

**Architectural Program (REVISED)**

## **Allen Fieldhouse - Renovations Phase II**

**KU Project #059-10333**

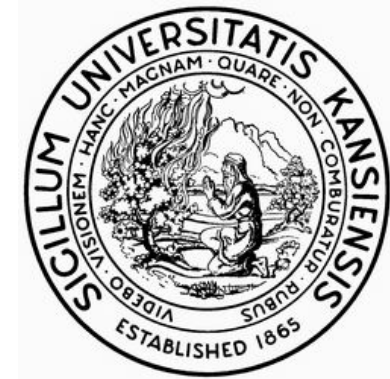
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**Prepared by:**

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**Office of Facilities Planning & Development  
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## **Programming Committee**

- Travis Goff, Athletics Director
- Sean Lester, Deputy Athletics Director
- Brad Nachtigal, Associate Athletic Director,  
Operations & Capital Projects
- Mark Reiske, University Architect;  
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## Introduction

Allen Fieldhouse is home to the University of Kansas basketball programs, is one of the most iconic buildings on the KU campus, and one of the most revered basketball venues in the nation. The fieldhouse opened March 1, 1955, and is named after Forrest C. "Phog" Allen, longtime basketball coach who played for and was trained by Dr. James Naismith, the game's founder, and a longtime KU professor of physical culture and its first basketball coach.

The fieldhouse seats 16,300 and in addition to basketball clubhouse spaces, it also houses concessions operations, media rooms, offices of Facilities/Events/Capital Projects, coaches offices, merchandising operations, and maintenance operations areas.

Renovations in 1974-75 included a new basketball court floor, which was replaced again in 1993.

The two-story, 26,000-square-foot Booth Family Hall of Athletics was constructed on the east elevation, and was made possible by donations from the children of Gilbert and Betty Booth, longtime KU supporters who lived near the fieldhouse. It opened Jan. 21, 2006, and houses a hall of fame for University of Kansas athletes and sports, with a special emphasis on the contributions of Naismith and Allen to KU's basketball traditions. The hall also included the ticket office; merchandise areas; and donor, alumni and recruiting meeting rooms. The Booth Hall of Athletics was expanded, including new interactive exhibits, as part of a \$41 million renovation to the Fieldhouse complex completed in late 2009. The projects included a new 11,600-square-foot basketball practice facility for men and women; remodeled locker rooms and offices in Wagnon-Parrott for softball, soccer, track, and other sports; new locker rooms in Anschutz Pavilion; and new tutoring rooms, computer lab, and staff offices in student support services.

The \$22 million DeBruce Center opened in April 2016, and expanded the Allen Fieldhouse experience. It connects to the northeast corner of the fieldhouse with a bridge that displays the original 13 "rules of basketball" written by Dr. James Naismith in 1891. The rules were purchased and donated to the KU by David and Suzanne Booth in 2010. The DeBruce Center features exhibits leading to the rules which highlight KU's role as the home of basketball, along with a 200 seat dining commons and retail spaces.

## Design Criteria & Goals

The design for this project shall address the following needs, goals and objectives:

- Provide improved and expanded amenities that will further enhance the fan experience at historic Allen Fieldhouse, keeping it second to none in the nation.
- Provide new, remodeled and expanded suite areas for a premium fan experience, which are unobtrusively integrated into the current footprint of Allen Fieldhouse.
- Maintain the current historic ambience and character of Allen Fieldhouse.
- Address energy conservation and sustainability issues in the building's design.
- Provide facilities that are universally accessible.
- Minimize noise, disruptions and inconvenience to ongoing programs and adjacent buildings during construction.

## Space & Program Needs

### General

- Improve the fan experience at Allen Fieldhouse by enhancing fan amenities and services.
- Update concession, restroom, press/media and visitor locker room areas.
- Provide suite spaces that are integrated into the existing fabric and character of Allen Fieldhouse.
- Replace some existing stairways to improve building circulation and safety.
- Updated finishes and building systems
- Interiors shall be open and inviting, with good lighting and maintainable finishes.
- Maintenance, replacement, and lifecycle costs should be considerations in all finish and equipment selections.
- ADA: Accessibility shall be provided throughout the building and site.

### Level 1

- Relocate the merchandise location within the Booth Hall of Athletics
- Remove the SE concourse stairs
- Provide flexible visitor/coach locker room space
- Update selected entries to provide premium donor entry
- Renovate ticket and sales offices
- Improved emergency personnel support locations
- Improve entry to Wagnon Parrott
- New elevator on north side of Fieldhouse

### Level 2

- Renovate the Naismith Room
- Complete the concourse finish upgrades including terrazzo floors and improved vomitories
- Expand hospitality areas accessible from west concourse to the Donor Atrium
- Add a new men's and women's restroom at the West Concourse.
- Add new concessions to the north concourse
- Integrate graphics into the new construction displaying the history of the basketball program.
- Remodel entry into office suites in Wagnon Parrott near primary north entry
- Enclose existing bridge between Allen and parking garage
- New seat back seating in bowl, to match existing wood seat backs

### Level 3

- Provide concourse finish upgrades and improved vomitories.
- Build concessions stands into the underside of the seating bowl.
- Integrate graphics into the new construction displaying the history of the basketball program.
- Enclose existing bridge between Allen and parking garage

### Level 4

#### Mechanical / Electrical

- Mechanical/Electrical Rooms:
  - HVAC systems shall be sized to meet code and provide suitable comfort conditions year-round, with appropriate control over varying occupancies within the space.
  - Consultants shall evaluate energy-efficient options for heating and cooling spaces. A written comparison with

- appropriate calculations will be required prior to making final decisions on systems.
- Consultants shall evaluate all existing MEP systems and infrastructure to verify existing capacities fully meet the needs of the completed project, and shall include replacement or new equipment, systems, spaces, etc. as required to meet the completed project's needs.
- Extra attention shall be paid to providing good ventilation in all spaces, particularly those subject to above-average amounts of humidity or solar exposure.
- Fire sprinkler systems shall be updated throughout building, with piping concealed in walls, soffits, ceilings as appropriate or with proper sprinkler head cages above court.
- Life safety systems shall tie into the existing systems.
- New event lighting
- New sound system

**Telecommunications**

- All data and cable television lines shall be installed throughout as appropriate to support day to day, practice and game day functions. Wireless should be provided per KU-IT design standards
- Comply with current KU-IT design standards.
- Improved cellular coverage

**Space Summary**

Space	Area (GSF)
Existing Building	281,587
Proposed Additions	50
Total Building Area	281,637

**Site Improvements & Infrastructure**

**Site Improvements**

- Delivery access to Wagon-Parrott and adjacent buildings should be maintained.
- Design appropriate pedestrian entry and access points to facility.
- Examine existing parking surrounding facility and provide parking analysis.
- Relocate emergency generators for DeBruce, Wagon-Parrott and Allen Fieldhouse

**Utilities & Infrastructure**

- Extensions or replacement and upgrades to the utility systems serving this building shall be included as part of the project scope, as required to fully meet the needs of the new facilities.
  - A Site Utilities map will be provided by the University.
- Existing mechanical / electrical equipment serving undisturbed portions of the building shall be always maintained and in service at all times, except for short-term shutdowns.
- All utility or M/E system shutdowns or outages shall be planned well in advance, in collaboration with KAI and FS personnel, and others who may be affected.

**Hazardous Materials**

The KU Environmental Health & Safety Office will perform tests of existing materials which will be affected by the project work, in order to determine if they are hazmat-containing and to solicit proposals from abatement contractors. Known items include:

- \* asbestos insulation on some of the piping systems
- \* lead paint on some of the handrails & benches

## Design Standards & Consultant Services

- The consultant team shall comply with the latest provisions of the University of Kansas *Design and Construction Standards*, as maintained by the Office of Facilities Planning & Development (FPD).
  - These standards are available at the FPD website: <http://www.fpd.ku.edu/standards>
  - The consultant team shall also comply with supplemental updates to these standards which may be issued during the course of the project. It is up to the consultants to periodically check to see if updated standards have been posted.
  - The A/E team shall comply with KU Audit and Strategic Sourcing guidelines, also posted at the FPD website.
- The University's Project Representative shall be an FPD staff person assigned to serve as KU's Project Manager, and who shall be the primary point of contact for all communications between the Owner, A-E and Contractor.
- Special Consultants that will be required on the A-E team, in addition to the usual architectural and engineering disciplines:
  - Telecommunications Engineer (KU-IT pre-approved)
  - Acoustical Engineer (to evaluate & advise on M/E sound isolation provisions & meeting spaces)
- Electronic Files: Consultants shall deliver to KU a complete set of electronic files for all drawings and specs for each design submittal, bid set & as-built documents.
  - Each set of electronic files shall include both PDF and AutoCAD .dwg files for each drawing sheet.
- Addition or remodeling projects shall evaluate and prepare code footprint drawings that show how the overall facility (existing & new/remodel) will meet code.
- A/E shall finalize and submit code footprint on a schedule that assures its approval soon after DD approval, and prior to the 50% CD milestone.
- Electronic files of the approved code drawings shall be forwarded to FPD in both .PDF and .DWG formats.
- Construction Exiting: Temporary fire-rated exit corridors shall be provided through the construction site, if required to protect and direct occupants from all required exits in the surrounding occupied existing buildings to a public way. They shall remain in-place at all times while construction work is underway.
- Fire Sprinkler and Addressable Fire Alarm Systems:
  - New Buildings or Additions: Provide throughout.
  - Existing Buildings: If no fire alarm (FA) and/or fire sprinkler (FS) systems exist, provide throughout all modified areas, unless not required by code and approved by KU-UFMA. KU preference is to upgrade all existing buildings to have current FA & FS systems throughout. If FA &/or FS system does exist, modify it as required to maintain coverage and meet code.
  - ADA Compliance: KU seeks to design buildings which are universally accessible and which provide accessibility for all in an integrated, discreet manner.
  - Project scope will include all code and ADA-related improvements that are required in order to complete the proposed scope of work, including required ADA improvements along accessible paths of travel to primary function areas.

## Code Requirements

- Codes currently used on KU projects include the following:
  - International Building Codes, 2018 edition.
  - Kansas Fire Prevention Code, KSFMO, current edition.
  - Other codes as listed at the State of Kansas, Office of Facilities and Planning Management (OFPM) website.
- Code Footprints: Templates of the existing building(s) shall be prepared by FPD and furnished to the A/E on FPD's standard 11x17 code footprint sheets.
  - A/E shall update these drawings to reflect all proposed work and submit them for approval to OFPM thru FPD/UFMA, immediately following approval of the Schematic Design phase.

## Historic Preservation Reviews

Projects on the KU Lawrence campus that are within a KU building listed on the State or National Register of Historic Places, or within one of KU's Historic Districts, require administrative review by FPD staff or full review by FPD staff and the Campus Historic Preservation Board (CHPB).

The Kansas Legislature repealed the 500' historic environs reviews in 2013, and although the City of Lawrence still requires environs reviews within 250' of properties listed on the City's historic register, KU projects within the City's 250' environs limits are not subject to review if on State property.

A copy of the KU Historic District Map can be viewed online at the FPD website, [KU Buildings](#) page. The City's environs limits can be viewed on the Lawrence [Interactive City Map](#).

*Note: This project is not located within a listed KU property or within a listed Historic District, and it is located on State property, so no environs or historic preservation compliance reviews will be required.*

## KU - City Cooperation Agreement

KU and the City of Lawrence entered into a jointly-beneficial Cooperation Agreement in April 2005. It designated a compatibility buffer zone that extends 150' deep onto KU's property from the primary exterior boundary of KU's property.

New construction on the KU Lawrence campus within the 150' buffer zone must comply with designated City land-use regulations, standards and requirements.

*Note: This project is not located within the 150' buffer zone, so the KU-City Cooperation Agreement does not apply.*

## Annual Maintenance & Operating Costs

Funding for annual maintenance and operating costs will come from Kansas Athletics Incorporated. No state funding will be required to cover any of these costs.

## Space Standards & Utilization Analysis

This project is a renovation of existing space and an addition of an elevator, and as a non-academic building, this consideration doesn't apply.

## Proposed Project Delivery Process

The University of Kansas (KU) proposes to utilize a Kansas University Endowment Association (KUEA) alternate project delivery process for this project, which is similar to the KBOR Project Delivery Process options established under KSA 76-7,125 *et seq.* (also known as SB-9), subject to Procurement Committee approval. This process can be viewed online at the FPD Website, [Standards](#) page.

## Project Budget

### Construction Costs

Building Renovation/Elevator Addition Costs	28,000,000
Telecommunications & A/V Systems	6,200,000

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**Subtotal - Construction Costs** **\$34,200,000**

### Miscellaneous Costs

Fees – Consultants & State/KU Agencies	3,121,000
FFE	6,000,000
Misc Costs	1,025,000
Project Contingency (5.1%)	5,000,000

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**Subtotal - Miscellaneous Costs** **\$15,146,000**

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**Total Estimated Project Cost** **\$49,346,000**

### Notes:

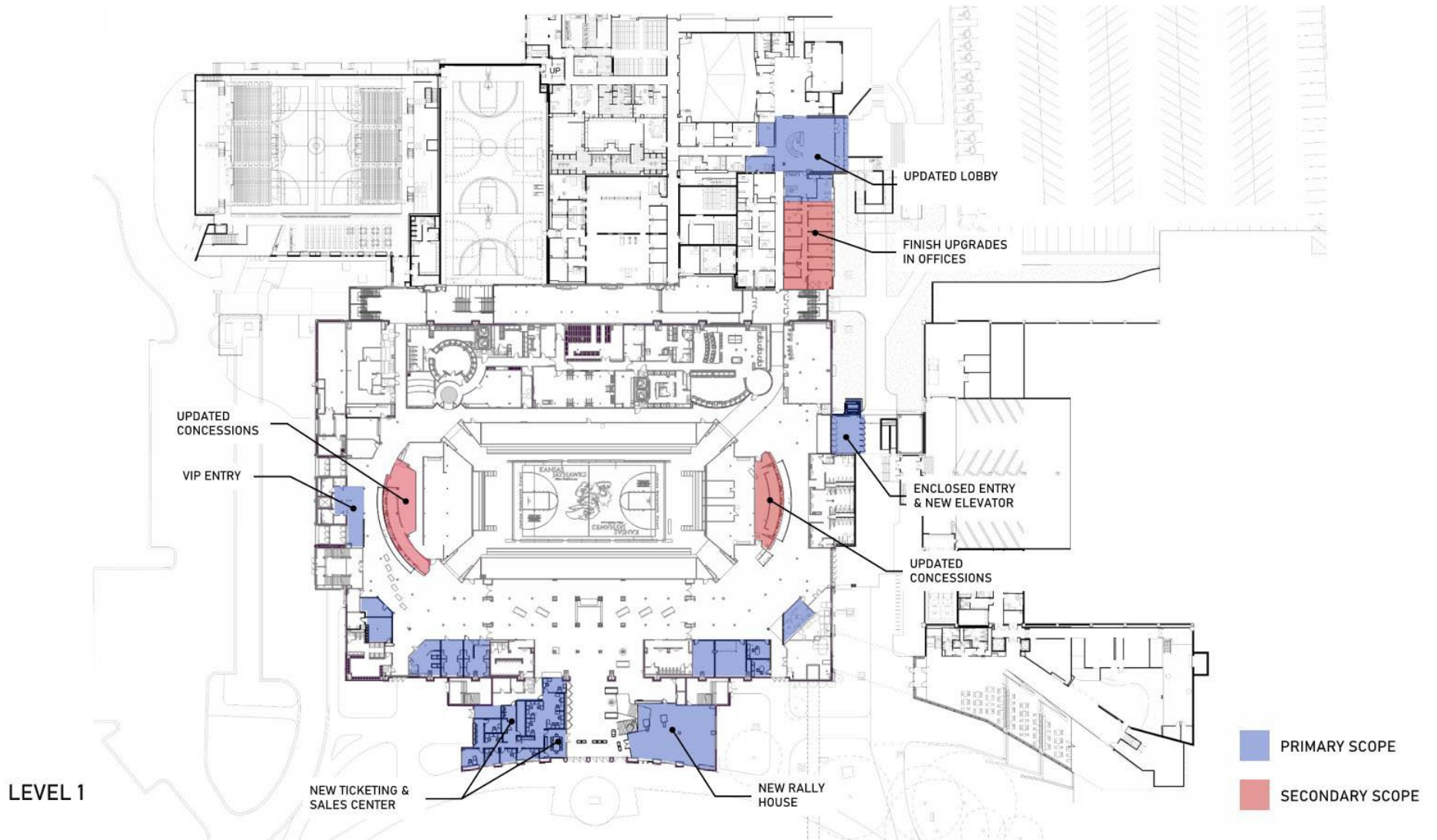
- 1) Project funding is proposed to come from donor gifts and KAI funding.
- 2) Construction costs are based on an assumed 4% per year cost escalation rate and construction starting in 2<sup>nd</sup> Quarter 2023.

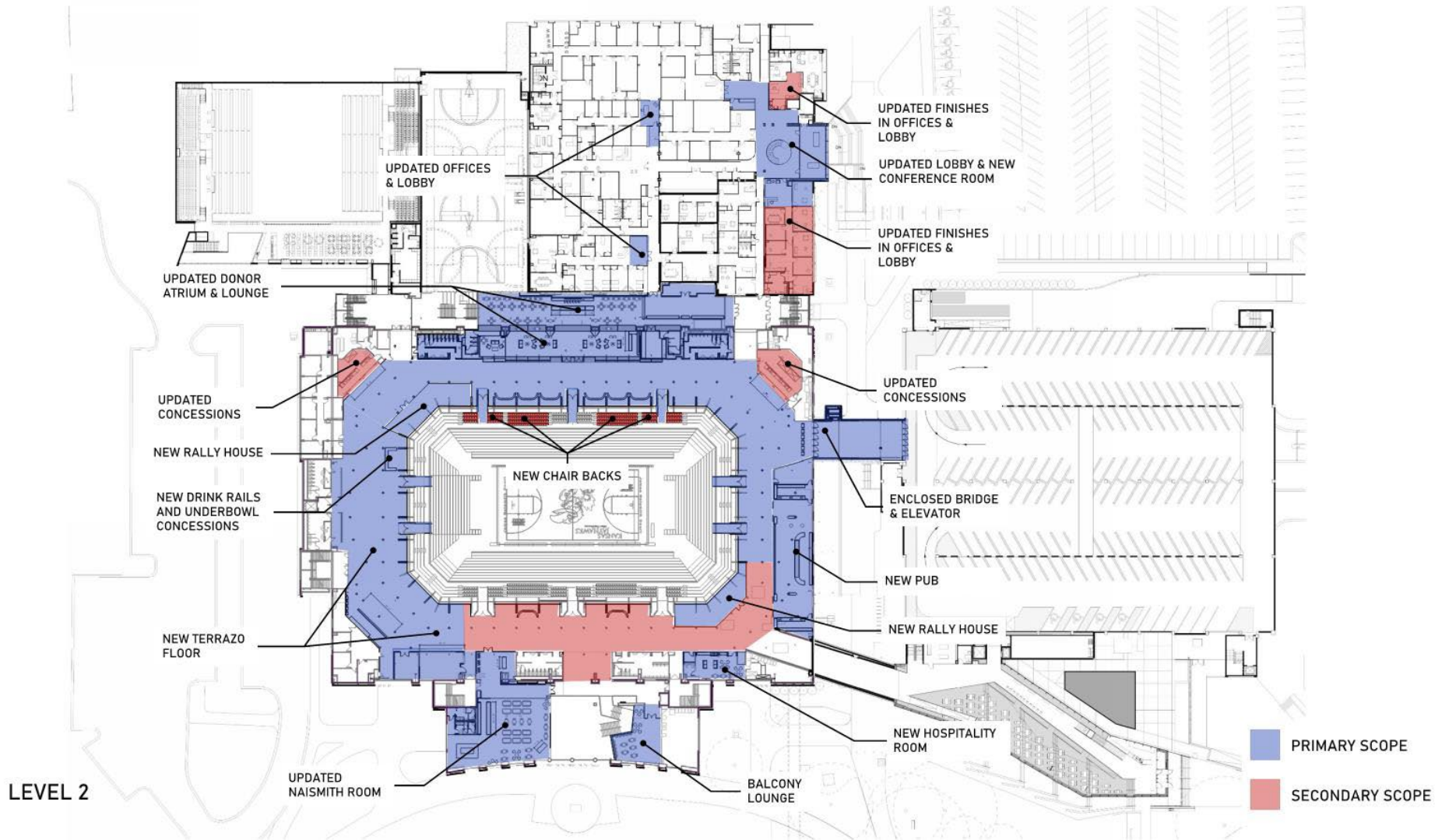
## Project Schedule

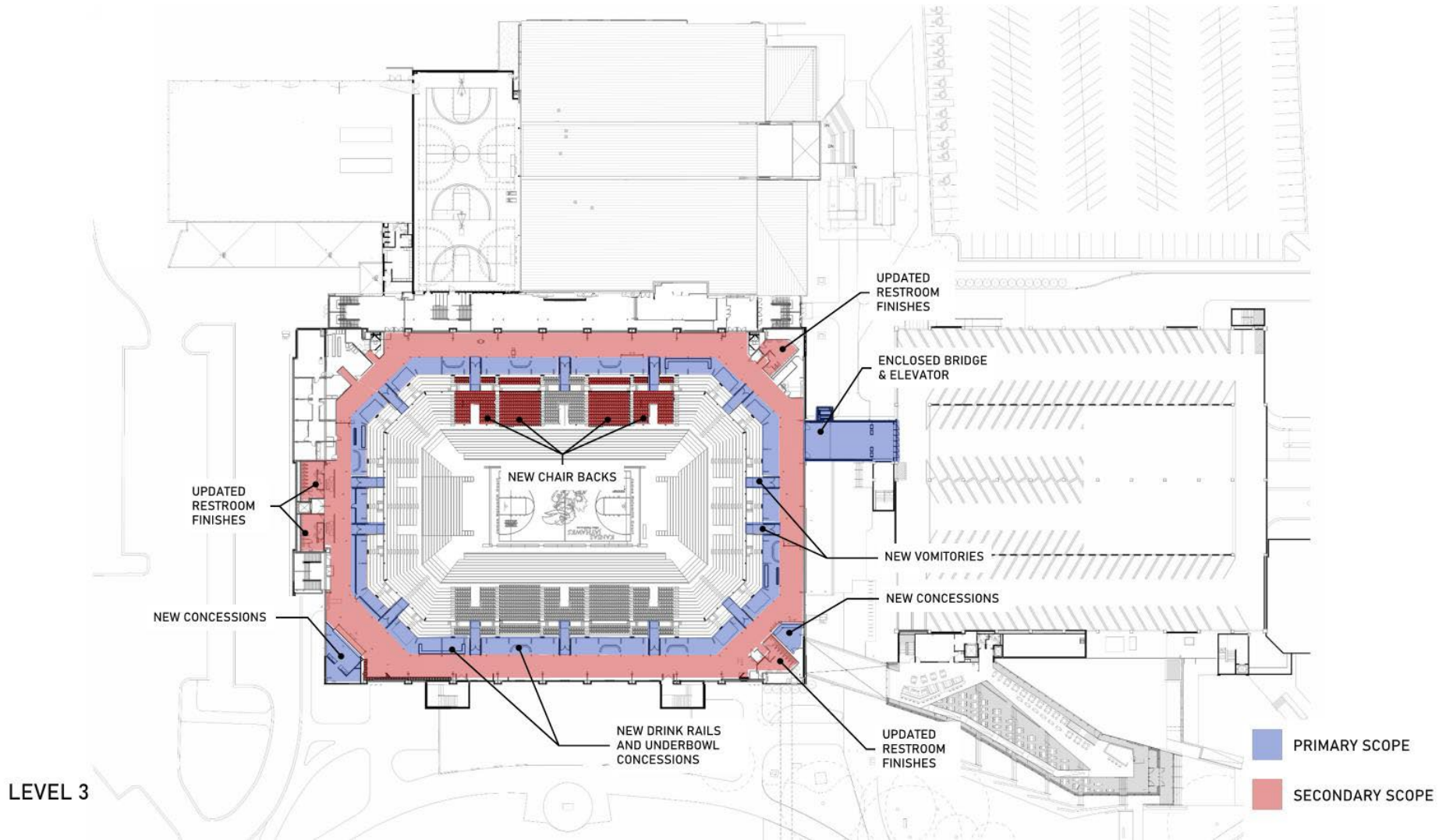
Program Submission to Board of Regents	December 2019
Program Approval (BOR)	December 2019
Fund Raising Approval	December 2019
Interview & Select Consultants	July 2022
Program Review & Prelim. Design	August 2022
Design Development	November 2022
Construction Documents	March 2023
Bidding / Final GMP	March 2023
Construction – Start	April 2023- September 2023
Construction – Complete	April 2024- September 2024

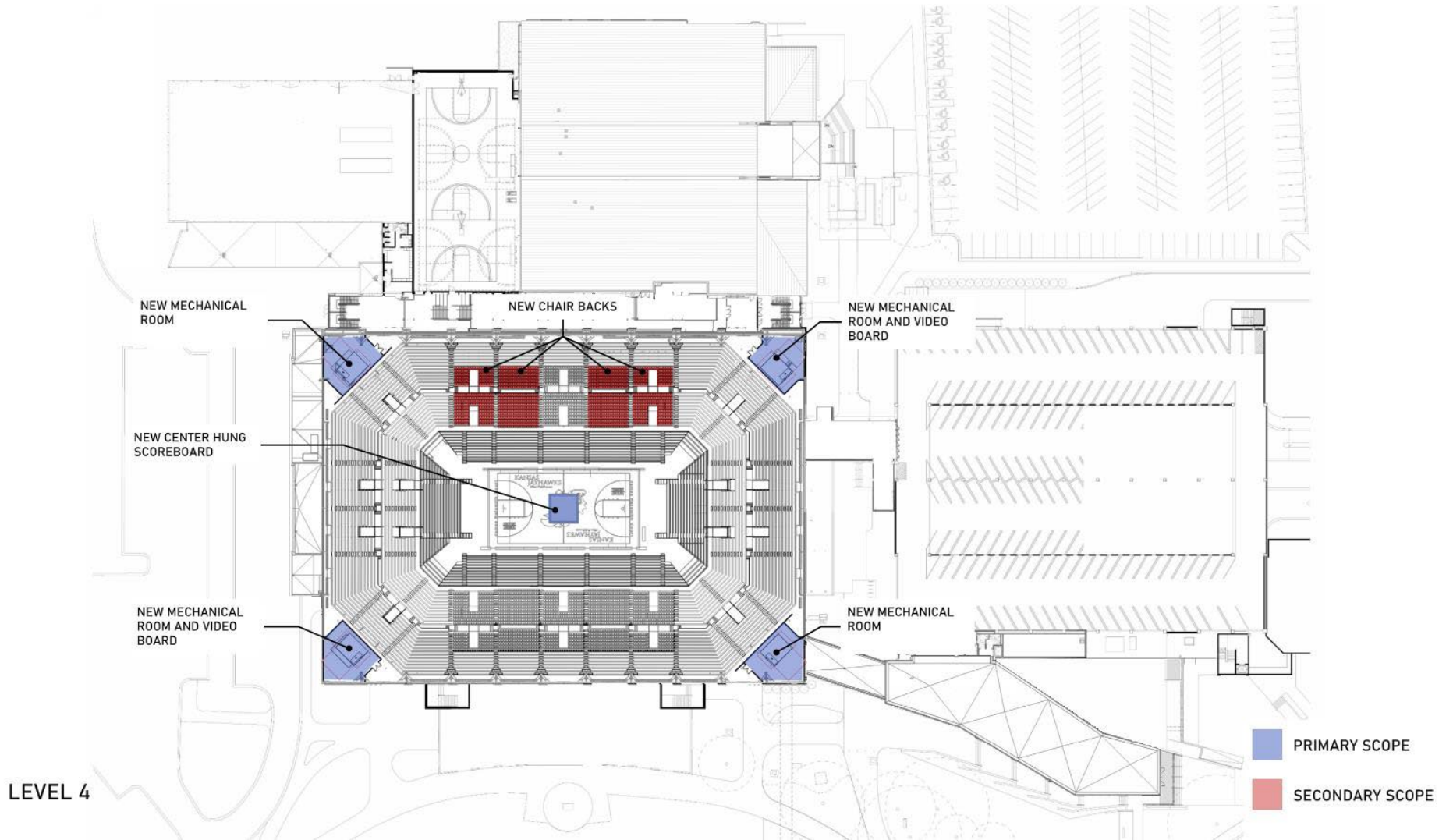


### Appendices - Conceptual Drawings











Level 2, Updated Concourse



Level 2  
Naismith Room

Level 2, Naismith Room



Level 2, Donor Atrium



Level 3, Concourse improvements