TAB 11

Information Item 11

Discussion Regarding the Potential Conversion and Costs of Suite Space in the PIT for Use as Offices

RENOVATION ASSESSMENT

Basketball Offices at Dreamstyle Arena – *The PIT*

1. INTRODUCTION

UNM Athletics is investigating the feasibility of converting the 16 southernmost suites and the AV/IT suite at **Dreamstyle Arena *The PIT*** to offices and administrative space for the Men's and Women's Basketball program. The modification to the pit functionally would provide 7 office spaces, a conference room, administration/reception space for each the Men's and Women's program as well as shared workroom, storage, and joint hoteling space. This is shown on the attached Plan.

2. EXISTING CONDITIONS

The Men's and Women's Basketball Offices are currently housed in the Davalos Basketball Center. This is the only practice facility for both the Men's and Women's Lobo Basketball Programs. There are too few offices to house the coaching and administrative staff for the programs and the offices are generally small. There is limited storage and conference space. The workrooms are small and limit the ability of staff to layout promotional materials. Additionally, they are located immediately adjacent to the practice floor and have visual command of practice, now currently controlled by NCAA, Rule 17.3. Although observation of practice obscured by window blinds, the situation is not ideal. Additionally, basketball practice is noisy; Ball bounces on backstops and the maple floor, music, announcements, whistles, and the enthusiasm associated with practice all result in an untenable situation in the offices during practice, being at the same level as the practice floor and separated by only glass.

3. PROPOSED MODIFICATIONS

This study investigates the possibility of converting the existing 16 suites on the south end of the second level of The PIT to offices and administrative support space for the basketball programs. The conversion comes with some formidable challenges. The PIT is arguably the highest occupancy building in the state and with its design and configuration comes considerable life-safety attributes that need to be addressed in any modification.

a. **EXIT WIDTH:** The modifications would have no narrowing of exit width.

b. **DISTANCE TO EXITS:** The modification will not extend or reduce any existing exit distances.

c. **OCCUPANT LOAD:** The modification will not increase or diminish any existing occupant load.

d. **FIRE DETECTION SYSTEM:** The fire detection system at The PIT is appropriately complicated and sensitive in the interest of public safety. Proposed modifications to the facility will require the fire detection system be modified to address the newly formed office suite area as a distinct area of the building which it currently is not. Modifications to this system must be designed by a certified Fire Protection Engineer.

e. **FIRE SUPPRESSION SYSTEM:** Similar to the fire detection system fire suppression (sprinklers) may require reconfiguration at the areas of isolation between the volume of the arena and the closed office areas. This work will require designs by a certified Fire Protection Engineer.

f. **SMOKE CONTROL/REMOVAL SYSTEM:** The system in use at The PIT is technically sophisticated, robust and critical to the continued use of The PIT. Without it properly functioning, there would be no permit to occupy this facility. Even minor modifications must be studied to assure that there is no negative effect on the safety of the occupants of the building. It is possible that in the renovation design, no modification is required due to lessoning of the volume of space that could be compromised by smoke generation in The PIT. In the alternate, a study may reveal that a separate system may be required to address smoke generated by an event within the office suites. To determine this I propose this be done in two phases. The first would be to review the proposed renovation against the code requirements and existing smoke control concepts, and determine if smoke control specifically for the office suites is even required. The second phase would be to develop the smoke control design revision for the entirety of The PIT. A proposal for this initial study is included in the professional costs. The cost to address the smoke control system for the entire facility if required is unknown at this time.

g. **GLAZING SYSTEM AND ACOUSTIC CONTROL:** Isolating the south suites from the openness of the PIT is possible however expensive. The glazing system will all need to be custom with consideration for the raising of the ceiling of The PIT during warm weather. The corner suites have "slip joints" at the tops of the partitions to accommodate seasonal, temperature changes to the roof structure of the pit. This will be required at glazing systems as well. A head detail on the glazing that allows the roof structure to move freely up and down will need to be designed. A system of shades or blinds will need to be included to address NCAA, Rule 17.3 regarding coaching and practice. Noise isolation is unknown at this writing. A study to determine noise levels in the offices under various circumstances may be required. A proposal is included in the estimate of costs.

h. **ACCESS CONTROL:** Control of access to the Basketball Offices while limiting access to the concourse and Second Level of the facility will require numerous modifications during non-game/event times. Open coiling doors (similar to counter coiling windows) between the east concourse and the outer Hall of Fame can be installed to control access but must be open so air can move freely through them for smoke removal purposes: Glass garage-type doors would not be possible. An iron gate, similar to the one used at the northeast entrance can be considered at the southwest lobby to direct the public up to the basketball offices and not allow access to the concourse. All of these access control amenities will need the approval of the building officials for permitting. Permitting of these amenities requires both solid design and fail-safe facility management guidelines. The restriction of free exit paths out of the arena concourse and Second Level during occupancy is strictly forbidden. UNM Athletics and UNM Safety and Risk Services will be integral to the approval of access control by the authorities having jurisdiction including the New Mexico Construction Industries Division and the State Fire Marshal's Office.

i. **HEATING VENTILATION AND AIR CONDITIONING:** With these office suites isolated from the arena by glass, it will need its own HVAC system to heat and cool the offices, reception, corridor and any other spaces in the area. The HVAC in the arena proper was not designed for office comfort, but for movement of tempered air sufficient to keep the crowd at a comfortable temperature. It is currently accomplished with gas-fired heating units and evaporative cooling for the volume of the arena space including the suites. This can be accomplished with new combination heat and refrigerated air units that can be placed on the adjacent roof to the structure of the PIT, not on the PIT roof.

j. **SANITATION AND RESTROOMS:** We are not eliminating any restrooms nor are we increasing the occupant load at The PIT therefore, no increase in fixture count is anticipated. The design configuration

does limit access to some restrooms at the south side of the Second Level during games but there are numerous alternate restroom location.

k. **CONVERSION OF SUITES TO OFFICES:** Removal of cabinets, counters, islands and peninsulas will be required to make the offices function. Carpets, walls, and ceilings will need to be refreshed. Reconfiguration of power and data ports should be all that is needed to create interesting and functional offices with tiered seating to the arena. This would create 14 offices with the end offices open to private conference rooms.

l. **WORKROOM:** The existing IT/AV area in the center would be converted to a shared workroom. Modifications required to accomplish this are not a part of this study.

m. **OPEN OFFICE/HOTELING:** The central lounge area between the east and west corridor can function as a shared open office area for workstations or any number of functional uses.

n. Various storage areas become available in this renovation including a large storage area for promotional materials.

o. **JURISDICTIONAL AUTHORITY:** Lastly and importantly, all of these design modifications are under the jurisdiction of the New Mexico Construction Industries Division and the New Mexico State Fire Marshall. They are charged with enforcing the NM Building Code and all of the codes it encompasses including the International Building Code and the NFPA. Permissions will be necessary for any modifications to The PIT and although we have been very creative making this 50 year old building safe for the modern public, it is challenging to modify many of the systems integrated into the building for safety of the students, staff, and public. I want to stress that this scheme is absolutely possible but will be very challenging to gain regulatory approval from the authorities having jurisdiction over the construction industry in New Mexico. There focus will be public safety for this high-occupancy building

4. EXHIBITS

a. **Exhibit 1 - Existing Conditions Plan**
b. **Exhibit 2 - Proposed Second Level Plan**
c. **Exhibit 3 - Proposed Concourse Plan**
d. **Exhibit 4 - Smoke Removal Area**
e. **Exhibit 5 - Sound Isolation – Glass Barrier**
f. **Exhibit 6 - Exit Plan**
g. **Exhibit 7 - Space Assessment Davalos Basketball Center**
h. **Exhibit 8 - Space Assessment Dreamstyle Arena, *The PIT***
i. **Exhibit 9 - Estimate of Probable Construction Cost**

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9 ESTIMATE OF PROBABLE CONSTRUCTION COST

PIT Basketball Offices

Preliminary Estimate of Probable Costs

Qty	Description	Unit		$/Unit	Subcontractor Total Incl. O&P
	SCOPE ITEMS				
20	Steel swinging gate	LF	$	445.00	8,900.00
5	Overhead grills 16' wide	Ea	$	7,200.00	36,000.00
2	Double doors with mag hold opens	Ea	$	3,600.00	7,200.00
880	Partition Walls	SF	$	35.00	30,800.00
2592	Storefront glass wall at bowl	SF	$	84.00	217,728.00
2592	Blinds/Shades	SF	$	18.00	46,656.00
16	Remove and dispose of Suite casework & plumbing	Ea	$	2,800.00	44,800.00
16	Patch finishes to match at Suite	Ea	$	4,000.00	64,000.00
1	Remove and dispose of Concourse Bar & plumbing	Ea	$	2,000.00	2,000.00
1	Patch finishes to match at Concourse Bar	Ea	$	4,000.00	4,000.00
1	Remove and dispose of Control Room	Ea	$	3,600.00	3,600.00
1	Patch finishes to match at Control Room	Ea	$	4,000.00	4,000.00
3392	Remove and dispose of partition wall	SF	$	2.50	8,480.00
2	Glass entry doors to offices	Ea	$	3,800.00	7,600.00
1	Reroute AV/lighting control booth	Allowance	$	10,000.00	10,000.00
11328	New HVAC for Offices	Allowance	$	25.00	283,200.00
11328	Minor Modification to existing HVAC	Allowance	$	5.00	56,640.00
11328	Minor Modification to existing Elec/Lighting	Allowance	$	4.00	45,312.00
11328	Minor Modification to existing Data/IT	Allowance	$	2.50	28,320.00
11328	Modification to existing Fire Detection Systems	Allowance	$	2.00	22,656.00
11328	Modification to existing Fire Suppression Systems	Allowance	$	3.00	33,984.00
11328	Modification to existing Smoke Removal System	Allowance	$	5.25	59,472.00
1	Door hardware modifications	Allowance	$	2,250.00	2,250.00
1	Egress and Room Signage modifications	Allowance	$	2,000.00	2,000.00
				Subcontractors Total	$ 1,029,598.00
	G/C Fees (Overhead, Profit, Mobilization, Testing)			25%	$ 257,399.50
				SUB-TOTAL	$ 1,286,997.50
	Gross Receipts Tax			7.8750%	$ 101,351.05
				Construction Total	**$ 1,388,348.55**
	Design Fees				
				Basic Services	$ 138,834.86
				Additional Services (including coordination with SFO/CID/UNM SRS)	$ 34,708.71
				Certified Fire Protection Engineering	$ 16,660.18
				Acoustic Engineering	$ 9,718.44
				Contingent Engieering	$ 6,941.74
	Project Contingencies			15%	$ 208,252.28
	FF&E			10%	$ 138,834.86
	Gross Receipts Tax			7.8750%	$ 43,623.65
				SUB-TOTAL	$ 597,574.72
				Project Total	**$ 1,985,923.27**