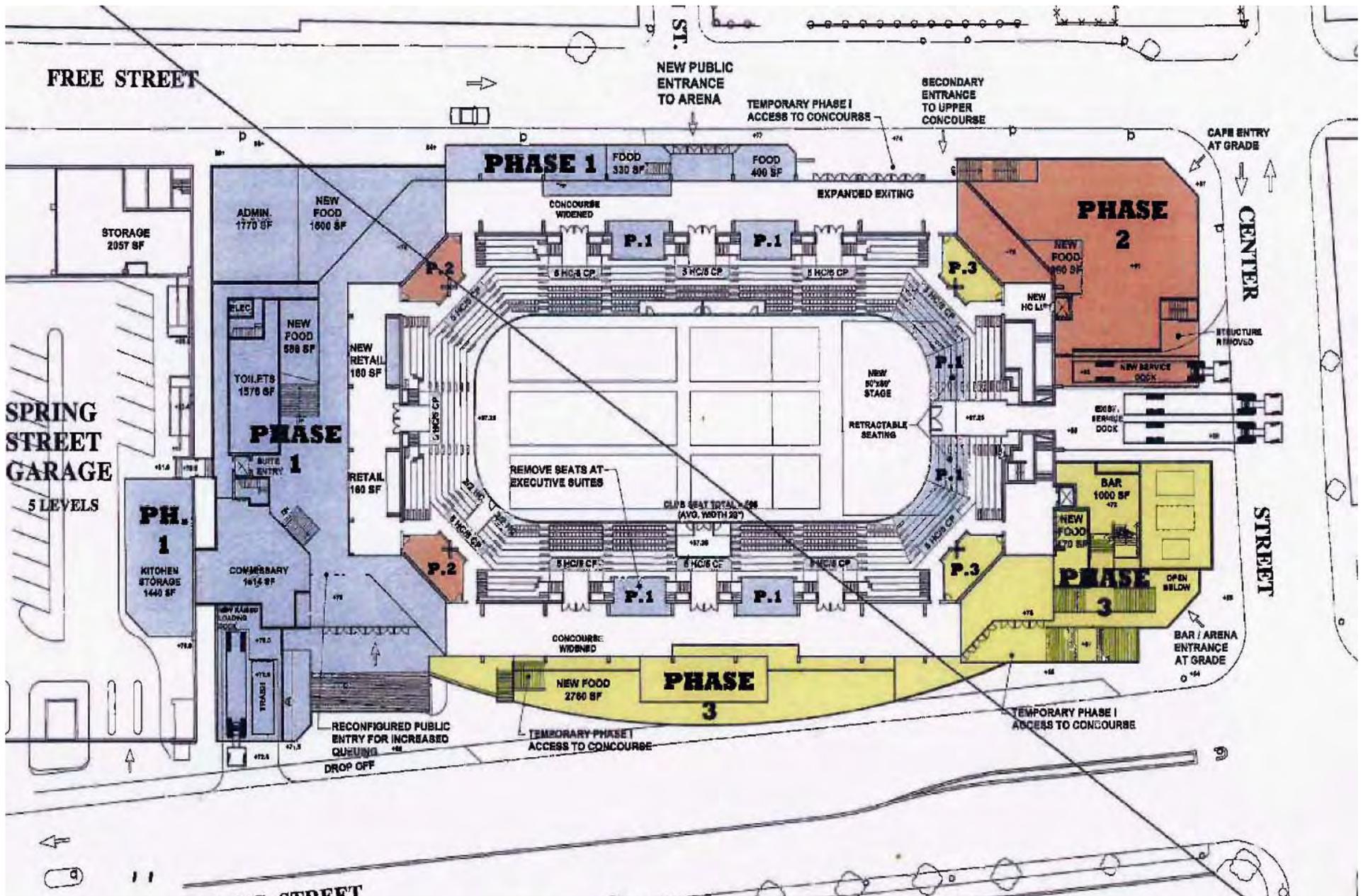
# Concourse Conclusions

- Streuever is the only one to propose widened concourses. Widened concourses allow for increased concession space and restrooms.
- Both Heery and Streuever add a food court concept. Integration of both designs and a redesign will increase usable space.

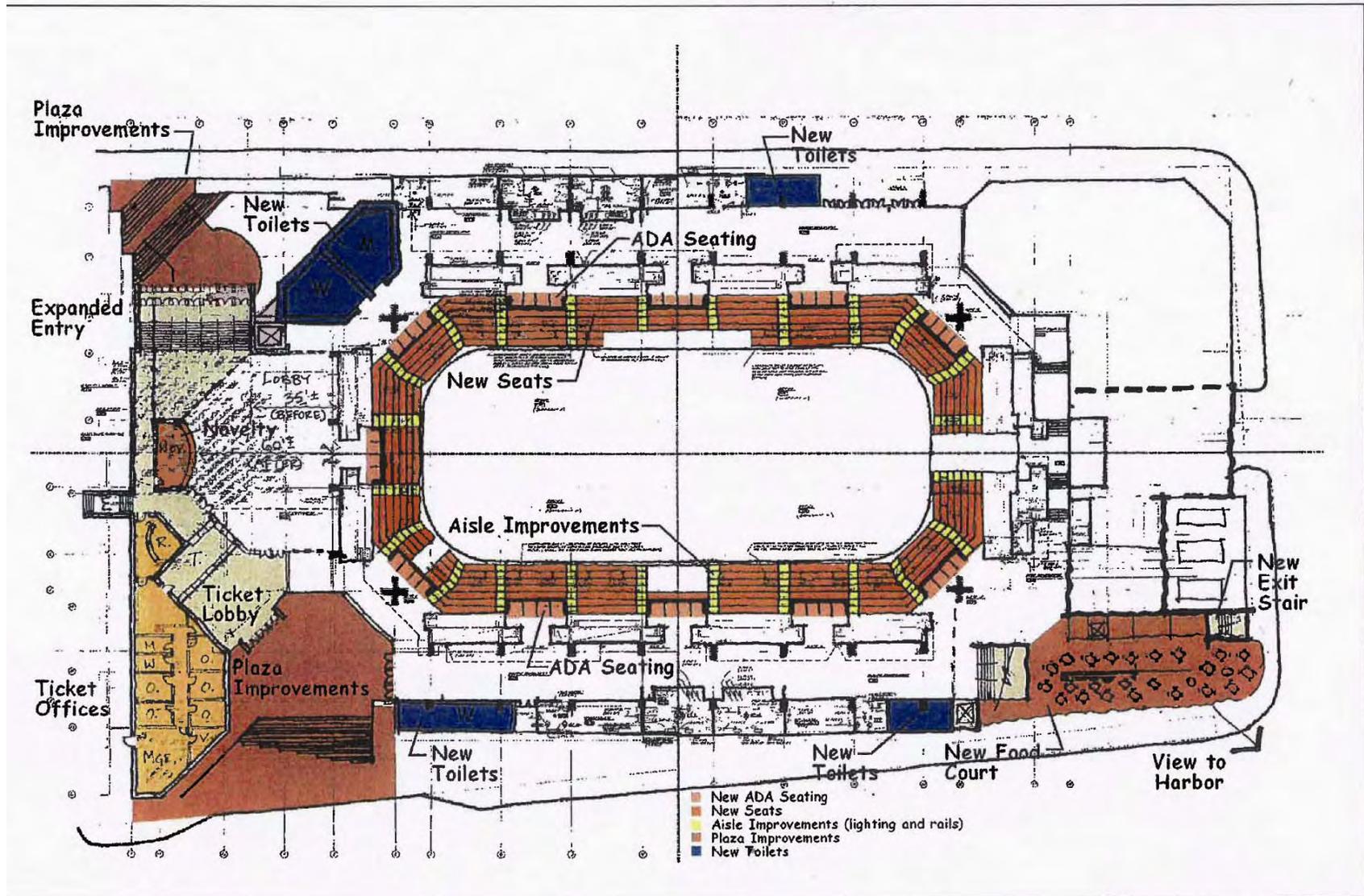
# Center Street End



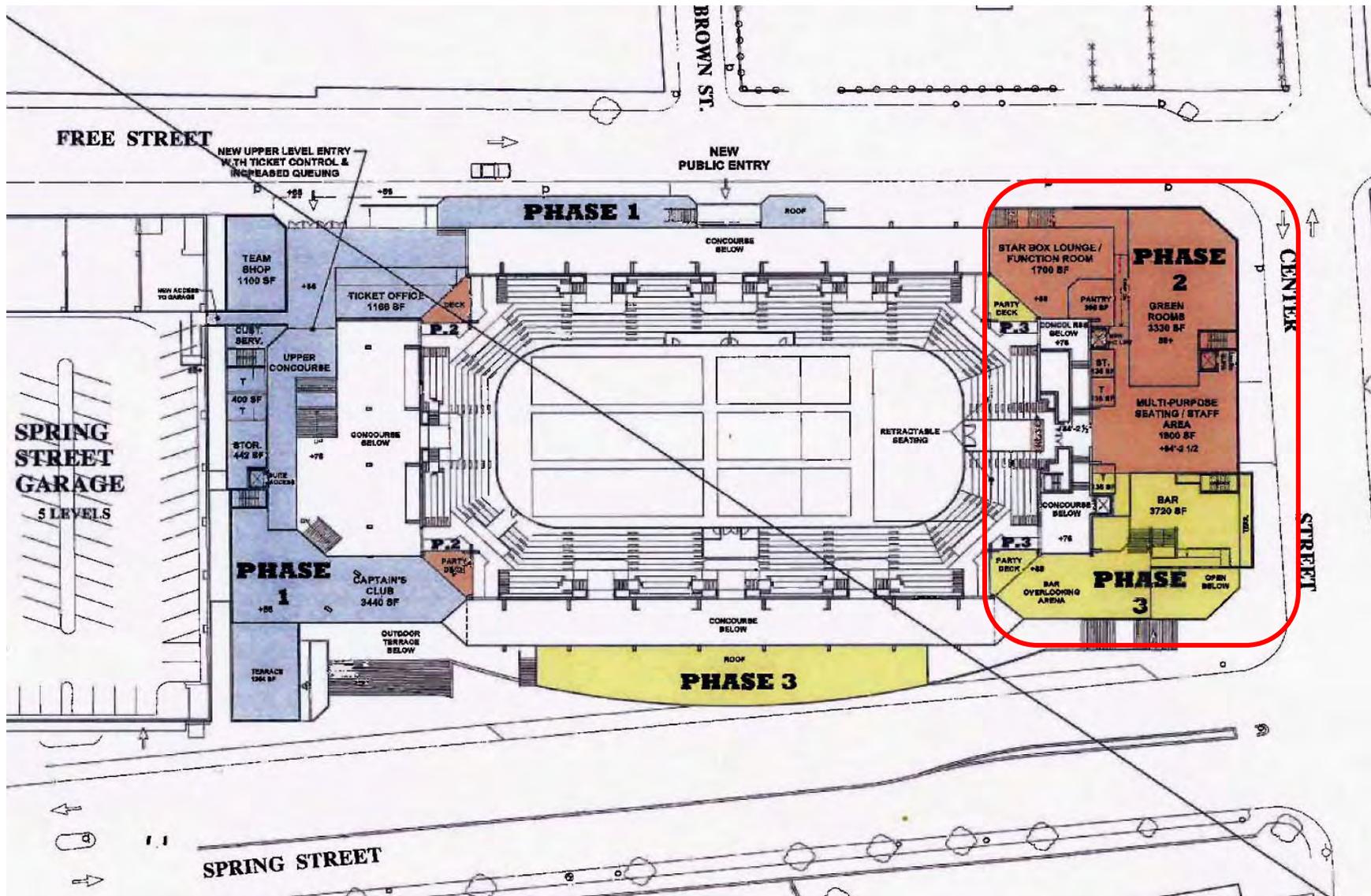
Steuver Bros., Eccles & Rouse, Inc.  
 Concourse Level 1



# Option C (Expansion/Revenue Driven Improvements) - Concourse Level

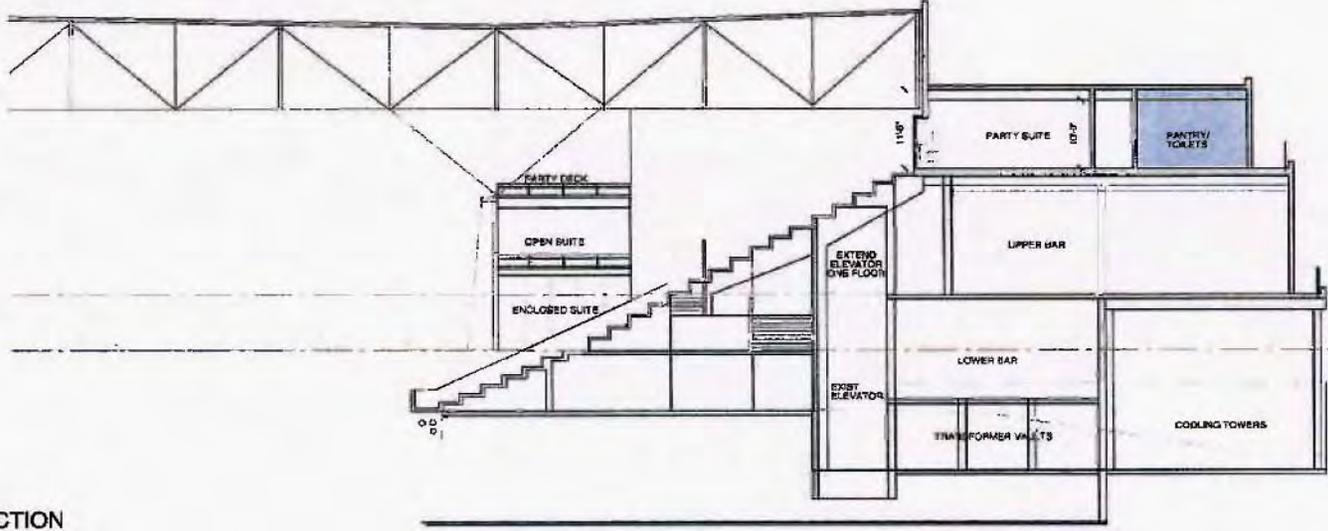


Stuever Bros., Eccles & Rouse, Inc.  
Upper Concourse Level 1



# Spring Street View

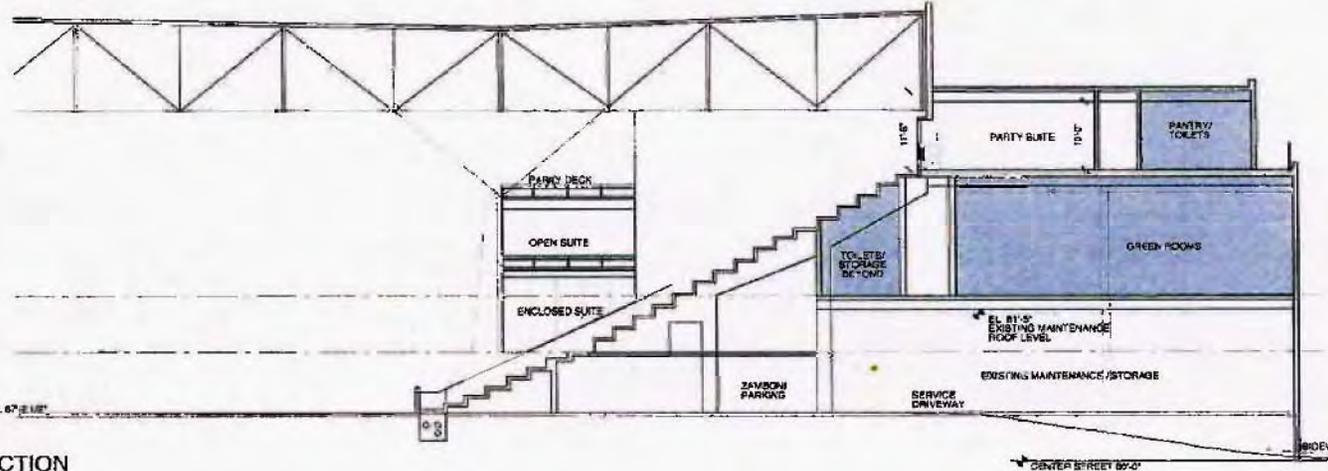
TOP OF WALL 127'-10 1/2"  
 BTM OF TRUSS 111'-0 1/2"  
 EXISTING ROOF 89'-1"  
 CONCOURSE 79'-0"  
 ARENA EL 67'-2 1/2"  
 CENTER STREET 60'-0"



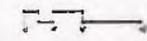
① LONGITUDINAL SECTION  
 SCALE: 1/8"=1'-0"

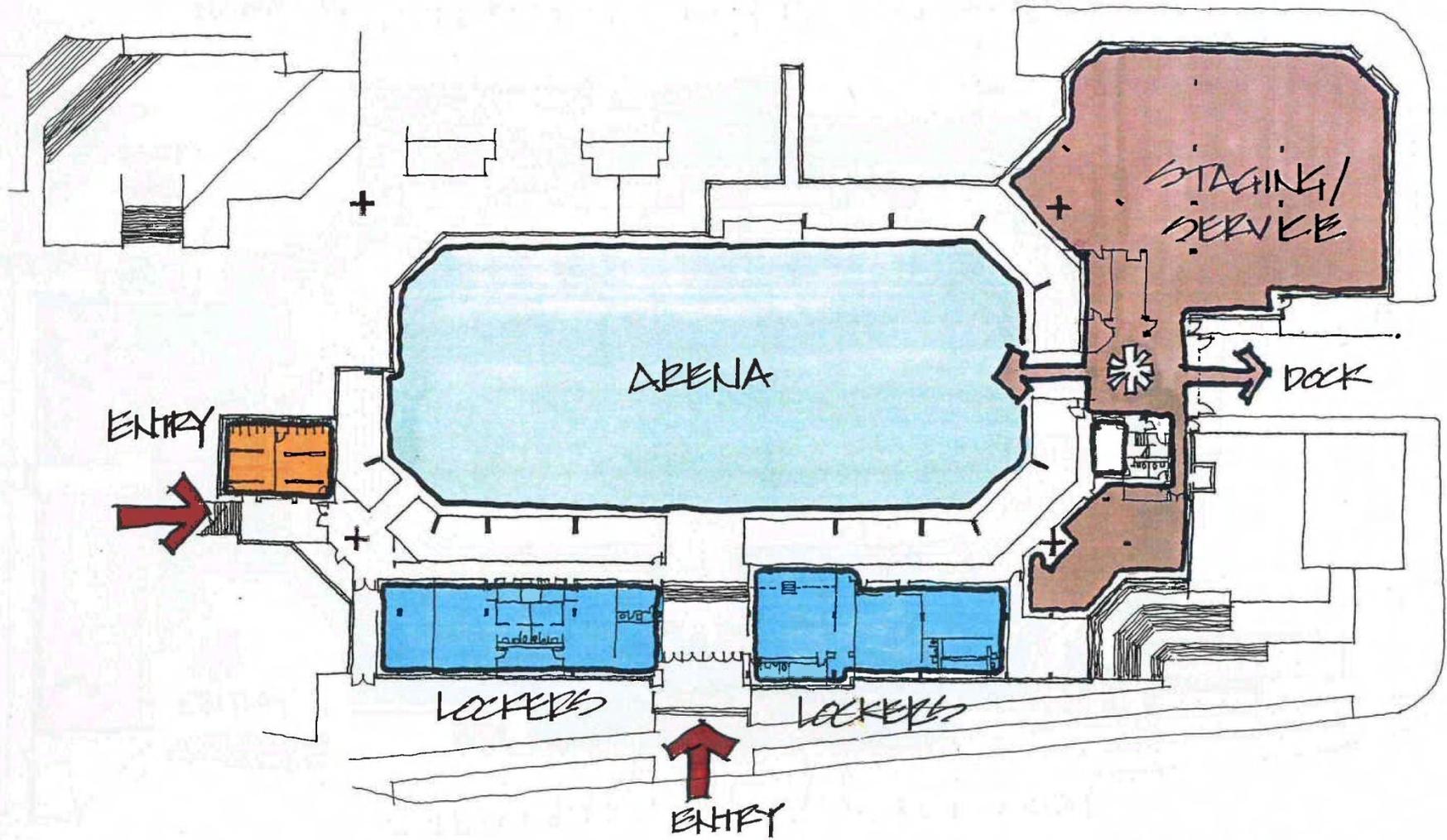
# Free Street View

TOP OF WALL 127'-10 1/2"  
 BTM OF TRUSS 111'-0 1/2"  
 EXISTING ROOF 89'-1"  
 CONCOURSE 79'-0"  
 ARENA EL 67'-2 1/2"



② LONGITUDINAL SECTION  
 SCALE: 1/8"=1'-0"

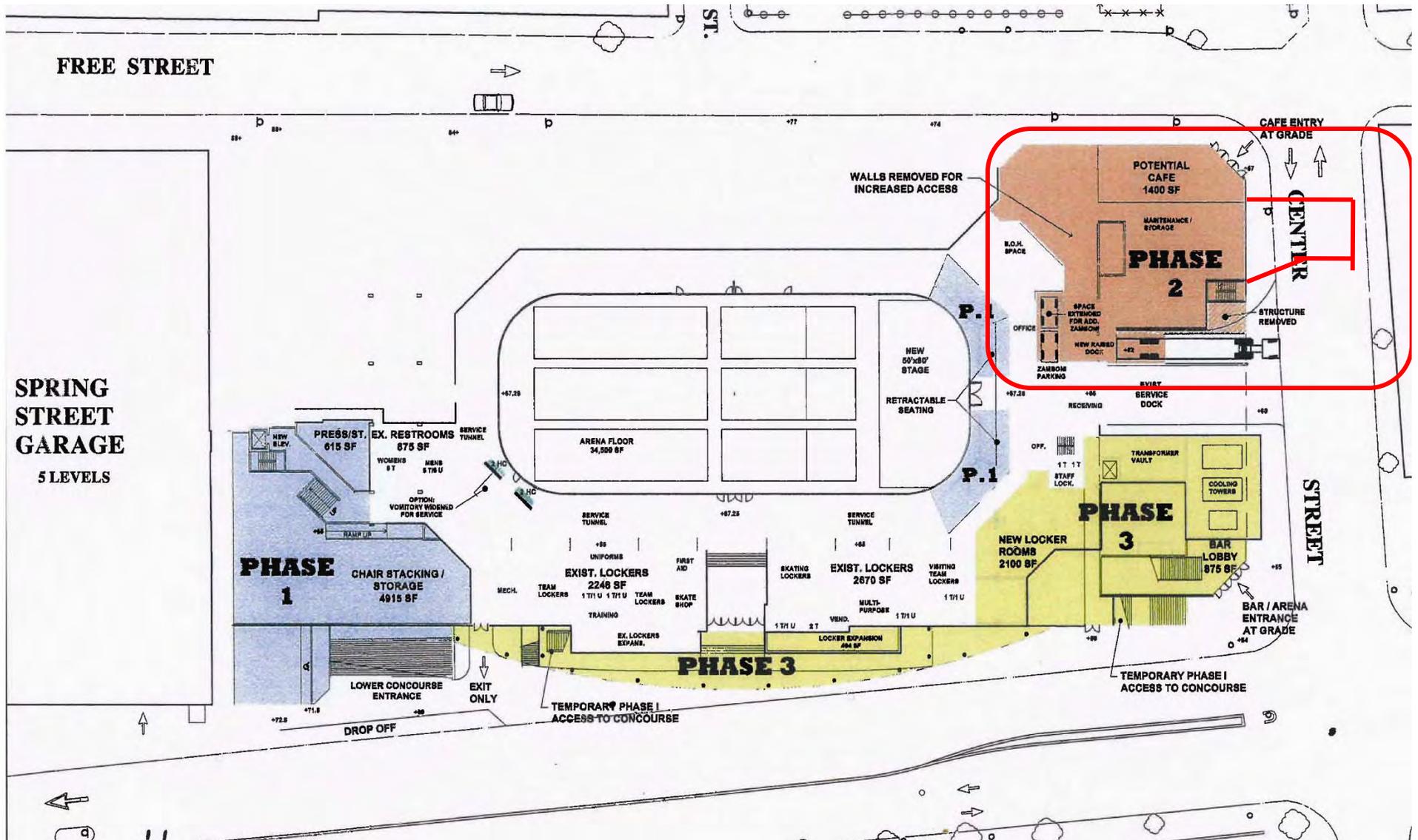




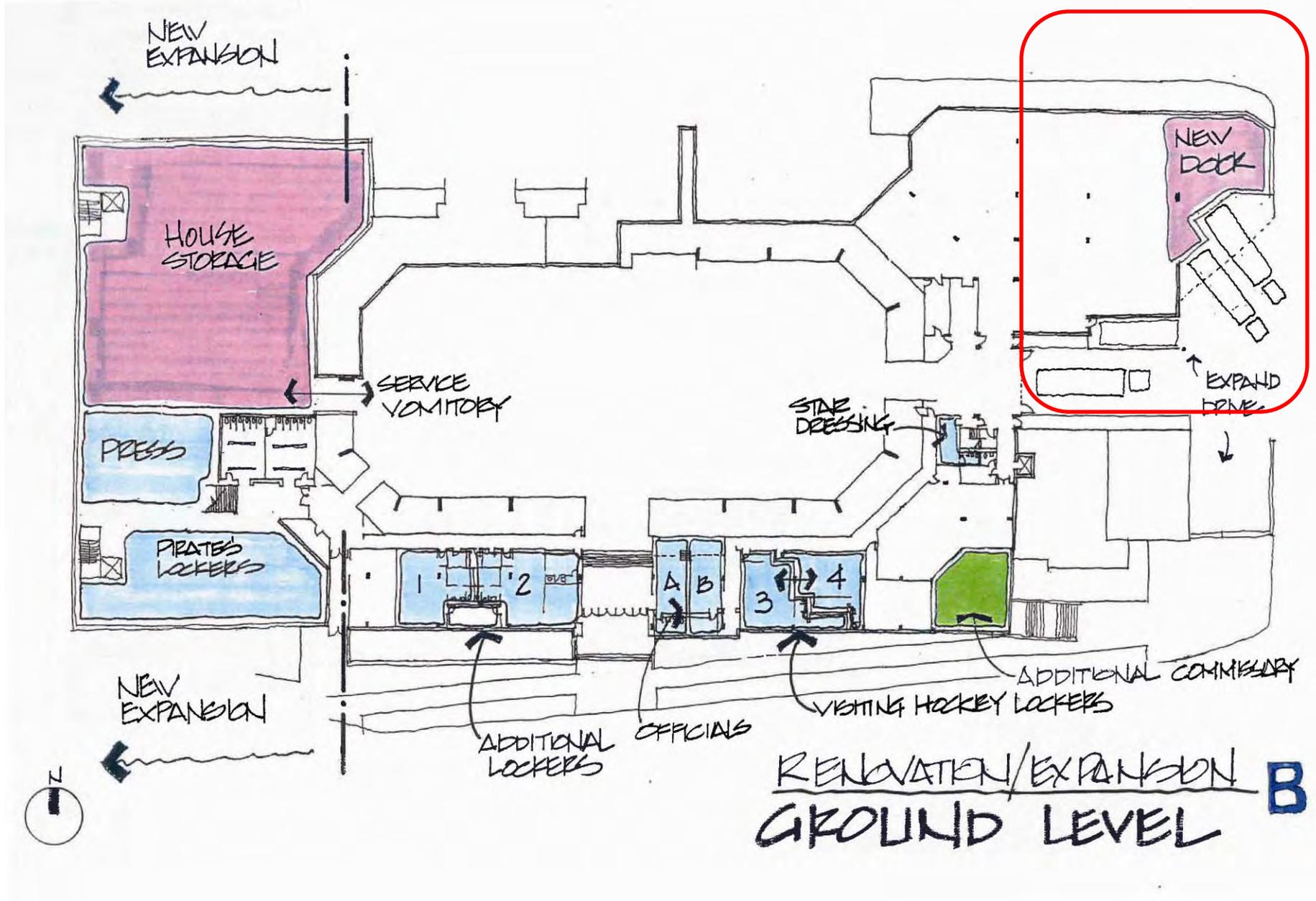
EXISTING  
GROUND LEVEL



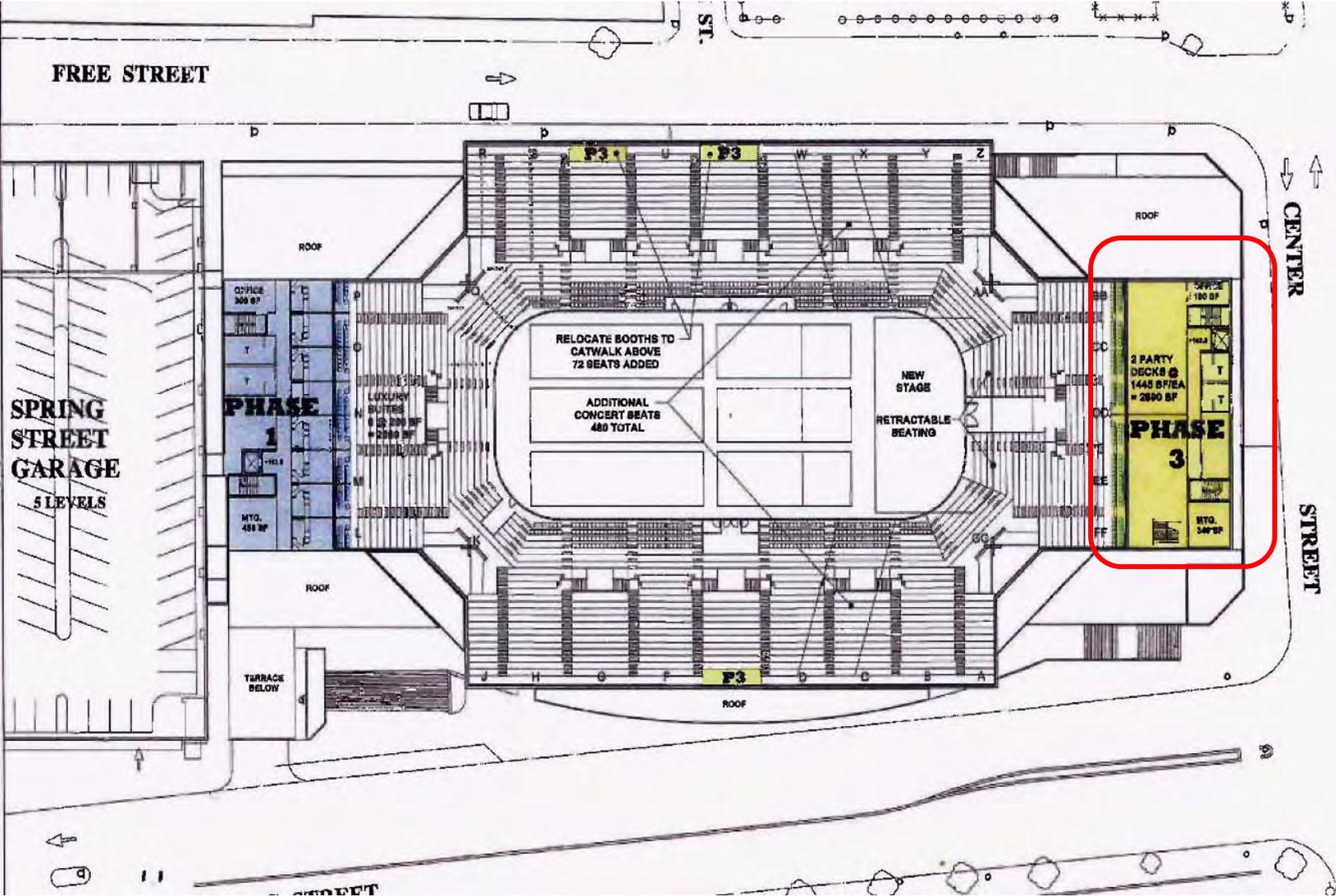
Stuever Bros., Eccles & Rouse, Inc.  
Service Level 1



O'Dell Study



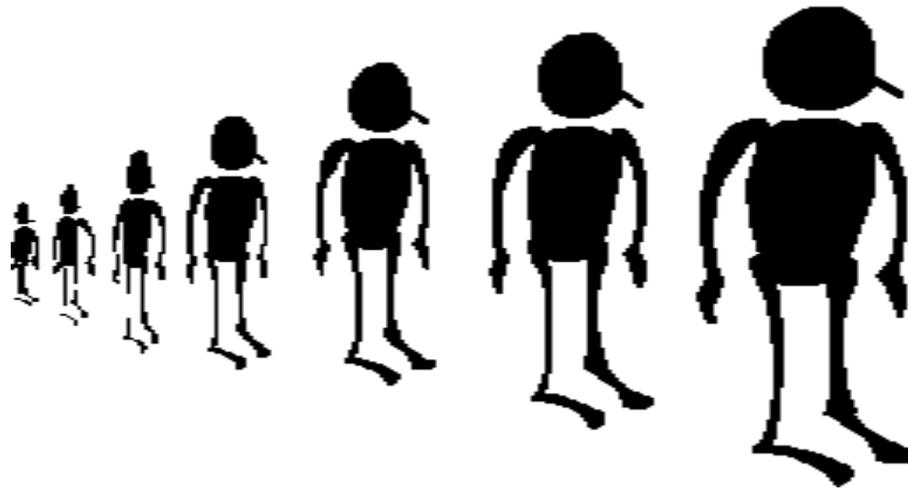
Steuver Bros., Eccles & Rouse, Inc.  
Suite Level 1



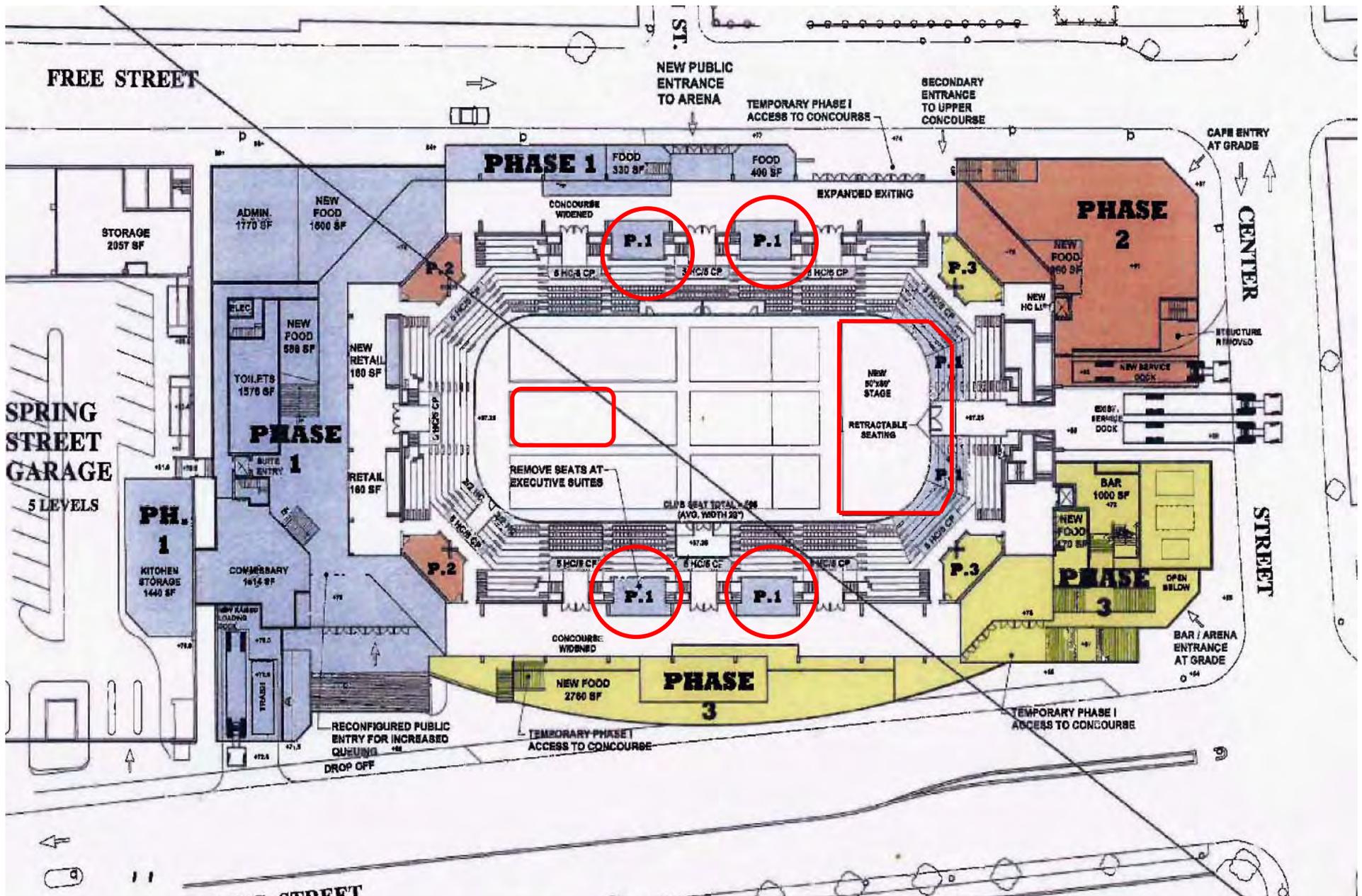
# Back End Conclusions

- O'Dell proposed the most viable loading dock scenario. We feel this design should be used as a base but the area should be extended into Center Street.
- Heery proposed a food court extending over the current Center Street end stairs. Streuever also proposes a food court on that end of the building. The Steuever plan calls for a ground up build with multi-level bars. We feel that a concourse level food court as proposed by Heery is optimal if it could be married with the Streuever Bros. proposal for the Free Street side of the loading dock. Ideally, all the amenities on the Center Street end should be Connected on the upper concourse level and self contained creating a small, "sub-venue" that can be used for events while the arena is being used or opened early without interfering with pre event operations. This area would be ideal for a "closed" backstage area during shows. This would need to incorporate Green rooms, kitchen, restrooms and function space to be ideal.
- Steuever Bros. Did a great job adding square footage, but we feel that this additional space should be more functional for events other than hockey. Changing how the space is allocated will accomplish this.
- We feel that the Starbox Lounge proposed by Steuever Bros. on the upper concourse level is a good concept but again it should be easily integrated with the greenroom/dressing room space and be able to be self contained for non-hockey events.
- The party suites proposed by Steuever Bros. is unnecessary and we feel the costs to develop this space could be diverted to other areas to keep the project costs down.

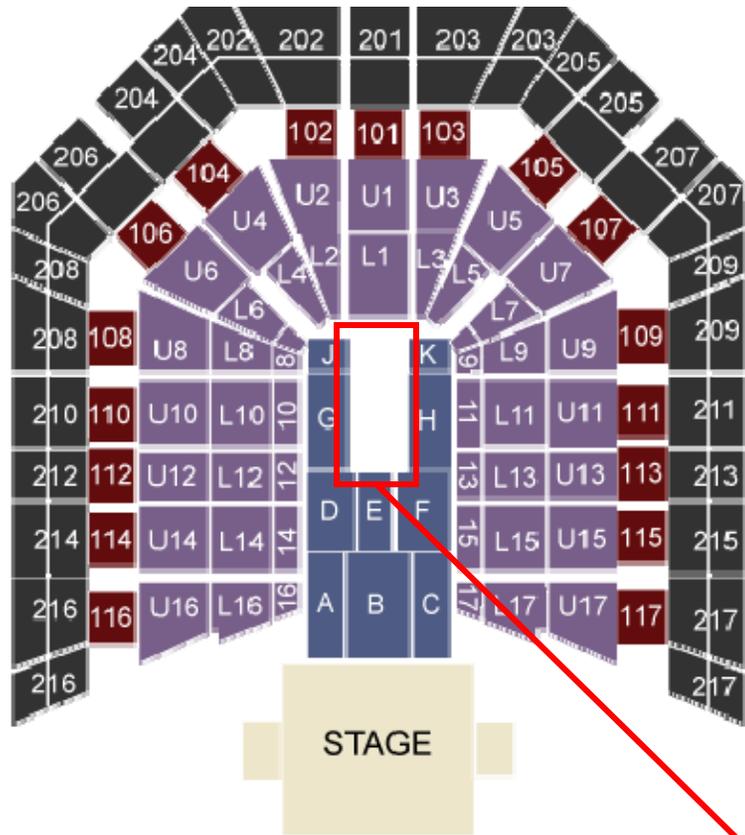
# Capacity



Steuver Bros., Eccles & Rouse, Inc.  
Concourse Level 1



MGM Grand  
Las Vegas, NV

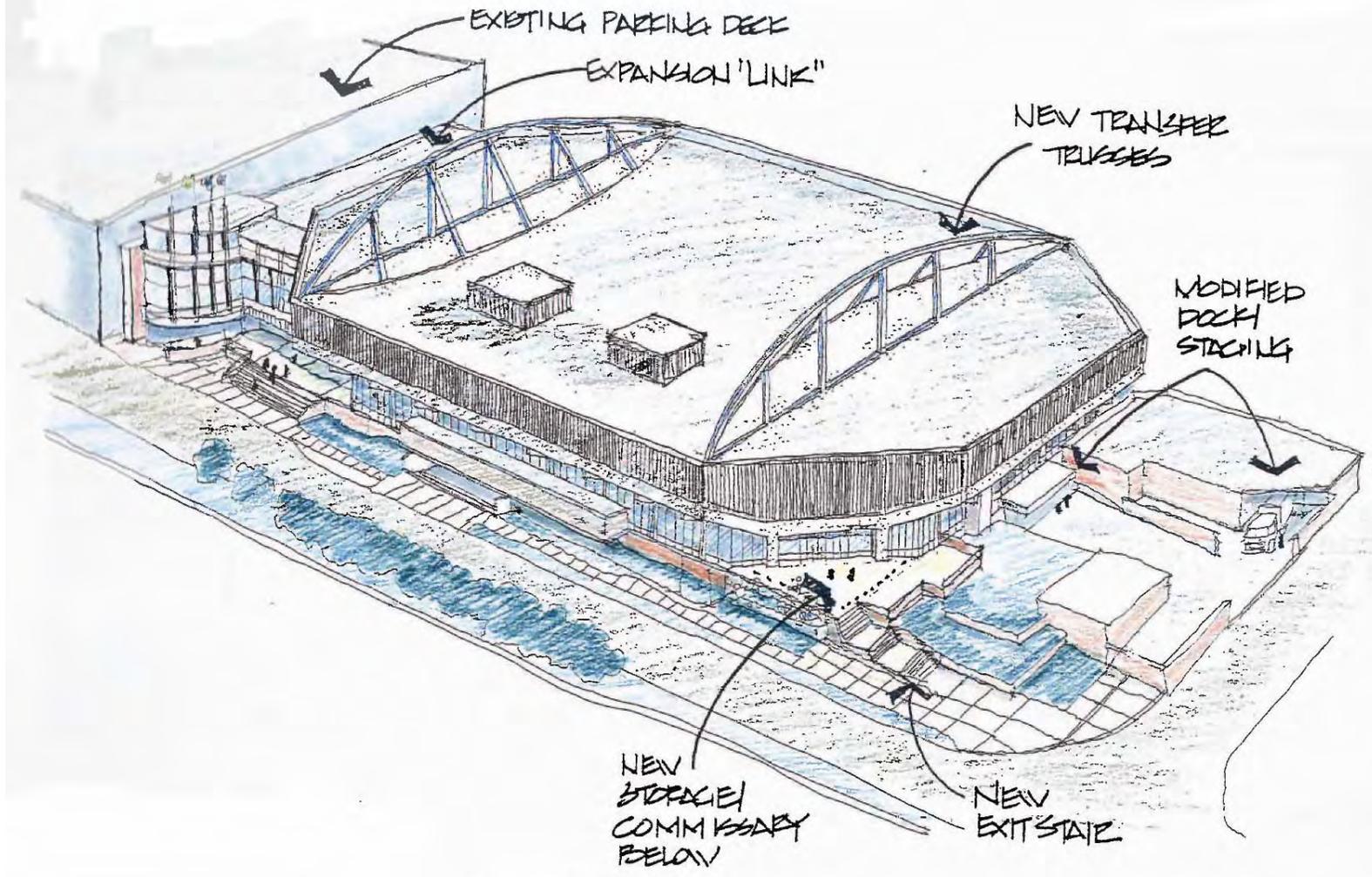


American Airlines Arena  
Miami, FL

- VIP
- Preferred
- General
- ACCESSIBLE

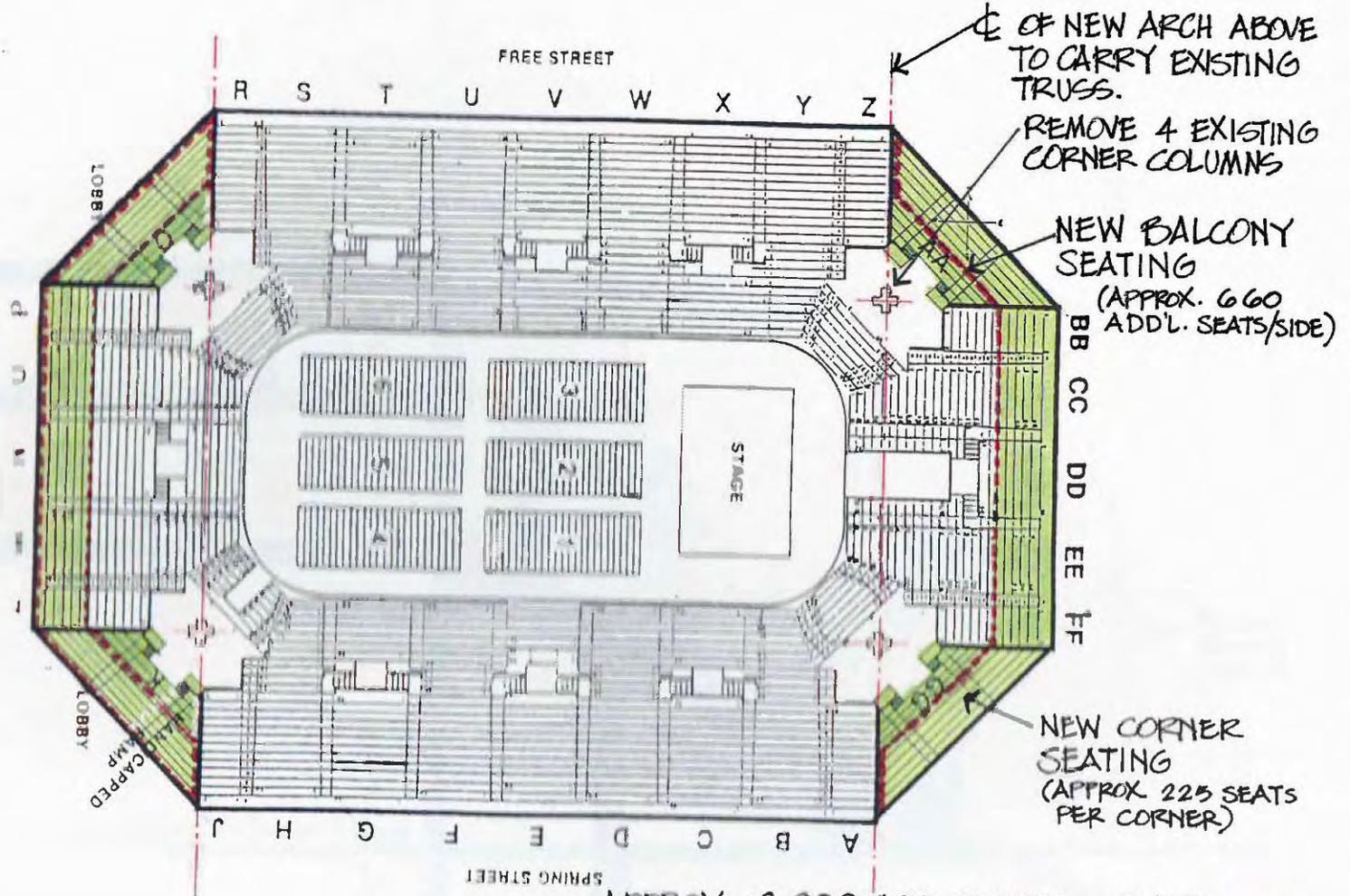


FOH Mix position creates an obstruction. Both venues "kill" seats directly behind FOH Mix as not viable

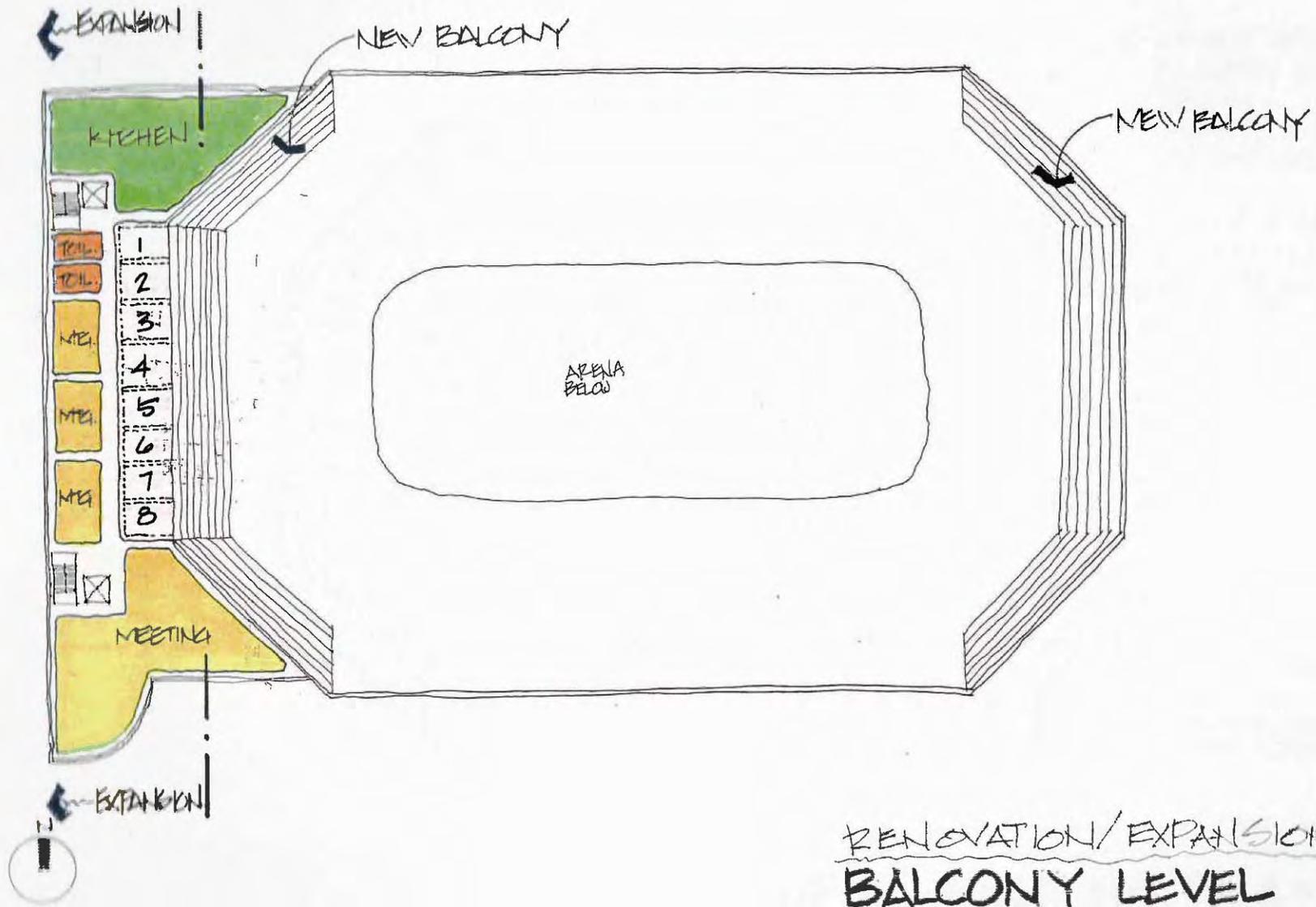


RENOVATION/EXPANSION  
AERIAL VIEW

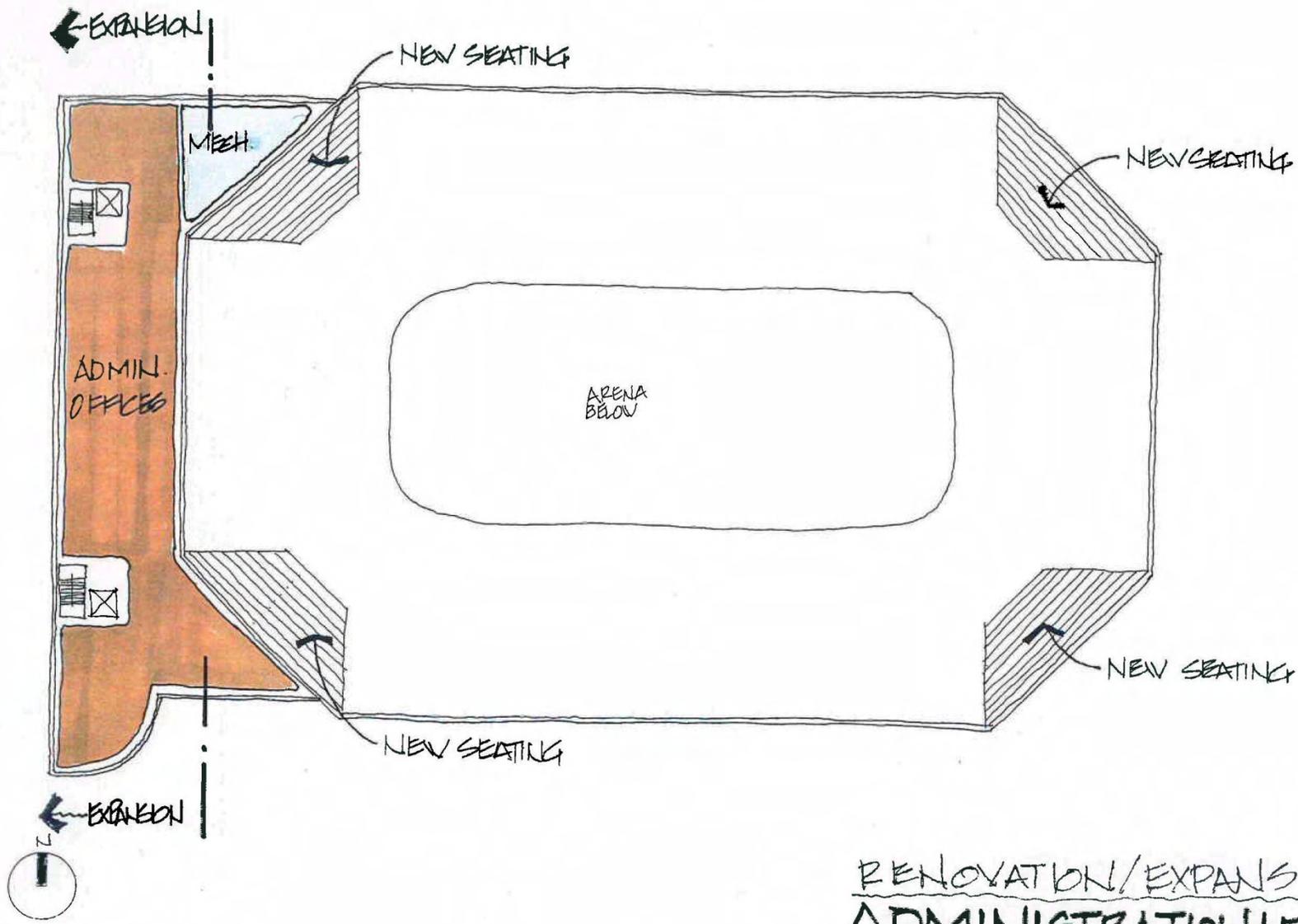
**B**



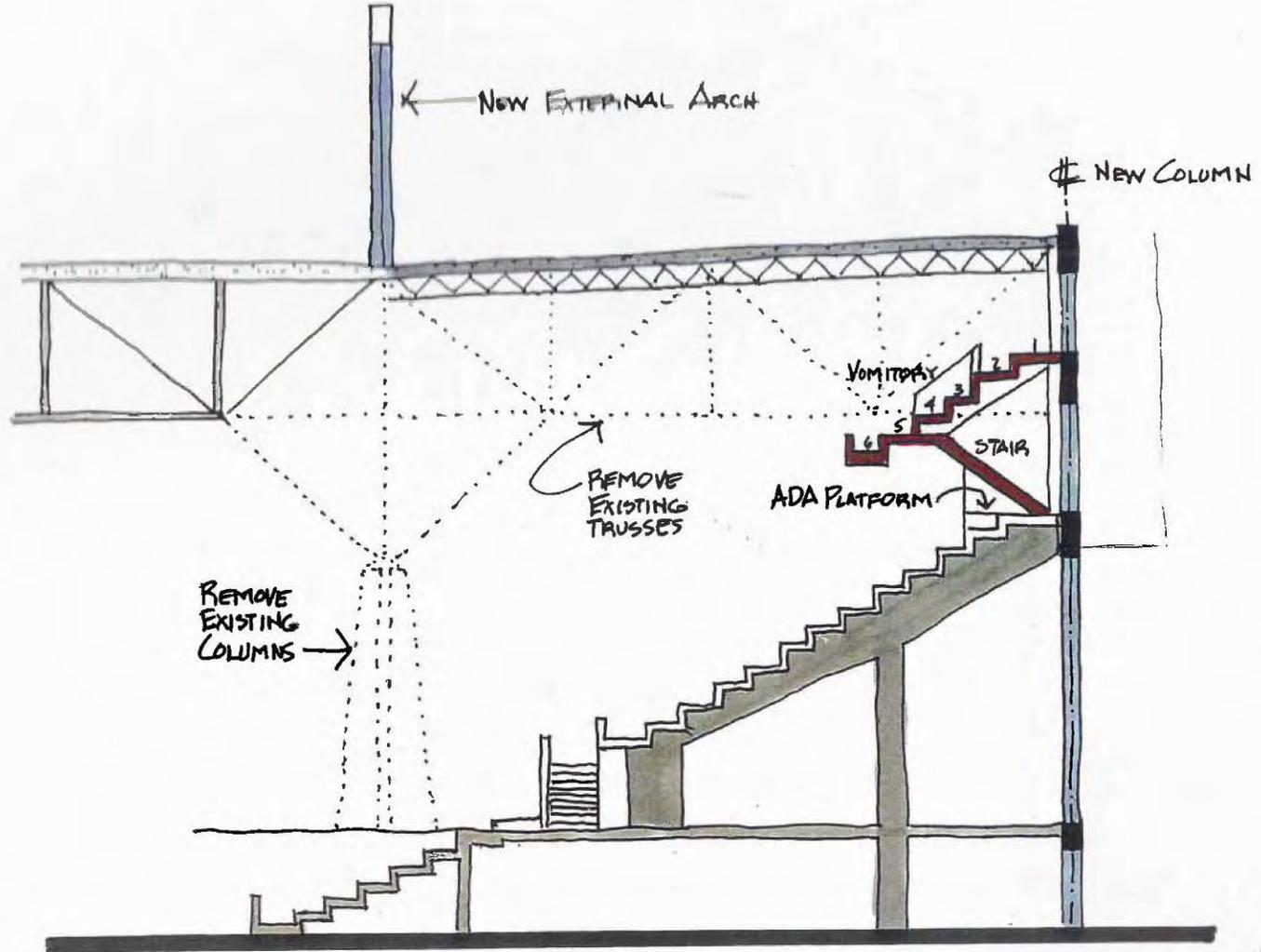
APPROX. 2,200 ADDITIONAL SEATS  
**NEW SEATING PLAN B**



RENOVATION/EXPANSION **B**  
 BALCONY LEVEL



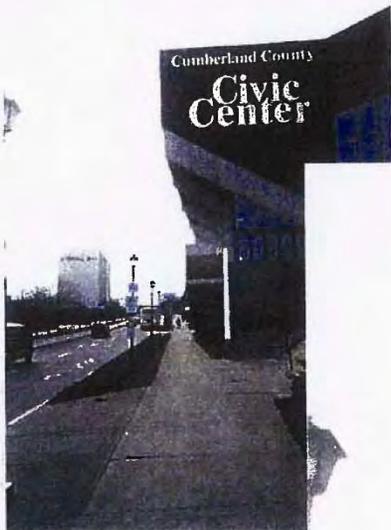
RENOVATION/EXPANSION **B**  
ADMINISTRATION LEVEL



EXPANSION / RENOVATION **B**  
END ZONE SECTION

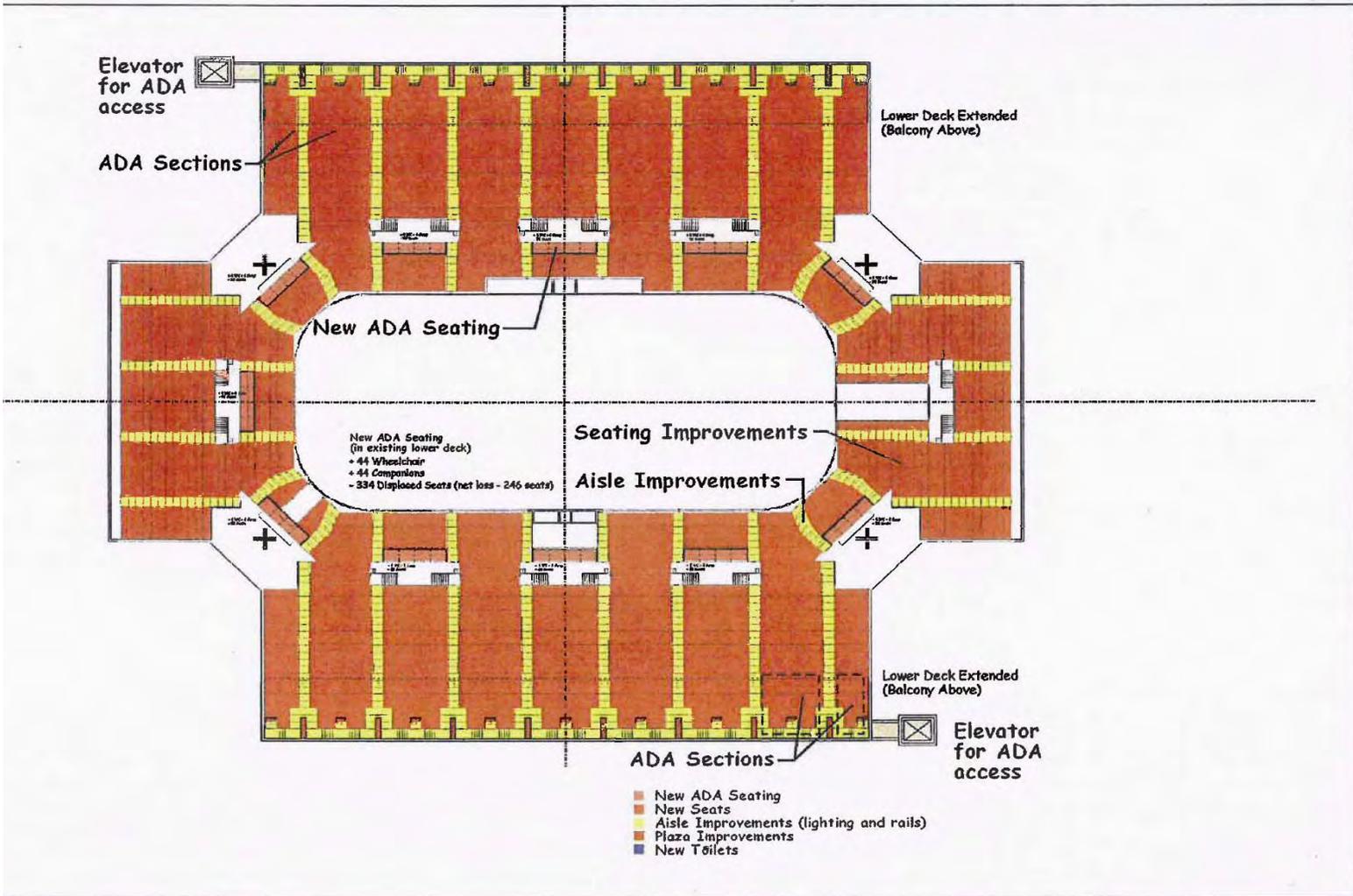
Option C (Expansion/Revenue Driven Improvements) -

# South Expansion

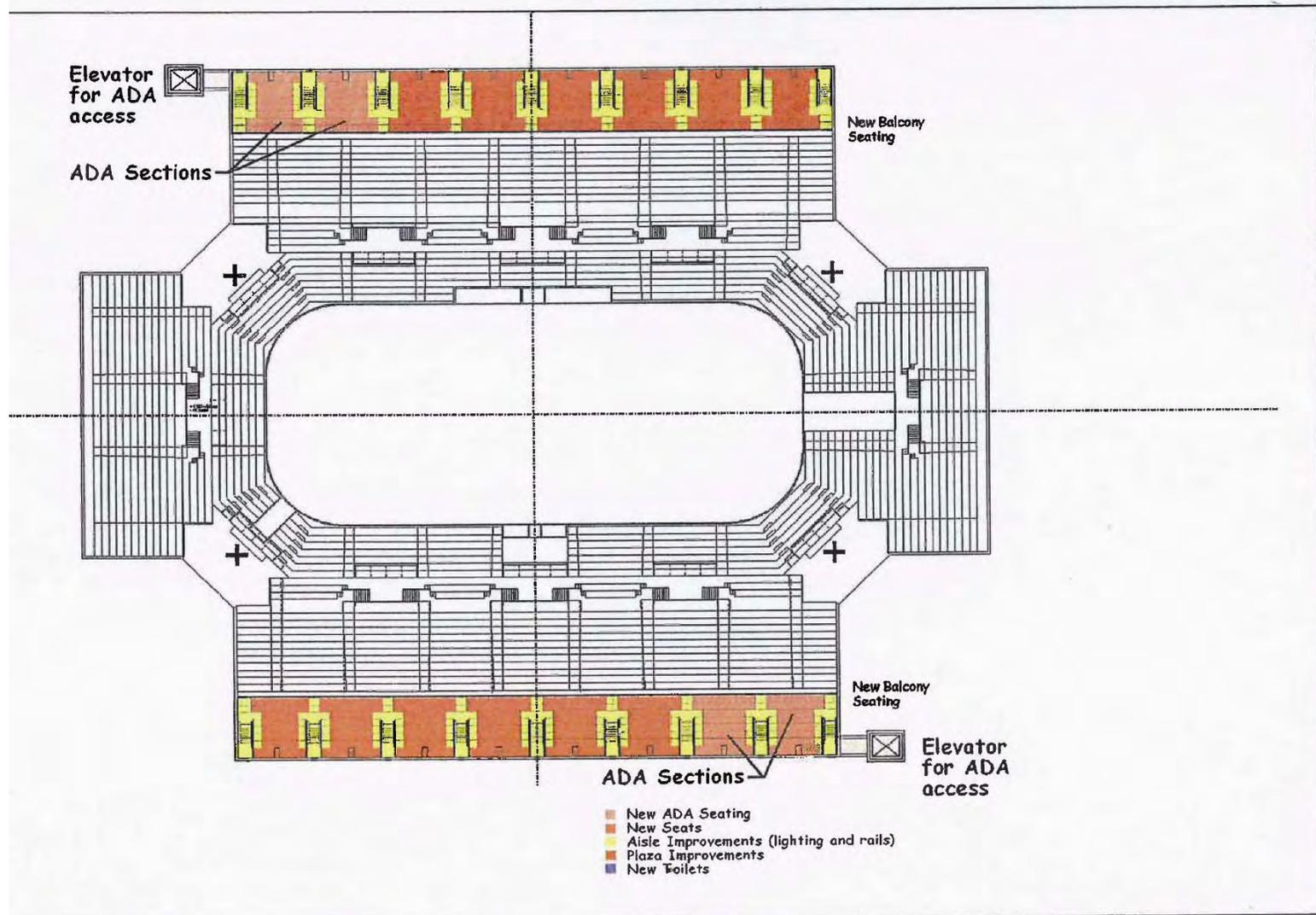


**HEERY**  
Le Messurier

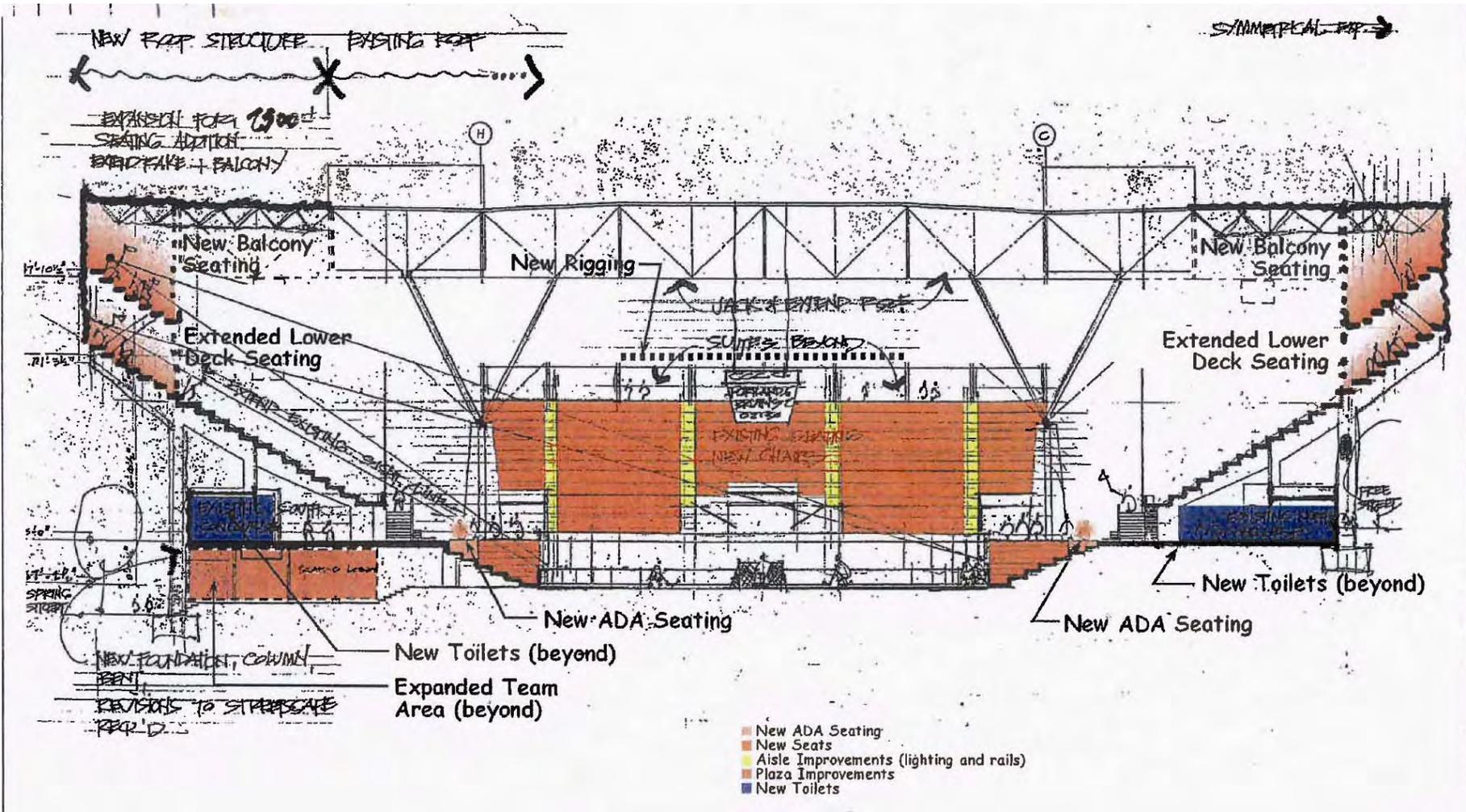
# Option C (Expansion/Revenue Driven Improvements) - Extended Seating

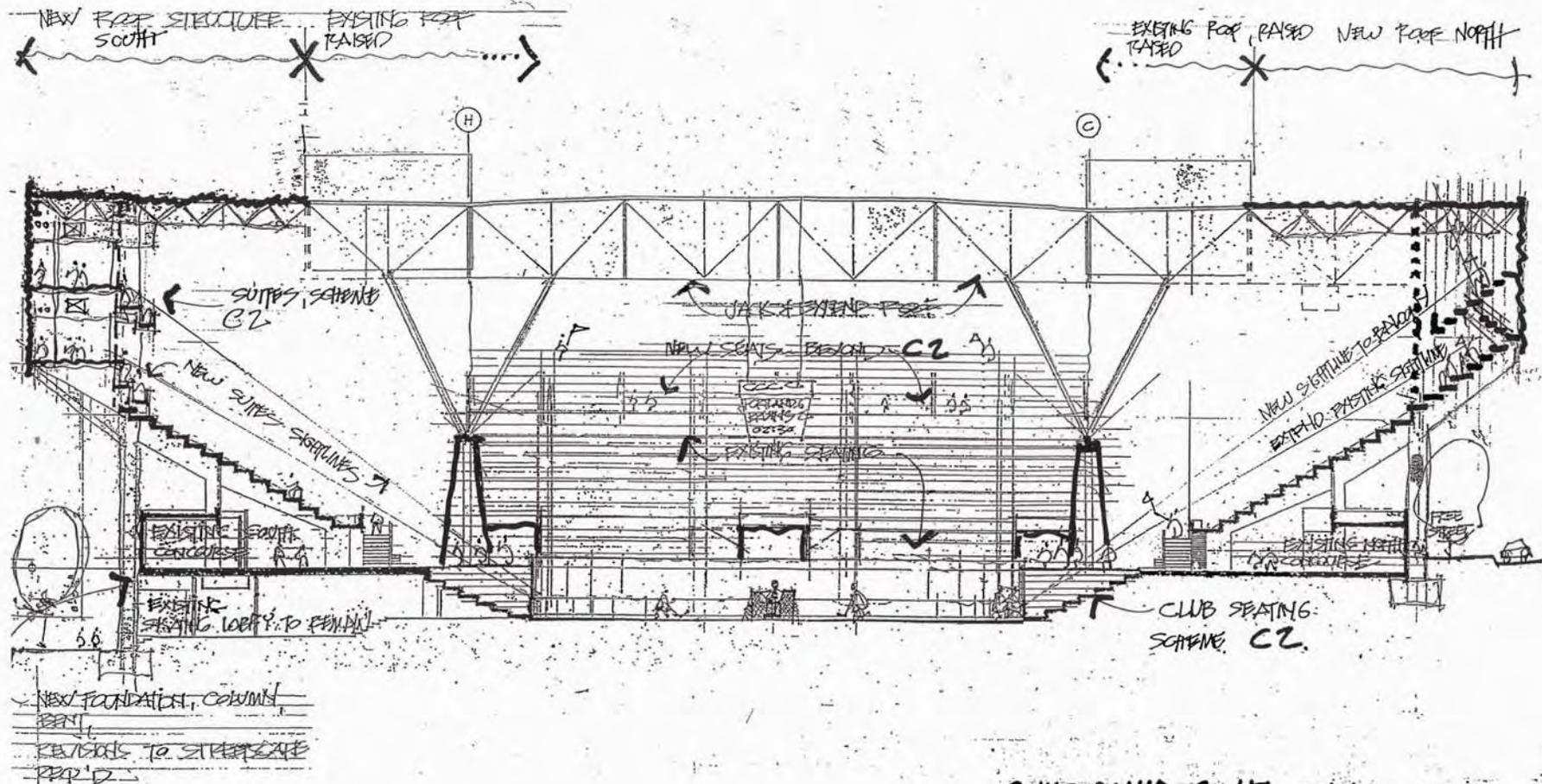


# Option C (Expansion/Revenue Driven Improvements) - Balcony Seating

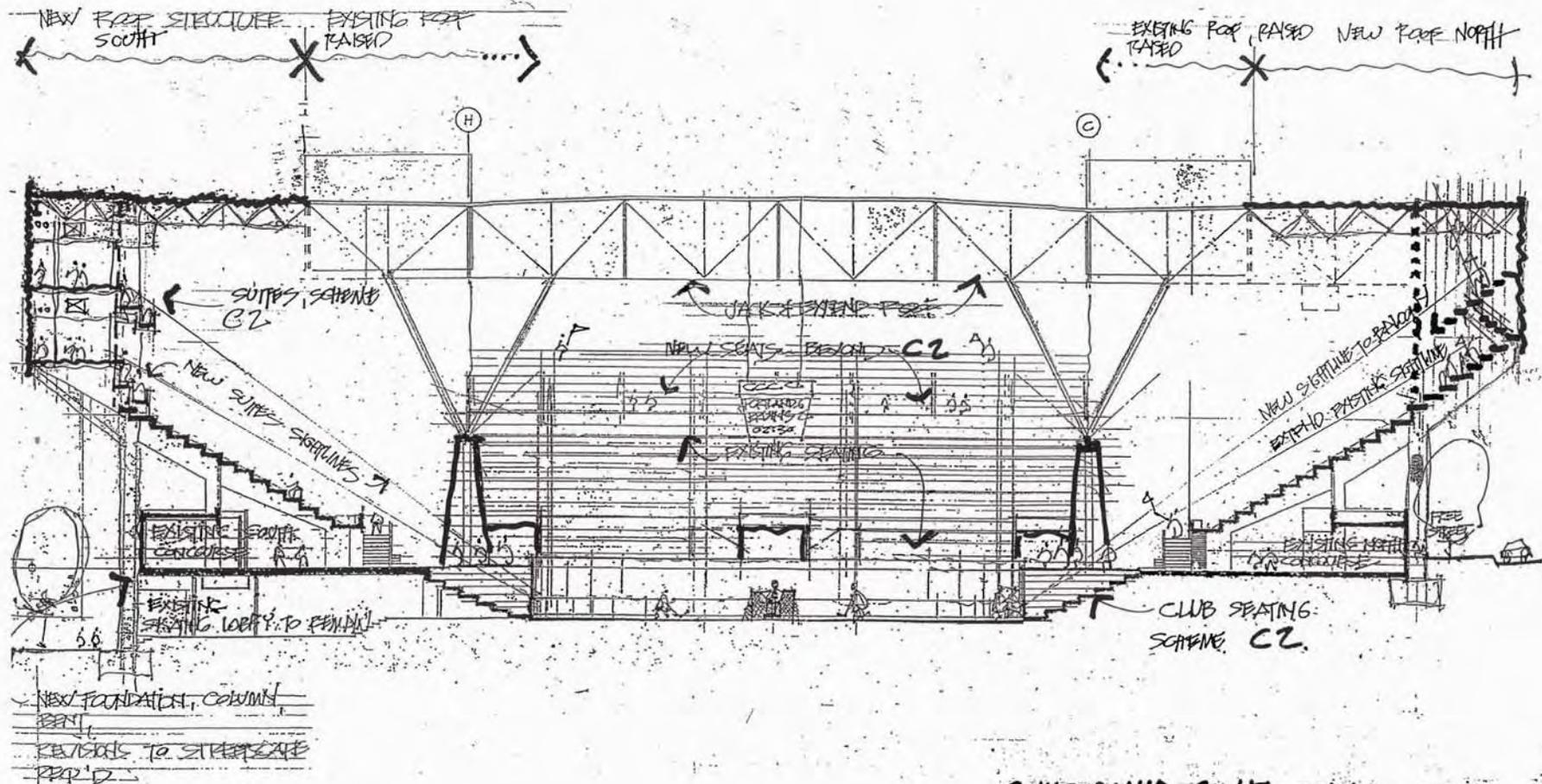


**HEERY**  
Le Messurier





CUMBERLAND COUNTY CIVIC CENTER  
 TASK 4: BLDG SECTION  
 HOBBS INTERNATIONAL 8/3/01 C2



CUMBERLAND COUNTY CIVIC CENTER  
 TASK 4: BLDG SECTION  
 HOBBS INTERNATIONAL 8/3/01 C2

# Capacity Conclusions

The O'Dell Study proposes hanging the roof off external arches, filling in the corners with seats and adding end-zone balconies. However, this only adds approximately 800 valid seats on the front stage end after ADA adjustments.

Heery proposes to jack the roof up and extend the existing seating cantilevers to add more seats at the existing stadium level. Heery also proposes to add lateral balconies. We estimate this to add approximately 1,500 seats to the front stage capacity. The drawback to both the Heery and O'Dell proposals is that it could require an extended closure of the facility

Steuver Bros. proposes an increase in capacity principally by the following method:

- The incorporation of retractable seating on the Center Street end allowing a stage setback to provide more floor space for folding chairs and to increase the seating in the stadium

We feel that several of the conclusions on the added capacity are flawed and that a thorough analysis needs to be done to determine the actual number of fixed seats that would be gained by the Steuver Bros. plan.