

EXPOSITION-RECREATION COMMISSION

COMPARISON ON DATA ON SITES

| | <u>Delta Park Site</u> | <u>Broadway-Steel Bridge site</u> | <u>Auditorium Site</u> |
|---|------------------------|-----------------------------------|----------------------------------|
| I. <u>PHYSICAL FEATURES</u> | | | |
| 1. Site Size | | | Based on Plan I of CPC Repo |
| (a) Basic Site | 141 Acres | 27 Acres | 24.2 Acres |
| (b) Possible Addition | 750 Acres | 10 Acres | 22.5 Acres (Power Plant Site) |
| 2. Improved Parking Area | | | |
| (a) Area | 50 Acres | 12 Acres | 15.5 7.0 Acres |
| (b) Number of Cars @ 150 cars/ac. | 7500 | 1950 | 1023 2320 |
| 3. Coliseum | | | |
| (a) Number of Permanent Seats | 8528 | 8528 | 8000 |
| (b) Add'l Temp. Seats for Basketball | 3000 | 3000 | 3000 |
| (c) Diameter | 340 Ft. | 340 ft | 340 ft |
| (d) Height | 100 Ft. | 100 ft | 100 ft |
| (e) Apprx. Acres Covered by Bldg. | 2.08 | 2.08 | 2.08 |
| (f) Size of Arena Floor | 130' x 260' | 130' x 260' | 130' x 260' |
| (g) Sq. Ft. of Arena Floor | 33,800 | 33,800 | 33,800 |
| 4. Class "A" Exhibit Hall | | | |
| (a) Width and Length | 130' x 780' | 130' x 240' | 75' to 180' x 400' |
| (b) Ceiling Height | 20' | 16' to 18' | 10' to 16' |
| (c) Number of Floors | 1 | 2 | 2 |
| (d) Total Square Feet | 100,000 | 104,000 | 74,000 |
| 5. Livestock Barns or Class B Exhibition Bldg. | | | |
| (a) Width and Length | 375' x 800' | 250' x 600' | Abt 450' x 450' |
| (b) Wall Height | 20' | 20' | Abt 200' x 425' |
| (c) Number of Floors | 1 | 2 | 10' |
| (d) Total Square Feet | 300,000 | 300,000 | 2 316,000 |
| 6. Rail Connection | Yes | Near Spur | No |
| 7. Ingress | | | |
| (a) Number of Available Lanes of Traffic | 13 | 15 | 19 |
| 8. Egress | | | |
| (a) Number of Traffic Lanes From Facility | 13 | 15 | 19 |
| (b) Estimated time to Evacuate | | | |
| (1) 1500 cars | 7 min. | 10 min. | 11.5 min. |
| (2) 3000 cars | 14 min. | 20 min. | 23 min. |
| (3) 5000 cars | 23 min. | 33 min. | 38.3 min. |

| | <u>Delta Park Site</u> | <u>Broadway-Steel Bridge Site</u> | <u>Auditorium Site</u> |
|---|-----------------------------------|-----------------------------------|------------------------|
| (b) Estimated time to Evacuate (Cont.) | | | |
| (h) 7500 | 35 min. | 50 min. | 57.5 min. |
| II <u>COST OF PROPERTY</u> | | | |
| 1. Basic Site | City Owns 99a. PI Donated 45a. | \$2,395,500 | \$3,216,666 |
| 2. Possible Addition | \$160,000 | 678,000 | 225,000 |
| III <u>COST OF THREE MAIN BLDGS.</u> | | | |
| 1. Coliseum | 3,500,000 | 3,500,000 | 3,500,000 |
| 2. Class "A" Exhibit Hall | 750,000 | 900,000 | 2,945,531 |
| 3. Class "B" Exhibition Bldg and/or Livestock Barns | 900,000 | 1,500,000 | |
| 4. Truck and Trailer Parking - Bldg "D" | ----- | 540,000 | |
| 5. Equipment | <u>500,000</u> | <u>500,000</u> | <u>500,000</u> |
| TOTAL | \$5,650,000 | \$6,940,000 | \$6,945,531 |
| IV COST TO DEVELOP PROPERTY OTHER THAN BUILDINGS | 1,553,524 | 959,424 | 1,151,279 |
| V TOTAL COST OF PROJECT | 7,203,524 | 10,294,924 | 11,313,476 |

COMPARISON ON DATA ON SITES (CONT.)

VI ESTIMATED INCOME - BASED ON ARENA RENTAL OF \$500/DA MIN OR 15% OF GATE OPTION

| | <u>Delta Park Site</u> | <u>Broadway-Steel Bridge Site</u> | <u>Auditorium Site</u> |
|-------------------------|------------------------|-----------------------------------|------------------------|
| 1. P.I. EXPOSITION | \$78,100 | ----- | ----- |
| 2. AUTO SHOW | 25,200 | 22,800 | 22,800 |
| 3. HOME SHOW | 12,100 | 10,600 | 10,600 |
| 4. GARDEN SHOW | 9,200 | 7,700 | 7,700 |
| 5. DO IT YOURSELF SHOW | 11,900 | 10,800 | 10,800 |
| 6. FOOD SHOW | 4,800 | 4,100 | 4,100 |
| 7. CIRCUS | 13,300 | 13,300 | 13,300 |
| 8. ICE SHOWS | 52,000 | 52,100 | 52,100 |
| 9. ONE-NIGHT STANDS | 9,700 | 9,700 | 9,700 |
| 10. BAND CONCERTS | 7,900 | 7,900 | 7,900 |
| 11. AMATEUR BASKETBALL | 9,400 | 8,700 | 8,700 |
| 12. PROMOTED BASKETBALL | 3,300 | 3,000 | 3,000 |
| 13. BOXING | 5,000 | 5,000 | 5,000 |
| 14. WRESTLING | 3,100 | 3,000 | 3,000 |
| 15. HOCKEY | 3,400 | 3,400 | 3,400 |
| 16. CONVENTIONS | ----- | 7,500 | 7,500 |
| TOTAL | \$ 248,700 | 169,900 | 169,900 |
| PARKING | 67,700 (27.2%) | 35,200 (20.7%) | 35,000 (20.7%) |
| | | (\$78,800) | |

VII ESTIMATED OPERATING EXPENSE

\$ 180,350 \$165,550 \$165,550

ANALYSIS OF PARKING FACILITIES

EXPOSITION-RECREATION COMMISSION

| | <u>Delta Park Site</u> | <u>Broadway-Steel Bridge Site</u> | <u>Auditorium Site</u> |
|---|----------------------------|---------------------------------------|----------------------------|
| 1. Cost of Land | City Owned | 1,067,450 | 2,047,500 |
| 2. Cost of Surfacing | 174,240 | 69,416 | 75,600 |
| 3. Cost of Fencing | 51,250 | 23,350 | --- |
| 4. Cost of Lighting | <u>63,000</u> | <u>32,000</u> | <u>33,700</u> |
| 5. Total Cost of Parking | \$ 288,490 | \$1,192,216 | \$2,156,800 |
| 6. Total Acres for Parking | 50 | 12 | 15.5 |
| 7. Total Cost Per Acre of Parking Space | \$ 5,770 | 99,351 | 139,148 |
| 8. Total No. of Cars That Can be Parked | 7,500 | 1,800 | 2,320 |
| 9. Cost of Parking Area Per Car | \$ 38.47 | \$662.34 | \$929.65 |

Since there has not been time, for one reason or another, for the Commission to discuss in detail at it's regular meetings the physical make-up of the Sports Center and what events it will accommodate, I have the following suggestions to make:

First, that we have a brief discussion on this memo at today's meeting and secondly that each Commissioner take it home and after giving it careful consideration come up with a written memo of his own as to what should be done pertaining to the various points brought up as well as make additional suggestions as may come to his mind.

This is not a complete list of items to be considered by the Commission, but it is a starting point and is presented in a helpful manner to help crystalize the thinking of the Commission and be an outline for the Engineers and Architects to develop a sports and recreation Center that will meet the general thinking of the Commission.

1. Type and size of Coliseum and the events it is to accommodate:

- (a) Shall there be a concrete floor with ice skating facilities?
- (b) Shall basketball facilities be provided with collapsable portable bleachers seats, and suitable lighting?
- (c) Ditto for Boxing and Wrestling?
- (d) Shall there be facilities provided for indoor track meets?
- (e) Shall there be facilities provided for indoor tennis?
- (f) Shall there be a permanent stage at one end of the Arena as well as portable seats for the arena area? (Similar to the set-up in Spokane)
- (g) Shall portable banquet tables be provided as well as adequate kitchen facilities for serving hot meals?
- (h) What type and size of facilities shall be provided for serving food and beverage concessions, as well as other miscellaneous concessions like check rooms, programs, decorations etc.?
- (i) How much storage space shall be provided for the operating equipment to handle the above activities and where shall it be located?
- (j) How many carbon spot lights shall be installed, and where, for special events like the Ice Follies?
- (k) What facilities and where shall be provided for the Press, radio and T.V.?
- (l) What facilities, if any, should be provided to handle a Rodeo show? Such an event will require a temporary dirt floor as well as equipment to handle it and storage space for the dirt when the show is over.
- (m) What type of sound system?
- (n) What type accoustical treatment?
- (o) Shall the facilities be air-conditioned?
- (p) How shall the facilities be heated?
- (q) How many and what type of permanent seats?
- (r) How many and what type of portable seats for main arena floor?
- (s) Shall there be box seats?
- (t) How large should the exhibit space in sq.ft. be, and where should it be located? What heights should the ceiling be?
- (u) Should it be free of posts and if not, what should be their minimum centers?
- (v) What type of booth set-ups should be provided?
- (w) Should there be portable, removable or telescoping partitions in this area to make it possible to cut this space up in smaller rooms for meetings and other purposes?
- (x) What provisions should be made for trucking and storage of trucks?
- (y) What type and extent of ventilation, heating and lighting as well as other public utilities, such as gas, electric power, water, sewage, garbage, etc.
- (z) Whould provision be made for animals in this exhibition space?

2. Size and Type of Parking Facilities

- (a) What is the minimum number of on-site automobile parking spaces should be provided?
- (b) Should the parking be self-service, valet, metered, or free?
- (c) Should the entire parking area be hard surfaced?
- (d) To what extent should the parking area be lighted?
- (e) Should the parking area be fenced?
- (f) Should covered walkways be provided in the parking area, and to what extent?
- (g) What provisions should be made for parking area drainage?
- (h) By whom should the parking area be operated?
- (i) What should the parking charge per car be?