

Phase 2 Planning for an Expanded / Improved Five Flags Civic Center

December 17, 2018



1. PREVIOUS WORK

- 2017/2018 Five Flags Civic Center (FFCC) Study:
 1. FFCC long-served as an important community asset
 2. Quality of life would be negatively-impacted without facilities serving these roles
 3. FFCC Theater should be protected
 4. FFCC location is ideal
 5. FFCC Arena has exceeded its practical life, functionality/marketability substandard
 6. Demand exists to protect/grow FFCC business with investment
 7. Highest-and-best-use for FFCC is multipurpose event complex
 8. Identified and analyzed scenarios:
 - Scenario 1 – Status Quo
 - Scenario 2 – Limited Renovation
 - Scenario 3 – Theater Renovation + Arena Expansion
 - Scenario 4 – Theater Renovation + New Arena Construction

2. SCOPE OF CURRENT PLANNING EFFORT

- 2018 Phase 2 Planning:
 - 1 month timeframe
 - Scenario 4 focus:
 - New 6,000-seat Arena
 - Renovated Theater
 - Purpose of further concept investigation, evaluation and definition:
 1. Enhanced programmatic and architectural detail
 2. Refinements and more detailed estimates of likely construction costs
 3. Further analysis of parking issues
 4. Updated cost/benefit analysis
 5. Evaluation of funding issues and options
 - Collaboration with a large number of local and national stakeholders and industry professionals
 - Core objective was to advance the concept and narrow the understanding of costs

3.

REFINED PROGRAM ELEMENTS

FFCC ARENA

- Designed to fit the historic context.
- 6,000 seat capacity (full floor event).
- 6,398 seat capacity (end-stage concert).
- Enhanced ADA accessibility and elevator service.
- Premium seating, including club seats, loge boxes, private suites, and club lounge.
- Enhanced patron amenities, including increased toilet facilities, family toilets, and improved concession offerings.
- Improved sponsorship opportunities.
- Enhanced Wi-Fi and technology capabilities.
- Improved backstage and support facilities.
- Enhanced rigging height and capability.

FFCC THEATER

- Renovated lobby in the existing FFCC.
- New elevator access to the theater balconies.
- Enhanced patron amenities including increased toilet facilities, family toilets, and improved concession offerings.
- Enhanced ADA accessibility to main entrance.
- Exterior brick and stone repairs.
- Interior wall repair and painting.
- Theater flyrail replacement and rigging enhancements.
- Exterior window and door replacement.
- Black box improvements.
- Renovation of existing building into theater support spaces.
- Improved stage and lobby lighting.

4. PROJECT SITE



5. PROPOSED FFCC ARENA



6. ARENA ENTRANCE



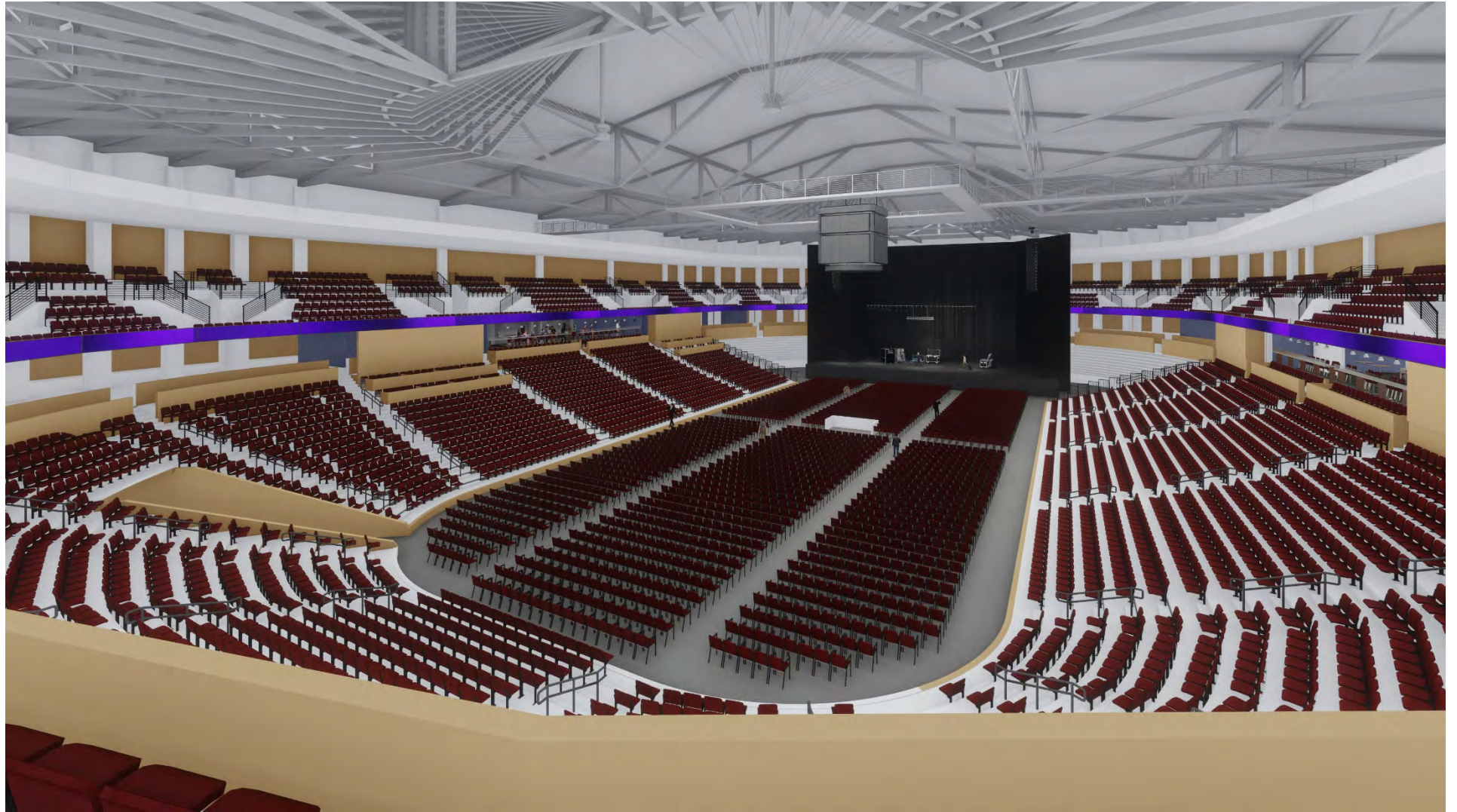
7. ARENA LOBBY



8. ARENA CONCOURSE



9. ARENA SEATING BOWL



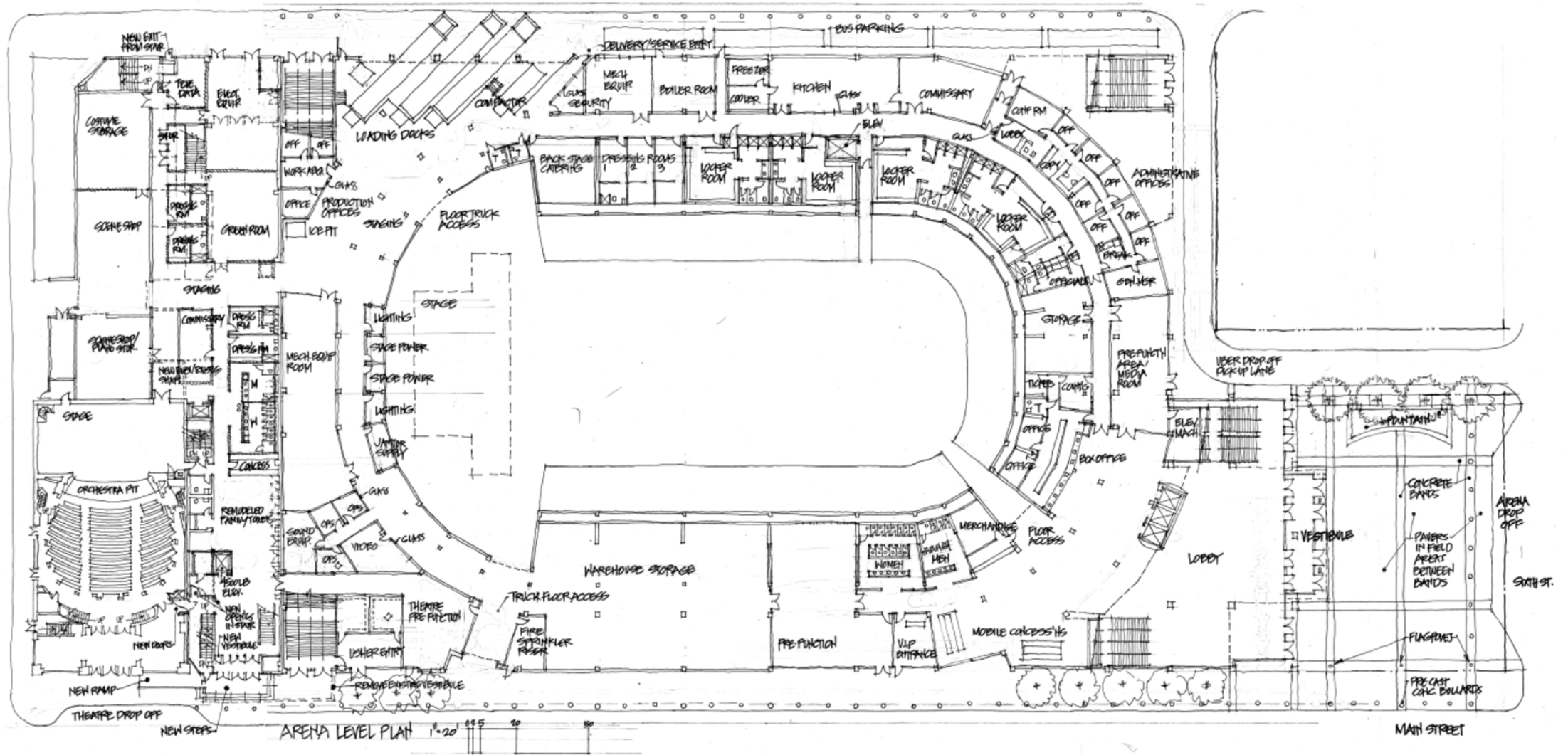
10. CLUB LOUNGE



11. THEATER LOBBY

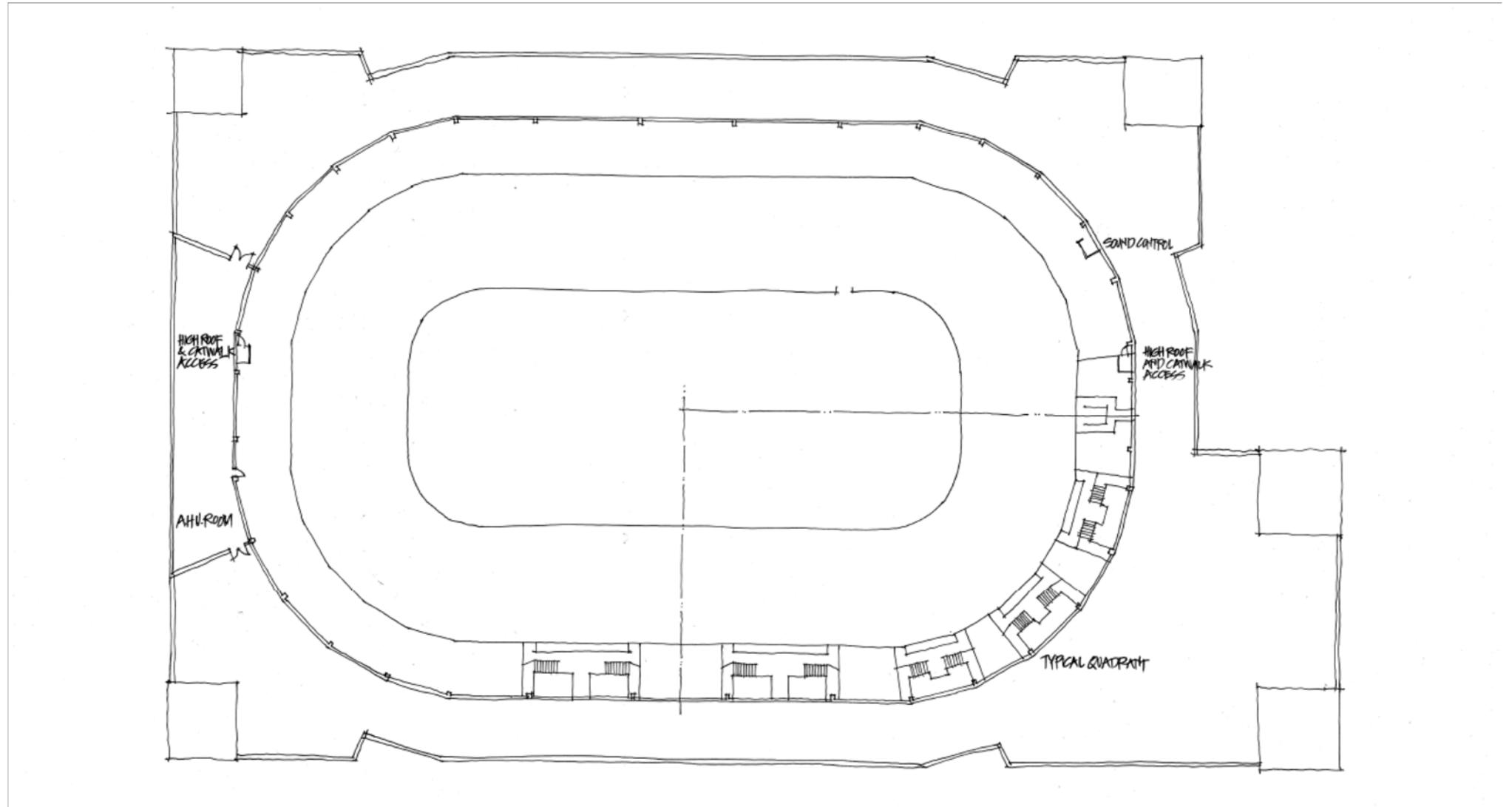


12. STREET LEVEL PLAN



This is a hand-drawn architectural floor plan of a large, circular auditorium. The central feature is a large, empty circular stage area. Surrounding this stage are several tiers of seating, labeled with terms like "FIXED SEATS", "TELESCOPIC SEATING", "CUB SEATS", and "CUB SEATS". The plan also shows various service areas, including "CONCESSIONS", "JAN." (restrooms), "ELECT." (electrical), and "GLASS CANOPY" structures. The drawing is a detailed technical sketch of the building's layout, showing the relationship between the stage, seating, and support spaces.

14. UPPER LEVEL PLAN



A hand-drawn floor plan of the Metropolitan Opera House, showing various rooms and renovation areas. The plan is divided into several sections:

- Top Section:** Includes the **BOILER ROOM**, **ICE EQUIPMENT ROOM**, **FACE**, **BREAK ROOM**, **ELECT. TELEPHONE**, and **STOR.** (Storage).
- Middle Section:** Features **STORAGE**, **CASED STORAGE**, and **LINEN STOR.** (Linen Storage).
- Bottom Section:** Contains the **PUMP ROOM**, **PAINT RM.** (Paint Room), **RENOVATION FROM OFFICE TO DRESSING**, **THEATRE TOILET SHOWERS**, **EXPANSION OF ORCHESTRA PIT**, **DR. BOILER**, **DR.** (Dressing Room), **WIRELESS LIGHT CONTROL**, **RENOV. FIXTURES**, **ELUC. ROOM** (Elevator Room), and **STAGE**.
- Left Side:** Labeled **AREA WAYS** and **SURFACE**.
- Right Side:** Labeled **ELUC. ROOM** and **STAGE**.

The plan also shows various corridors, stairs, and structural elements like walls and doors.



16. ARENA SEATING COUNTS

Seating Counts by Type	End-stage Concert	Floor Event
Loge Boxes (32)	64	64
Club Seats (2 sections)	360	360
Suites (6)	72	72
Party Suites (2)	36	36
Telescopic Seating Behind Stage	--	1,182
Fixed Seats Behind Stage (Upper)	--	530
Telescopic Front of Stage (Lower)	982	944
Fixed Seats Front of Stage (Lower)	1,652	1,652
Fixed Seats Front of Stage (Upper)	1,072	1,072
Floor Seats	2,072	--
ADA Seating with Companions	<u>88</u>	<u>88</u>
Totals	6,398	6,000

Fixed Seating Count:	
Fixed Seats (general)	3,254
Fixed Seats (premium)	532
Telescopic Seats (max)	<u>2,126</u>
Total	5,912

Square Footage By Level:	
Arena Level	99,326
Concourse	61,194
Upper Level	20,960
Total GSF	181,480

17.

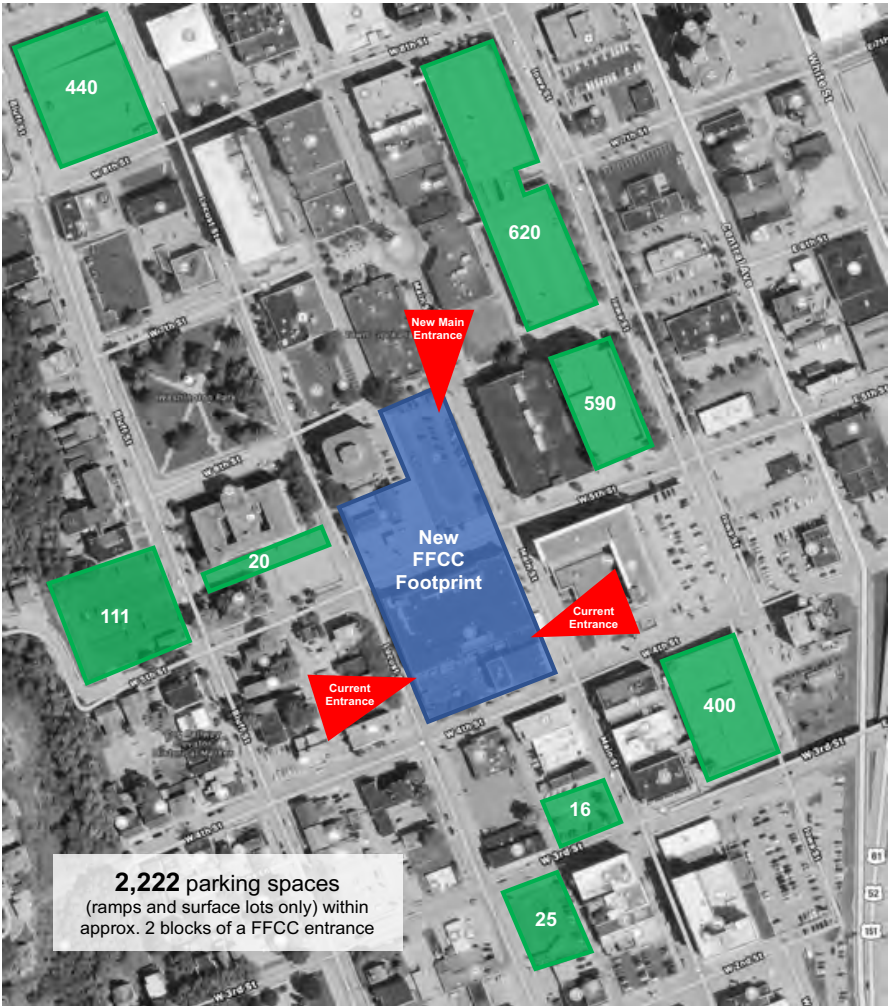
SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT BUDGET SUMMARY				
	TOTALS	ARENA	THEATRE	THEATRE SUPPORT
I. CONSTRUCTION COST	\$68,089,346	\$63,934,268	\$1,706,449	\$2,448,629
A. Sitework	\$6,355,820	\$6,317,817	\$0	\$38,003
B. New Construction	\$51,809,460	\$51,672,448	\$0	\$137,012
C. Renovation	\$3,593,764	\$0	\$1,547,800	\$2,045,965
D. Design/ Bid Contingency (5%)	\$3,087,952	\$2,899,513	\$77,390	\$111,049
E. Subtotal of Items A.- D.	\$64,846,996	\$60,889,779	\$1,625,190	\$2,332,028
F. Construction Contingency (5%)	\$3,242,350	\$3,044,489	\$81,259	\$116,601
III. CONSTRUCT'N RELATED COST	\$5,165,304	\$4,718,004	\$444,675	\$2,625
A. 1% for Art	\$0	\$0	\$0	\$0
B. Furniture, Fixtures, & Equipment	\$4,432,337	\$4,006,337	\$423,500	\$2,500
C. SAC, WAC, Storm Water Fees	\$0	\$0	\$0	\$0
D. Site Survey, Soil Bor'gs, Haz Mat'l	\$157,000	\$157,000	\$0	\$0
E. Construction Testing	\$125,000	\$125,000	\$0	\$0
F. Theatre Structural Study	\$5,000	\$5,000	\$0	\$0
G. IT Consult'g	\$65,000	\$65,000	\$0	\$0
H. Commissioning/ Test Balance	\$75,000	\$75,000	\$0	\$0
I. Special Inspections and Other	\$60,000	\$60,000	\$0	\$0
J. Contingency (5%)	\$245,967	\$224,667	\$21,175	\$125
IV. ADMINISTRATIVE COSTS	\$7,565,524	\$7,105,427	\$195,645	\$264,452
A. Acquisition/ Administration	\$440,000	\$440,000	\$0	\$0
B. Design Fees	\$4,085,361	\$3,836,056	\$102,387	\$146,918
C. Project Management	\$275,000	\$250,000	\$25,000	\$0
D. Expenses	\$0	\$0	\$0	\$0
E. Financing (4%)	\$2,723,574	\$2,557,371	\$68,258	\$97,945
F. Contingency (5%) for Acquisition/Admin, Expenses	\$41,589	\$22,000	\$0	\$19,589
V. ESCALATION	\$3,971,483	\$3,719,796	\$118,278	\$133,409
A. Design Escalation to May 2020		\$0	\$0	\$0
B. Construct'n Escalat'n to May 2021		\$3,719,796	\$118,278	\$133,409
VI. TOTAL PROJECT COST	\$84,791,656	\$79,477,494	\$2,465,047	\$2,849,115

18. SUMMARY OF ANNUAL PERFORMANCE ESTIMATES

KEY PERFORMANCE ESTIMATES	FFCC Status Quo	FFCC Project
Events	103	233
Event Days	152	335
Utilization Days	261	540
Total Attendee Days (annual)	155,612	409,921
Non-Local Attendee Days	33,863	94,861
Hotel Room Nights (annual)	4,427	13,620
Operating Revenues	\$410,000	\$1,862,720
Operating Expenses	\$1,266,000	\$2,167,958
Operating Deficit	(\$856,000)	(\$305,238)
Direct Spending	\$2,389,169	\$6,099,909
Indirect/Induced Spending	\$910,680	\$2,321,528
Total Output	\$3,299,850	\$8,421,437
Personal Income (earnings)	\$1,062,529	\$2,719,479
Employment (full & part-time jobs)	49	125

19. NEARBY PARKING ISSUES



20. OVERALL PARKING CAPACITY



City, State	Facility	Seating Capacity	Parking Spaces Needed (1)	Estimated Proximate Supply (2)	Coverage Percentage
La Crosse, WI	La Crosse Center	19,100	6,367	5,369	84%
Evansville, IN	Ford Center	11,000	3,667	4,000	109%
Corpus Christi, TX	American Bank Center	10,000	3,333	4,200	126%
Bloomington, IL	Grossinger Motors Arena	9,146	3,049	2,597	85%
Beaumont, TX	Ford Arena	9,000	3,000	5,000	167%
Bemidji, MN	Sanford Center	6,000	2,000	1,200	60%
Prescott Valley, AZ	Prescott Valley Event Center	6,200	2,067	3,000	145%
Dodge City, KS	United Wireless Arena	4,935	1,645	1,600	97%
Average		9,423	3,141	3,371	107%
Median		9,073	3,024	3,500	116%

Dubuque Estimated Supply Within Practical Walking Distance					
Dubuque, IA (2)	FFCC (Existing)	4,000	1,333	6,500	488%
Dubuque, IA (2)	New FFCC (max Arena)	6,398	2,133	6,500	305%
Dubuque, IA (2)	New FFCC (max Arena + Theater)	7,098	2,366	6,500	275%

Dubuque Estimated Supply Ramp/Lot Supply Within 2 Blocks					
Dubuque, IA (3)	FFCC (Existing)	4,000	1,333	2,222	167%
Dubuque, IA (3)	New FFCC (max Arena)	6,398	2,133	2,222	104%
Dubuque, IA (3)	New FFCC (max Arena + Theater)	7,098	2,366	2,222	94%

(1) Extrapolation based on industry typical recommendation of 1 parking space per 3 seats
(2) Estimated parking supply within reasonable walking distance, based on conversations with city officials and/or facility management.
(3) Represents core public ramp and surface parking supply (NOT INCLUDING street parking or private lots) within approximately two blocks of the FFCC.

21. COMPARABLE ARENA CONSTRUCTION COSTS

	Arena	Market	Original					Year		Inflation Adj.	Const. Cost
			Const. Cost (in \$millions)	Public \$	Private \$	Public %	Private %	Opened	Capacity	Const. Cost (in \$millions)	Per Seat Capacity
1	Allen Event Center	Allen, TX	\$52.6	\$47.3	\$5.3	90%	10%	2009	8,600	\$74.9	\$8,705
2	American Bank Center	Corpus Christi, TX	\$49.6	\$49.6	\$0.0	100%	0%	2004	10,323	\$85.9	\$8,320
3	Arena at Gwinnett Center	Duluth, GA	\$91.0	\$91.0	\$0.0	100%	0%	2003	13,000	\$163.9	\$12,607
4	BOK Center	Tulsa, OK	\$178.0	\$146.0	\$32.0	82%	18%	2008	18,041	\$263.5	\$14,605
5	Bon Secours Wellness Arena	Greenville, SC	\$63.0	\$30.0	\$33.0	48%	52%	1998	15,951	\$138.0	\$8,654
6	CenturyLink Center Omaha	Omaha, NE	\$75.0	\$75.0	\$0.0	100%	0%	2003	17,000	\$135.1	\$7,945
7	CenturyLink Center	Bossier City, LA	\$60.0	\$28.0	\$32.0	47%	53%	2000	14,000	\$121.5	\$8,682
8	Chesapeake Energy Arena	Oklahoma City, OK	\$101.0	\$101.0	\$0.0	100%	0%	2002	18,203	\$189.2	\$10,392
9	Citizens Business Bank Arena	Ontario, CA	\$150.0	\$150.0	\$0.0	100%	0%	2008	11,089	\$222.0	\$20,023
10	Covelli Center	Youngstown, OH	\$45.0	\$44.5	\$0.5	99%	1%	2005	7,000	\$74.9	\$10,704
11	Denny Sanford Premier Center	Sioux Falls, SD	\$117.0	\$117.0	\$0.0	100%	0%	2014	12,000	\$136.9	\$11,406
12	Ford Center	Evansville, IN	\$127.5	\$127.5	\$0.0	100%	0%	2011	11,000	\$167.8	\$15,253
13	Giant Center	Hersey, PA	\$85.0	\$50.0	\$35.0	59%	41%	2002	12,000	\$159.2	\$13,267
14	Huntington Center	Toledo, OH	\$100.0	\$100.0	\$0.0	100%	0%	2009	9,341	\$142.3	\$15,237
15	Intrust Bank Arena	Wichita, KS	\$206.5	\$206.5	\$0.0	100%	0%	2010	15,004	\$282.6	\$18,836
16	Iowa River Landing Arena (1)	Coralville, IA	\$92.1	\$82.1	\$10.0	89%	11%	2020	5,100	\$85.2	\$16,701
17	Landers Center	Southaven, MS	\$27.5	\$27.5	\$0.0	100%	0%	2000	10,000	\$55.7	\$5,571
18	Laredo Energy Arena	Laredo, TX	\$35.5	\$35.5	\$0.0	100%	0%	2002	9,622	\$66.5	\$6,910
19	Mid-America Center	Council Bluffs, IA	\$75.0	\$38.3	\$36.8	51%	49%	2002	9,000	\$140.5	\$15,608
20	Pinnacle Bank Arena	Lincoln, NE	\$173.0	\$100.3	\$72.7	58%	42%	2013	15,900	\$210.5	\$13,238
21	Reno Events Center	Reno, NV	\$69.4	\$69.4	\$0.0	100%	0%	2005	7,500	\$115.6	\$15,407
22	Resch Center	Green Bay, WI	\$50.4	\$45.3	\$5.1	90%	10%	2002	10,200	\$94.4	\$9,255
23	Sanford Center	Bemidji, MN	\$78.3	\$78.3	\$0.0	100%	0%	2010	6,000	\$107.2	\$17,860
24	Sanford Coyote Sports Center	Vermillion, SD	\$66.0	\$46.0	\$20.0	70%	30%	2016	6,000	\$71.4	\$11,898
25	Santander Center	Reading, PA	\$36.5	\$34.6	\$1.9	95%	5%	2001	9,146	\$71.1	\$7,774
26	Sears Centre	Hoffman Estates, IL	\$62.0	\$37.2	\$24.8	60%	40%	2006	11,800	\$99.3	\$8,412
27	Stockton Arena	Stockton, CA	\$64.0	\$64.0	\$0.0	100%	0%	2005	11,800	\$106.6	\$9,031
28	Tyson Event Center	Sioux City, IA	\$47.4	\$35.0	\$12.4	74%	26%	2003	10,000	\$85.4	\$8,536
29	Verizon Wireless Arena	Manchester, NH	\$65.0	\$55.0	\$10.0	85%	15%	2001	11,770	\$126.6	\$10,757
30	Webster Bank Arena	Bridgeport, CT	\$60.0	\$52.0	\$8.0	87%	13%	2001	10,000	\$116.9	\$11,687
31	Wells Fargo Arena	Des Moines, IA	\$90.7	\$90.7	\$0.0	100%	0%	2005	16,980	\$151.0	\$8,894
32	XFINITY Arena at Everett	Everett, WA	\$71.5	\$37.6	\$33.9	53%	47%	2003	10,000	\$128.8	\$12,877
Average			\$83.3	\$71.6	\$11.7	85%	15%	2006	11,400	\$130.9	\$11,720

Note: Comparable arenas exclude university-owned arenas and arenas with professional NBA or NHL franchises.

(1) Construction costs represent estimates provided by the construction team of \$375 hard construction costs per gross square foot for a 188,974 gross square foot facility.

22. FUNDING ISSUES

- Public sector revenue sources are used to fund the large majority of municipally-owned comparable projects.
- Most likely path forward for a FFCC Project would City issued G.O. bonds.
- Private sector and non-City sources could assist in defraying City's cost.
- Hypothetical funding structure:
 - \$65 million from proceeds via City of Dubuque G.O. bonds.
 - \$5 million in contractually-obligated naming rights fees.
 - \$5 million in dedicated ticket surcharge revenue (\$1.50 per ticket).
 - \$5 million in ticketed event parking fees (in selected nearby ramps).
 - \$5 million in private fundraising (corporate donations, donations relating to arts elements, grants, etc.).
- Other issues to consider:
 - Annual operating subsidy funded by City is expected to be lower (approximately \$500,000 per year savings).
 - Subsequent full design/engineering phase could identify cost savings.
 - Industry expectation of continued 5% annual inflation in constr. costs.