ARCHITECTURAL PROGRAM

Koch Arena Expansion
September 2018
Koch Arena Expansion

Table of Contents

Executive Summary .................................................. 1-2
Program Requirements ........................................... 3-6
Preliminary Project Budget ...................................... 7
Tentative Project Schedule ....................................... 8

Appendix:

  Site Plan .................................................................. 9
  New Student Center Floor Plans ............................. 10-11
  New Student Center Rendering ............................... 12
  Koch Arena Renovation/Addition Floor Plans .......... 13-14
  Koch Arena Interior Rendering .............................. 15
Executive Summary

Introduction

Charles Koch Arena is the current home facility of the national prominent Shocker Men’s Basketball, Women’s Basketball and Women’s Volleyball teams. Wichita State currently competes in the American Athletic Conference and supports approximately 300 student-athletes competing on 15 teams and 100 staff and coaches. The majority of the coaching staff and all the athletic administration personnel are housed in Charles Koch Arena. The major athletic support functions; Strength Training, Sports Medicine, Equipment Room and Student Services are housed in Koch Arena as well.

The 2018-19 season will be the 64th year that Charles Koch Arena has served as the home of Shocker Basketball and will be the 12th year since the last renovation to the arena was complete. Charles Koch Arena was originally constructed in 1955 at a cost of $1.4 million dollars. It received a major facelift in 1987 and a $25 million dollar renovation and expansion in 2002. Since that time there have been minor upgrades to locker rooms and a replacement of the video board and sound system. The arena functions as a multi-purpose venue, home court to men’s basketball, women’s basketball and women’s volleyball, but also hosting commencement exercises and various entertainment events.

Project Goals

A new Student Athletic Center including and an expansion to Koch Arena is desired to manage the unprecedented growth the athletic department has achieved over the past decade.

The following priorities have been identified in order of importance for this project:

1. Additional student center space
2. Additional office space for coaches and athletic administration staff and personnel
3. Additional sport training space
4. Additional student athlete amenities
5. Space for Track and Field locker rooms
6. Remodeled donor area during events

Proposed Solutions

The new Student Athletic Center and additions to Koch Arena affect three categories of existing space types:

1) Athlete Support – Spaces that student-athletes use to prepare for academics and competition, including study hall, locker rooms and practice facilities;
2) Administrative Support – Spaces that the athletic staff use to conduct daily business, including coaches and administrative offices;
3) Spectator Support – Remodeled Champions club that will need to be modernized to be welcoming before, during and after an event for donors and Athletic Department personnel.

The athletic department has experienced widespread growth over the past decade in both numbers of student athletes and support staff. During the last renovation of Koch Arena there were approximately 200 student athletes and 70 full-time staff
and/or graduate assistants. During fiscal year 2018 those numbers grew to 300 student athletes and 100 full-time staff and/or graduate assistants. Potential solutions to these issues are being suggested in an addition to the east side of the arena while repurposing existing space that may become available.

Project Budget/Schedule

The success of the campaign will dictate the size of the project and the number of priorities that can be taken care of. Construction of this project would be phased to allow completion of the new addition and relocation of staff/students prior to any renovations taking place in existing spaces. Construction would need to allow continued occupancy and usage of Charles Koch Arena for its current purpose, especially during basketball season.
Program Requirements: Student Athlete Support

Student Athletic Center

Currently there are approximately 300 student athletes supported by five full time staff members and two graduate assistants. The current space was designed for 200 student athletes and four staff members and has simply been outgrown. The student center handles all tutoring, study hall and advising needs for the current 300 student athletes. In addition there are many programs supported through this center that are designed to help these students achieve academic success.

The current student center has a 720 square foot computer lab with 24 computers, four offices, four tutoring rooms and a room that store books but was designed to be a large tutoring room. In addition, there is an 1,800 square foot space that is used for study hall and free study during the day and evenings.

The athletic department would like to construct a new student center with the following amenities:

- Six staff offices approximately 150 square feet each.
- 1,200 square foot computer lab with 35-40 available work stations.
- Six small tutoring rooms approximately 100-120 square feet each.
- One large tutoring rooms about 250 square feet and one larger conference room approximately 500 square feet, both rooms with distance learning capabilities.
- 3,000 square feet of open space for study hall or open studying.
- A 1,000 square foot room for storage of books and other materials.

It is important that this area be configured to allow easy staff supervision in all areas. The University has designated the current student center as its Emergency Operations Center in the event of a crisis on campus. Consideration would need to be given to moving that to the new student center, especially if the existing one is repurposed into office space.

Track and Field

The track and field program currently utilizes the underneath portion of the west stands of Cessna for its team room and locker rooms as well as an annex building north of the stadium for its strength and conditioning. These spaces are cold, damp, run down and do not reflect the quality of our program and are also a hindrance in recruiting efforts. In addition these spaces are shared when the stadium is utilized for football games and other track meets.

The addition of space for the track and field program would include the following:

- Separate locker rooms for both men’s and women’s track, each with the ability to house 60 lockers. The lockers need to have an iPad docking station, bench to sit and storage in them. The lockers can be configured in rows similar to that in a football locker room to conserve space. Locker rooms should also have shower and toilet facilities.
- 2,000 square foot lounging space complete with multiple TV’s and furniture.
• 2,500 square foot weight room with one 120 square foot office.
• Separate men’s and women’s coaching locker rooms with showers/toilet facilities.

Program Requirements: Administrative Support

Introduction

Charles Koch Arena is home to all sport coaches except Tennis, Softball and Baseball. It also houses all the administrative and support staff for the athletic department. In 2002 when Koch Arena was constructed there were 70 full time and/or graduate assistant staff and coaches, at that time the arena was designed to hold only what was currently on that staff. In 2018 there are now over 100 full-time and/or graduate assistant staff members that have been put in storage closets, conference rooms or doubled up in offices.

Sport Coaches

We will examine each sport staff housed in Koch arena with its current capacity and current staff. The premise of this remodel is to group each area together and allow opportunity for future expansion and growth within that department.

• Men’s basketball currently has one head coach office, three assistant coach offices, a work area, and a reception area. The current men’s basketball staff has one head coach, three assistant coaches, two administrative staff, one director of operations and one director of player development. The director of operations and director of player development currently share space in what was the work room.
• Women’s basketball currently has one head coach office, three assistant coach offices, a work area and a reception area. The current women’s basketball staff consists of one head coach, three assistant coaches, one director of operations, one administrative staff and two graduate assistants. The director of operations occupies the existing work room and the two graduate assistants are across the hallway in what used to be a conference room.
• Volleyball currently has one head coach office and two assistant coach offices. They share an administrative assistant with several other sports. The current volleyball staff has one head coach, two assistant coaches, one director of operations and two graduate/volunteer assistants. The two assistant coach offices are shared between the two assistants, the director of operations and the graduate and volunteer assistants.
• Track and Field/Cross Country has assigned one head coach office and four assistant coach offices. They also share an administrative assistant with volleyball and men’s and women’s golf. Currently this staff has two head coaches, four assistant coaches, a director of operations and several graduate and volunteer assistants. Two of the assistant coach offices are used to house several of the staff, graduate assistants and volunteers.
• Men’s and Women’s Golf each have one head coach office assigned. They share an administrative assistant with volleyball and track and field. Each golf program has one head coach and one assistant coach, the assistants are housed along with the women’s
baskets graduate assistants in what was a former conference room.

Administrative Staff

We will examine the current space allocation and size of each administrative department within Koch Arena. The student services staff has already been examined in the requirements for the new student center.

- Ticket office has one director, one assistant director office, a vault/work room, server room and open space. The current ticket office staff has one director, one assistant director, one director of ticket sales, two graduate assistants and a 50% administrative staff. The graduate assistants and administrative staff occupy the open space in the ticket office and the director of ticket sales occupies what was the former server room.
- CBS Sports Properties currently is housed in the Eck Stadium ticket office. They currently have three full time staff and an intern, it would be the intention of this project to bring that sales staff over to Koch arena and house with the existing marketing and development staff.
- Business Office has one three offices assigned to it and an administrative area. Currently there is a Senior Associate AD and two administrative staff. The intention would be for each person to have their own office/work space and also have space for file cabinets and records.
- Athletic Training is assigned four offices, two exam rooms and a medical records room. The current staff has five full time athletic trainers and five graduate assistants. One office houses two full time employees and the graduate assistants occupy the medical records room.
- Facilities/Equipment operations is assigned two offices in the business office, two offices in the equipment room, one open space at Eck stadium and an open space in the tunnel of the arena. The current staff has five full time employees and four graduate assistants. The intent would be to house this staff, with the exception of equipment, in one area.
- Marketing shares an office suite with Development. Together they have assigned to them seven offices and a reception area. Currently those two departments have seven full time employees, one administrative staff, two graduate assistants and several student workers. The graduate assistants and student workers occupy what once was a storage closet across the hallway from their office suite.
- Media Relations has their own office suite with three offices, an administrative area and an open area designed for record keeping. Currently that staff has three full-time employees and four graduate assistants. The graduate assistants occupy the open area that was designed to keep files and records and they share that space with record storage.
- Strength and Conditioning is housed downstairs in the weight room, currently there are three offices down there. The current staff has three full time employees, however, Dr. Buell is also housed in this area for lack of space in other places. Plans should be made for this staff to expand as funding becomes available due to the amount of focus put on strength and conditioning.
Senior Administration currently is split up. The Senior Associate AD for Business is located in the Business office and the Senior Associate AD for External is located in the marketing/development suite. There is no plan for that to change, the rest of the Senior administrative staff is located in the Athletic Director’s Suite. There are two offices, a workroom, a reception area and a conference room. Currently the Athletic Director, Senior Associate AD/SWA and Director of Personnel occupy this space. At present there is no need for additional space or changes in this area.

The intent of this expansion is to repurpose the existing student center into another office suite and add offices as needed in the new addition, but also to plan for future growth. New offices for the Student Center and Men’s and Women’s Basketball should be figured into the new expansion as well as additional office space for Athletic Training. The other office shortfalls should be accommodated using vacated offices by both basketballs and repurposing the existing student center into an office complex.

Program Requirements: Spectator Support

Guest Services/First Aid

Koch Arena does not have a permanent guest services or first aid room within the arena. On game nights the current student center is converted into a first aid room. It should be important to have a location where you can set up a first aid room and have a cot and other medical supplies stored. The room doesn’t need to be larger than 200 square feet and should be easily accessed off the concourse. This room should have some cabinets to store medical supplies and equipment.

Hospitality

Currently three areas are utilized for hospitality, the Champions Club, multi-purpose gym and the SASO room for game sponsors. The champions club is sold out and has a waiting list, with the recent success of the basketball team it is important that the current club be updated with new finishes to give it a more modern and fresh look. This would allow the Champions Club to continue to serve the donors and the Athletic Department for years to come.
Option - Student Center/1st & 2nd Floor Koch Arena Remodel with only Champions Club Finish Upgrade - No Retail

The preliminary cost estimate is based on the following assumptions and facts:
* The costs are adjusted for the economic conditions of Wichita, Kansas
* Budget was originally prepared using 2014 Dollars
* Budget is updated for inflation for 2018 Dollars.

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Building Cost</strong></td>
<td></td>
</tr>
<tr>
<td>Student Center</td>
<td>$7,997,400</td>
</tr>
<tr>
<td>Media &amp; Retail - Quad A 1st Fl</td>
<td>$805,200</td>
</tr>
<tr>
<td>Athletic Offices - Quad A 2nd Fl</td>
<td>$1,063,000</td>
</tr>
<tr>
<td>Bridge</td>
<td>$460,400</td>
</tr>
<tr>
<td>Subtotal Building Cost:</td>
<td>$10,326,000</td>
</tr>
<tr>
<td><strong>B. Fixed Equipment (1% of Building Cost)</strong></td>
<td>$103,300</td>
</tr>
<tr>
<td>Subtotal Construction/Fixed Equip</td>
<td>$10,429,300</td>
</tr>
<tr>
<td><strong>C. Total Construction (A+B)</strong></td>
<td>$10,429,300</td>
</tr>
<tr>
<td><strong>D. Site Acquisition</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>E. Fixtures, Furniture &amp; Equipment (5% of Building Cost)</strong></td>
<td>$521,500</td>
</tr>
<tr>
<td><strong>F. Installation/Moving Costs (2% of Building Cost)</strong></td>
<td>$208,600</td>
</tr>
<tr>
<td><strong>G. Professional Fees (8% of C)</strong></td>
<td>$834,300</td>
</tr>
<tr>
<td><strong>H. Contingency (7% of C)</strong></td>
<td>$730,100</td>
</tr>
<tr>
<td><strong>I. Administrative Costs (Based on OFPM Formula)</strong></td>
<td>$68,600</td>
</tr>
<tr>
<td><strong>J. Financing Costs</strong></td>
<td>$451,000</td>
</tr>
<tr>
<td><strong>K. Foundation Fee (5% of $12 Million)</strong></td>
<td>$600,000</td>
</tr>
<tr>
<td><strong>L. Total Budget Required (C &amp; D through K)</strong></td>
<td>$13,843,400</td>
</tr>
</tbody>
</table>
## Koch Arena Expansion
### Tentative Schedule

<table>
<thead>
<tr>
<th>Task Name</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect Selection</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Documents</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bidding</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contract Award</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ph. 1 - New Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ph. 2 - Remodel</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TOTAL BUILDING = 35,882 SF
MAIN LEVEL = 19,727 SF
LOWER LEVEL = 16,155 SF

WSU STUDENT CENTER
LOWER LEVEL PLAN
16,155 SF
1/16" = 1'-0"

GLMV Architecture

Wichita State University