

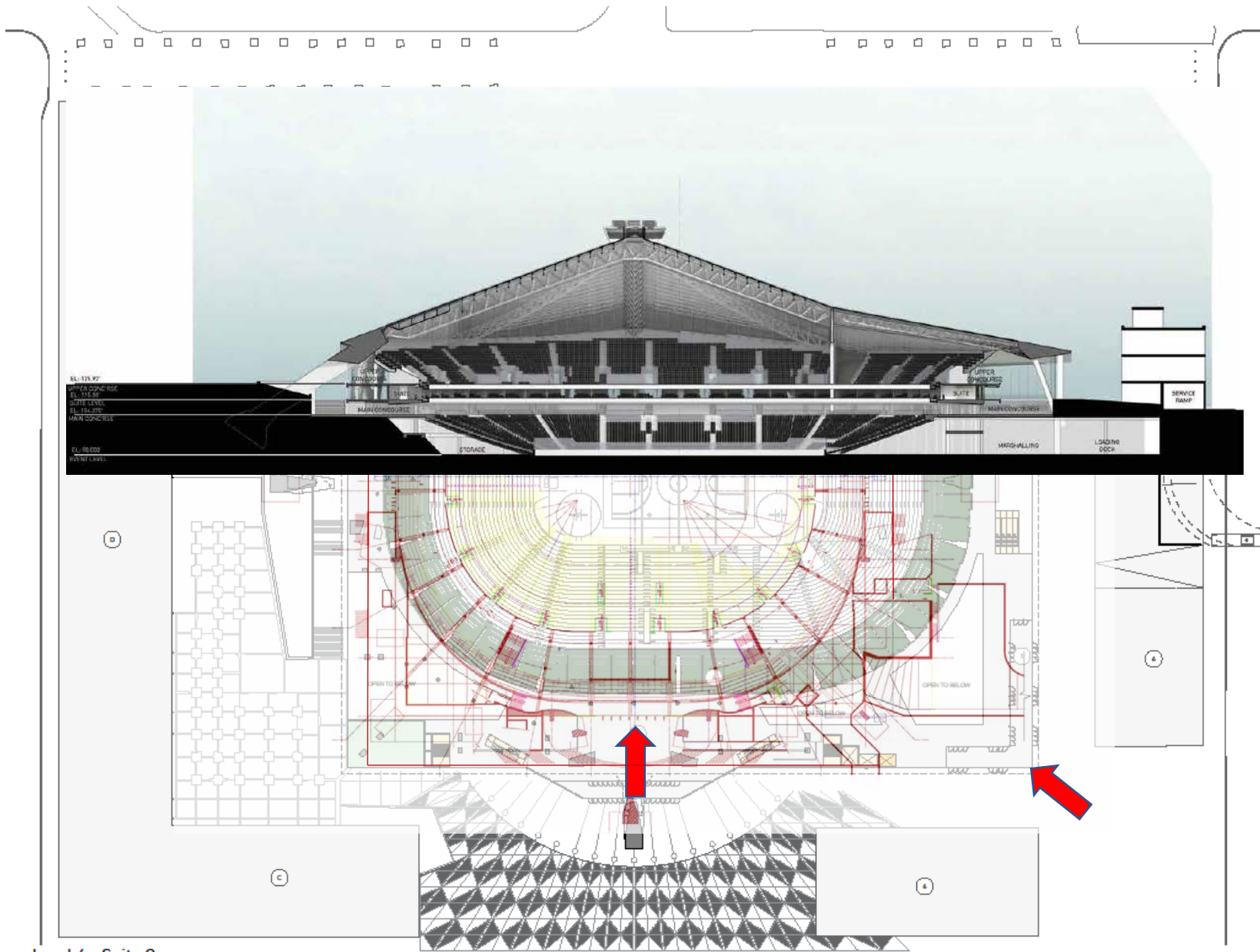
# Seattle Coliseum

A World-Class Arena for All



RESPONSE TO REQUEST FOR PROPOSAL FOR  
**THE REDEVELOPMENT OF  
KEYARENA AT SEATTLE CENTER**





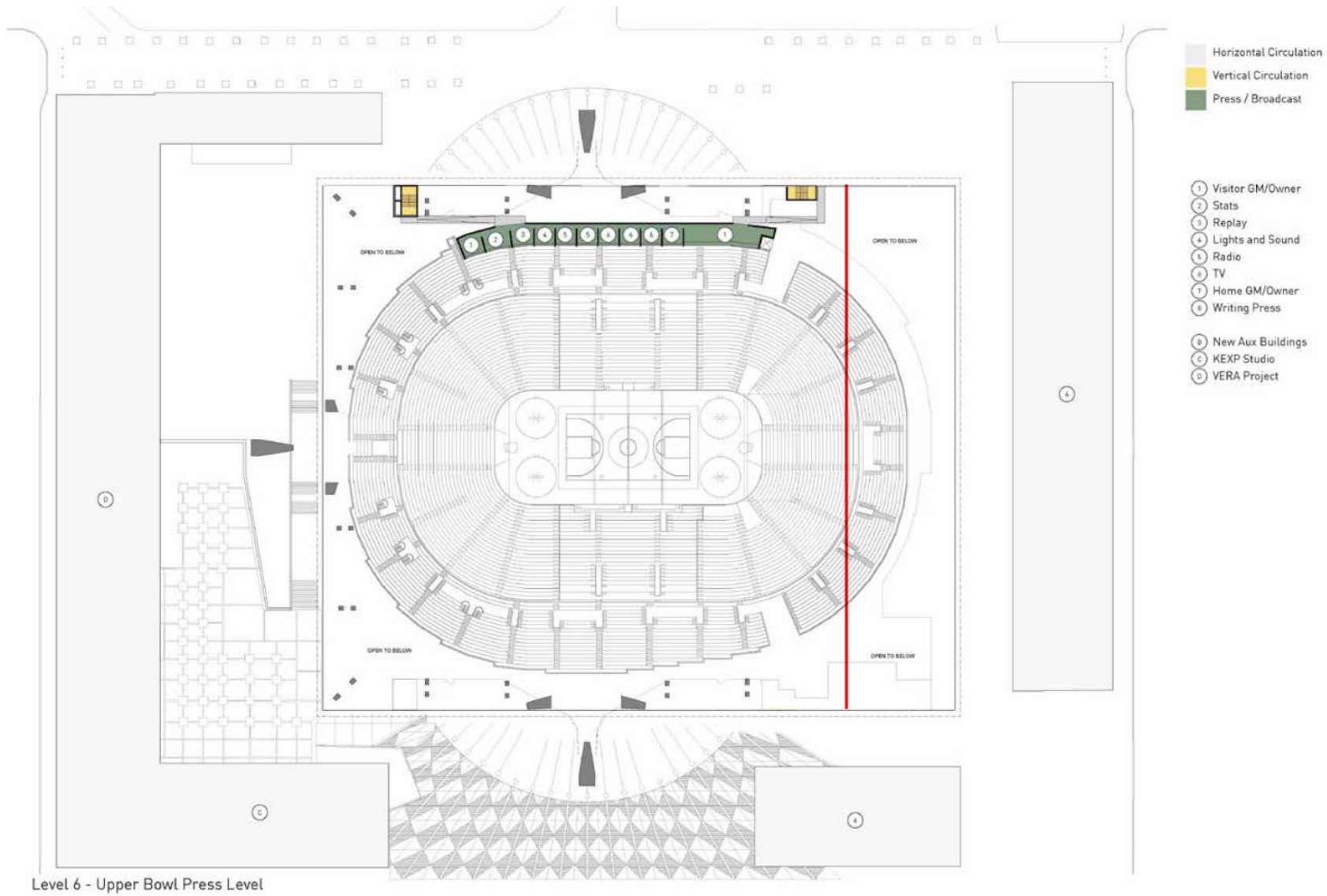
- Horizontal Circulation
- Vertical Circulation
- BOH
- Concessions
- Premium Space

- 1 Main Entries
  - 2 Kitchen Facility
  - 3 Restaurant
  - 4 Suites
- A Loading Ramp
  - B New Aux Buildings
  - C KEXP Studio
  - D VERA Project

RL-125.97  
 OFFICE CONCOURSE  
 EL. 124.00  
 OFFICE LEVEL  
 EL. 124.00  
 MAIN CONCOURSE  
 EL. 125.00  
 PAVEMENT LEVEL

**% of Reuse**  
 85% of roof  
 58% of concourses

Level 4 - Suite Concourse



# Level 6 - Upper Bowl Press Level

East/West Section





Entry Lobby

**Entry Lobby**

A new and enlarged lobby allows for an active space with more freedom for guests to explore the Seattle Coliseum. Guests no longer have to descend stairs to enter the arena, as the secured entrance is relocated to the suite level.



End Stage Concert

**End Stage Concert**

Enhancements to the acoustical treatments in the arena bowl bring concert hall quality to an arena setting. Oversized backstage areas and loading docks mean touring shows get in and out more efficiently. Specially finished dressing rooms enhance the "rock star experience" artists receive at the Seattle Coliseum.



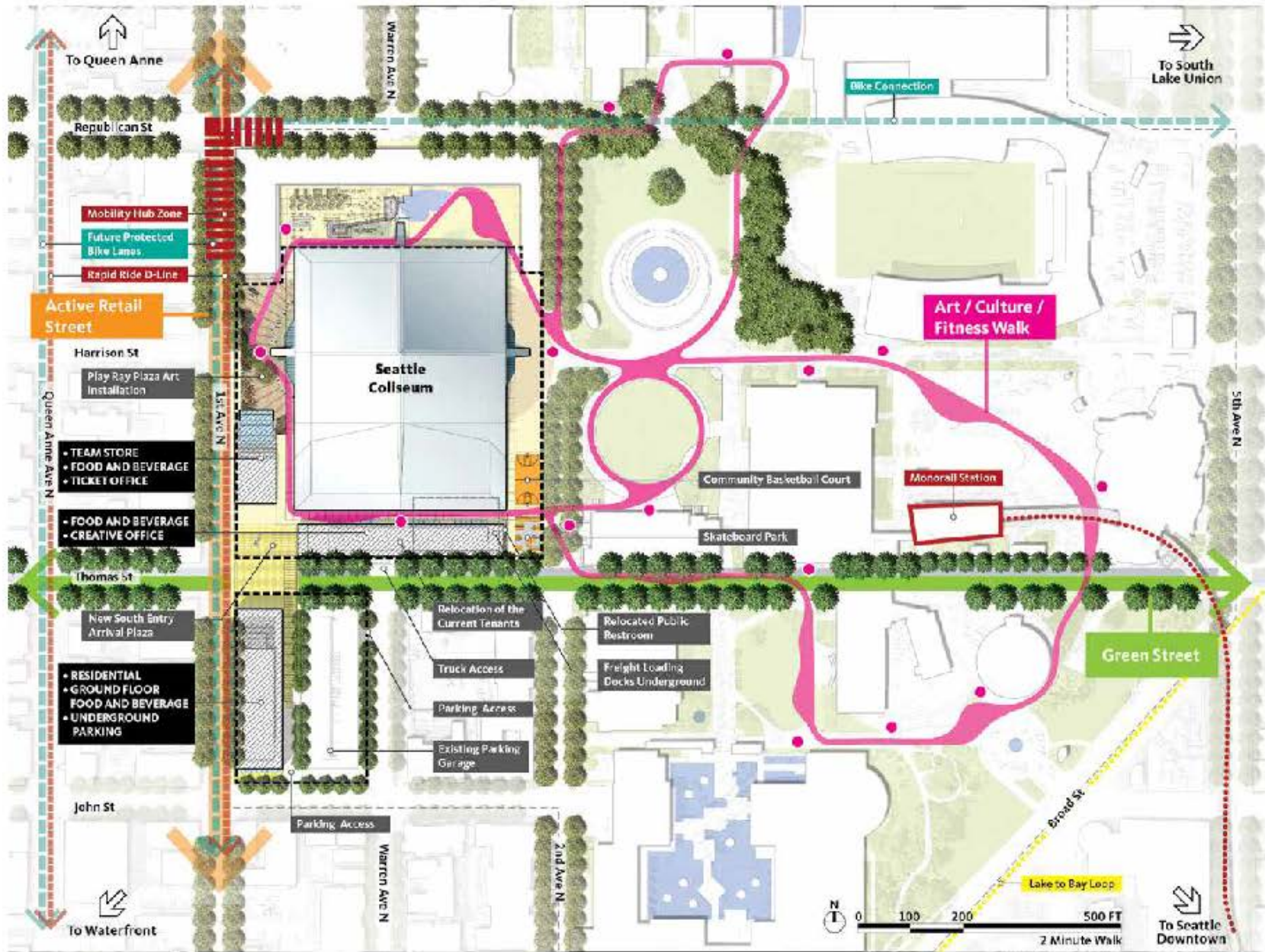
**NHL Hockey**  
The glory of the Seattle  
Metropolitans returns with the new  
larger seating bowl accommodating  
uncompromised sight lines and  
comfortable seats and leg room.  
Capacities exceed NHL minimum  
requirements.



## Sonics Basketball

**Sonics Basketball**  
Seattle's home NBA team will once again "rock the house" with a state of the art sound system. New club spaces and expanded food and beverage options add to the experience. An open bowl allows the energy on the court to emanate to the concourses.





Master Site Plan

**Entry to the Southwest Plaza  
at the corner of First Avenue  
and Thomas Street**

A new plaza space provides a welcoming entry to the Seattle Coliseum and the redevelopment area. The Coliseum Paseo provides a new pedestrian entry into Seattle Center. Open spaces encourage gathering at the ground level retail shops and eateries.



**SEATTLE COLISEUM  
PROJECT BUDGET**

	BASE BUDGET
<b>ENTITLEMENT/SITE DEVELOPMENT</b>	
EIS/Entitlement Consultants	500,000
Environmental Testing & Inspection	250,000
Legal	1,000,000
Historic Preservation Consultant	250,000
Public Art Fee (1% of hard costs)	<u>3,663,818</u>
<b>Sub-total</b>	<b>5,663,818</b>
<b>DESIGN/PROFESSIONAL SERVICES</b>	
Basic Design and Engineering (5% of hard)	18,319,092
Add Services - A&E (10% of fee)	1,831,909
Reimbursable Expenses- A&E (10% of fee)	1,831,909
ADA Consultant	200,000
Surveying	<u>50,000</u>
<b>Sub-total</b>	<b>22,232,910</b>
<b>CONSTRUCTION</b>	
Arena	356,381,840
Sitework	<u>10,000,000</u>
<b>Sub-total</b>	<b>366,381,840</b>
<b>FF&amp;E</b>	
FF&E	<u>39,000,000</u>
<b>Sub-total</b>	<b>39,000,000</b>
<b>PERMITS, TESTING, FEES</b>	
Permit Fees - City (.85% of hard)	3,114,246
Utility Fees (.15% of hard)	549,573
Testing & Inspection (1.5% of hard)	<u>5,495,728</u>
<b>Sub-total</b>	<b>9,159,546</b>
<b>INSURANCE/FINANCING/TRANSACTION COSTS</b>	
Owner's Insurance	750,000
Builders Risk	<u>1,500,000</u>
<b>Sub-total</b>	<b>2,250,000</b>
<b>PROJECT ADMINISTRATION</b>	
Construction Mgmt (2% of hard)	<u>7,327,637</u>
<b>Sub-total</b>	<b>7,327,637</b>
<b>PRE-OPENING</b>	
Pre-Opening	<u>5,750,000</u>
<b>Sub-total</b>	<b>5,750,000</b>
<b>CONTINGENCY/MITIGATIONS</b>	
Owner Contingency & Project Mitigations	<u>88,484,293</u>
<b>Sub-total</b>	<b>88,484,293</b>
<b>GRAND TOTAL</b>	<b>546,250,045</b>



**ENTITLEMENT/SITE DEVELOPMENT \$ 5,663,811**



**CONSTRUCTION \$366,381,840**



**CONTINGENCY/MITIGATIONS \$ 88,484,293**



**GRAND TOTAL \$546,250,045**

DESIGN SCHEDULE

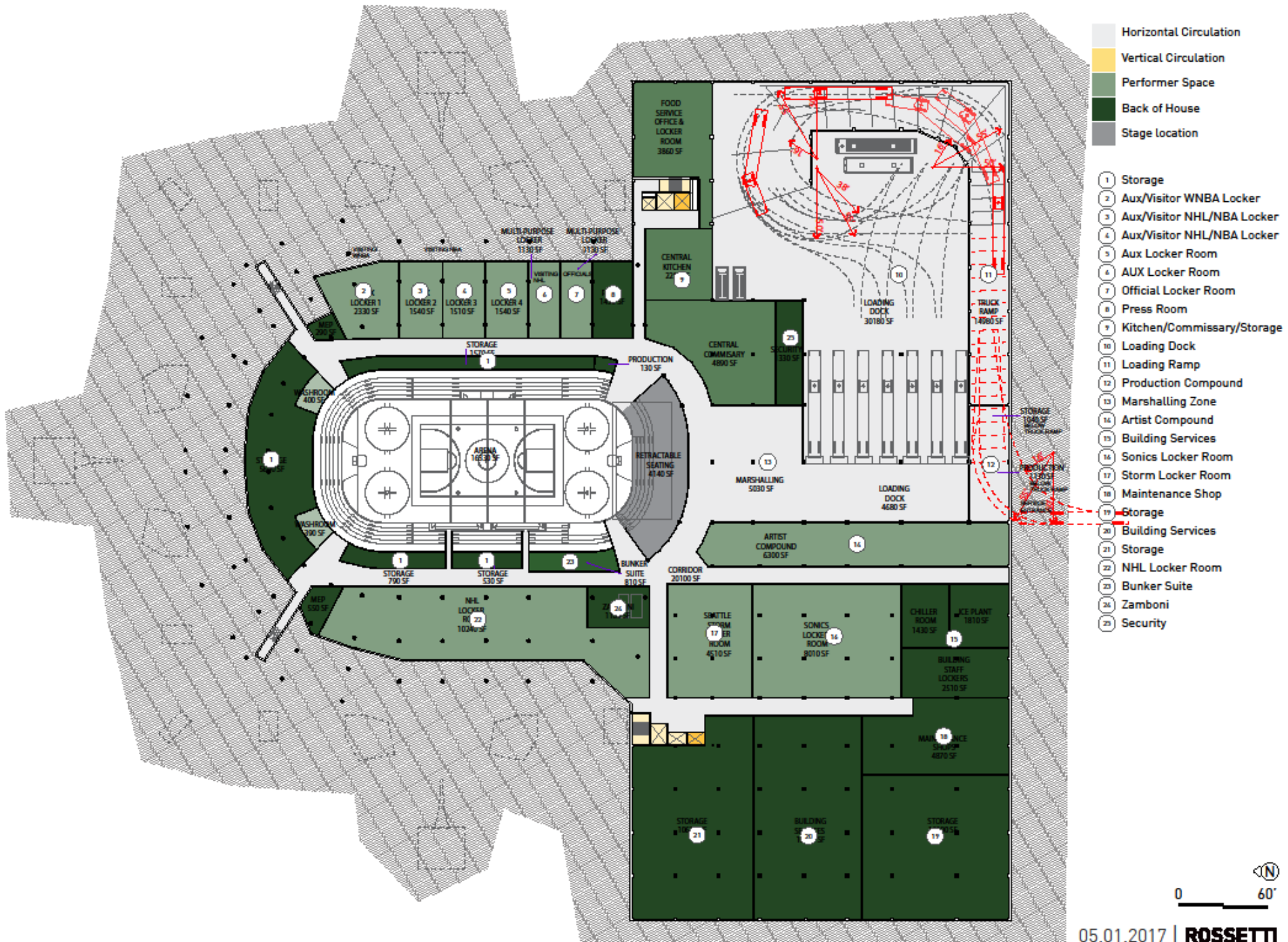
Current Schedule--Seattle Coliseum Renovation							2017														
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	J	Jul	A	S	O	N	D	J								
<b>SEATTLE COLISEUM RENOVATION</b>																					
<b>KEY MILESTONES &amp; ACTIVITIES</b>																					
SCM100	Project Notice to Proceed	0	15-Jun-17*		0																
SCM101	Construction Notice to Proceed	0	01-Nov-18*		0																
SCM102	Punchlist	40	12-Oct-20	10-Dec-20	0																
SCUB109	Commissioning	15	11-Dec-20	04-Jan-21	0																
SCM103	Substantial Completion	0	05-Jan-21		0																
<b>PRE-CONSTRUCTION</b>																					
SCPC101	Subcontractor Procurement	20	13-Apr-18	10-May-18	121																
SCPC100	Owner / Tenants Move-out	20	21-Aug-18	18-Sep-18	31																
SCPC102	Mobilization	10	01-Nov-18	14-Nov-18	0																
SCPC103	Site Fencing	5	08-Nov-18	14-Nov-18	0																
SCPC106	Temporary Protection	20	15-Nov-18	14-Dec-18	80																
SCPC104	Hazardous Materials Abatement	30	15-Nov-18	31-Dec-18	70																
SCPC105	Utilities Cut & Cap	22	15-Nov-18	18-Dec-18	78																
<b>SUBMITTALS</b>																					
<b>DESIGN</b>																					
<b>PROCUREMENT</b>																					
<b>MAJOR STRUCTURAL COLISEUM</b>																					
SCMJ101	Selective Demolition - Interiors	40	15-Nov-18	15-Jan-19	145																
SCMJ103	Access & Bowl Demolition	40	15-Nov-18	15-Jan-19	0																
SCMJ102	Ancillary Structural Demolition	20	02-Jan-19	29-Jan-19	70																
SCMJ104	Erect Temporary Shoring Towers & Install Temporary Brac	15	16-Jan-19	05-Feb-19	0																
SCMJ105	Install Bowl Foundations	20	16-Jan-19	12-Feb-19	258																
SCMJ106	Structural Concrete Foundation (For Roof)	30	16-Jan-19	26-Feb-19	50																
SCMJ107	Structural Steel Retrofit/Upgrade	30	06-Feb-19	19-Mar-19	0																
SCMJ117	De-tension Perimeter Ring Beam Cables	10	20-Mar-19	02-Apr-19	0																
SCMJ109	Remove Primary Truss Section	10	03-Apr-19	16-Apr-19	0																
SCMJ110	Demo Abutement--South Structure	15	17-Apr-19	07-May-19	0																
SCMJ111	Install New Primary Transverse Truss	20	08-May-19	05-Jun-19	0																
SCMJ112	Remove Temporary Shoring	20	06-Jun-19	03-Jul-19	177																
SCMJ113	Shore Existing Columns/Footings at Perimeter	20	05-Jul-19	01-Aug-19	177																
SCMJ114	Demo Curtain Wall	20	02-Aug-19	29-Aug-19	177																
SCMJ115	Excavate Perimeter	20	30-Aug-19	27-Sep-19	177																
SCMJ118	Install Perimeter Foundation/Walls	40	30-Sep-19	22-Nov-19	177																
SCMJ108	New Structural Steel CW Supports	20	25-Nov-19	24-Dec-19	177																
SCMJ119	Install Curtain Wall	40	26-Dec-19	21-Feb-20	177																
SCMJ120	Install New Lateral Trusses (From Transverse Truss)	20	23-Mar-20	17-Apr-20	0																
SCMJ116	Install Roofing System	30	20-Apr-20	01-Jun-20	0																
<b>NON-STRUCTURAL ALL AREAS</b>																					
SCAL101	MPE Under Slab Rough-in	20	23-Sep-19	18-Oct-19	103																
SCAL106	Install Seating	33	05-Feb-20	20-Mar-20	197																

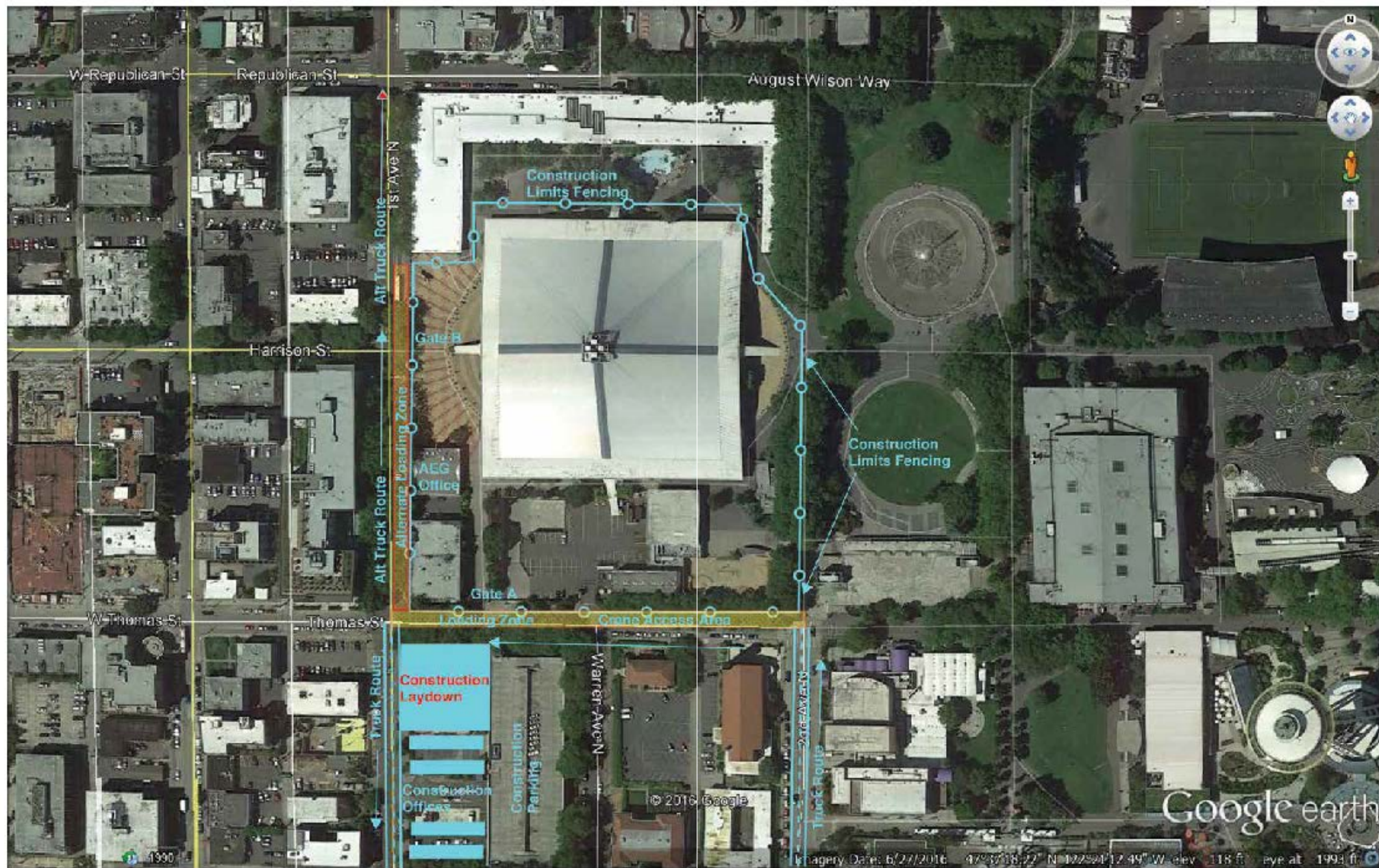
PROJECT NOTICE TO PROCEED 15-JUN-17

CONSTRUCTION NTP 01-NOV-18

SUBSTANTIAL COMPLETION 05-JAN-21

OPEN 01-MAR-21







**EXPANDING THE SOUTH EDGE**

Elevation - West



# Q & A

The connection to the Seattle Coliseum, the creative office space, and the residential building with the rest of Seattle Center creates a gathering space for the residents of the Uptown neighborhood.