INTRODUCTION
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NBBJ was engaged by the Lexington Arena, Arts and Entertainment District Task Force for the purpose of evaluating the feasibility of several options for the future of the Lexington Center. The Lexington Center includes Rupp Arena and the Lexington Convention Center. The major focus of this study is an assessment of the options and costs for the renovation, modification and expansion of the existing Lexington Center and the possible locations and costs of new facilities as a comparative option.

Through a series of meetings with user groups and other stakeholders, as well as first hand examination of the facilities, the extent of the need for improvements was clearly understood. Potential sites for new facilities were also discussed and for the purposes of this study the parking lot south of High Street and the Cox Street lot were the two potential sites considered.

NBBJ put together a team of highly experienced consultants to study the feasibility of the options for the Lexington Center that were considered. The consultants team included the following firms: Skanska (Construction), Thornton Tombaetti (Structural Engineer), ME-Engineers (MEP), EOP Architects (Local Architects), Acoustic Dimensions (AV and Acoustics), and Global Spectrum (Operations and Business Programming). These firms are all experts in their fields of interest and have extensive experience working on sports arenas and convention centers. Each firm played a key role in the evaluation of these facilities and in the creative process of imagining how the facilities could be transformed into state of the art venues.

It became apparent after an initial study that the options for the transformation of the Lexington Center broke down into three fundamental concepts.

We believe each of these concepts satisfy the success factors that were developed for the project, however there are differences when each option is compared to the others. This difference can be the cost, the impact on the urban character, construction duration or the degree of success at meeting the desired criteria. These three concepts can be described as:

A. Renovation of the Arena and the Convention Center in their existing location.
B. Construction of a new Arena at a different location and the renovation of the Convention Center in its existing location.
C. Construction of a new Convention Center at a different site and the renovation of the Arena in its existing location.

After further study we concluded that there was the need for one variation to each of the three basic concepts. Therefore we created an A1 and A2 and a similar two variations for Option B and C. These Options are described in detail in the body of this study. Skanska USA is the Builder part of the project team and they developed cost estimates for each of these options and a summary of those costs are part of this study. It should be noted that the cost estimates have been escalated to 2013 to better reflect anticipated costs. Detailed cost breakdowns are contained in an appendix that is available to the Task Force.

NBBJ wants to thank all those people who assisted, advised and guided our efforts in this study. It has been a pleasure working with you to visualize the transformation of the Lexington Center into a state facility that can meet the University of Kentucky’s Athletic needs for many years to come as well as transforming the Convention Center so that it can meet the growing needs of the Convention industry.
SUCCESS FACTORS

ARENA
• RENOVATE ARENA TO CURRENT STANDARD
• MAINTAIN SEATING CAPACITY
• NEW CENTER HUNG SCOREBOARD
• IMPROVE AV SYSTEMS
• ADD 40 TO 50 SUITES
• UGRADE HOSPITALITY AREAS
• LIFE/SAFETY IMPROVEMENTS
• CODE COMPLIANCE
• UPPER BOWL IMPROVEMENTS
• COMMISSARY
• CONTINUOUS OPERATION
• EXPANDED LOCKER/TRAINING/MEDIA/SUPPORT SPACES
• MULTI-DAY EXPERIENCE

CONVENTION CENTER
• IMPROVE LOADING FOR MULTIPLE SHOWS
• DOUBLE THE SIZE OF CONVENTION CENTER
• IMPROVE SPACE CONFIGURATION TO ATTRACT GREATER RANGE OF EVENTS
• CONNECTION TO RETAIL
• ADD BALLROOMS AND MEETING SPACE

IMPROVE OVERALL AESTHETICS

ADD PERFORMING ARTS CENTER
SUCCESS FACTORS

CITY PLAN

- ENHANCE LINKAGE BETWEEN UK AND DOWNTOWN
- CREATE A MORE VIBRANT STREET PRESENCE
- BREAK DOWN THE MASS OF LEXINGTON CENTER
- LONG TERM URBAN VISION (50-100 YEARS)
CONVENTION CENTER PLANNING DIAGRAMS

IDEAL HALL PROPORTION

1

1.5

HALL

IDEAL HALL SECTION

15’ CLEAR

30’ CLEAR MIN.

TRUCKS DRIVE INTO HALLS FOR LOADING

SERVICE

LOBBY NODE

PUBLIC

HALLS CAN BE COMBINED INTO ONE LARGER SPACE OR CREATE SYNERGY ACROSS PUBLIC CORRIDOR

MIRRORED HALLS
CROWN CENTER  Fayetteville, NC

Exhibition Area: 100,000 sf
Largest Hall: 60,000 sf
Second Largest Hall: 20,000 sf
Clear Ceiling Height: 25'
Notes: connected to Crown Coliseum

M.C. BENTON JR. CONVENTION CENTER  Winston-Salem, NC

Exhibition Area: 100,000 sf
Largest Hall: 46,000 sf
Second Largest Hall: 27,700 sf
Clear Ceiling Height: 25'
Notes: connected to 146 suite hotel and 315 room hotel
MOBILE CONVENTION CENTER Mobile, AL

Exhibition Area: 100,000 sf
Largest Hall: 100,000 sf
Second Largest Hall: 50,000 sf
Clear Ceiling Height: 30’
Notes: outdoor terraces around facility to connect with river

SIOUX FALLS CONVENTION CENTER Sioux Falls, SD

Exhibition Area: 100,000 sf
Largest Hall: 50,400 sf
Second Largest Hall: 16,800 sf
Clear Ceiling Height: 25’
Notes: connected to 243 room hotel
SAVANNA INT. TRADE & CONVENTION CENTER  Savannah, GA

Exhibition Area: 97,750 sf
Largest Hall: 97,750 sf
Second Largest Hall: 55,000 sf
Hall Size: 280’x150’
Notes: located in historic district

THE LAKELAND CENTER  Lakeland, FL

Exhibition Area: 100,000 sf
Largest Hall: 28,262 sf
Second Largest Hall: 24,660 sf
Clear Ceiling Height: 20’
Notes: 400,000 sf of outdoor space
DULUTH ENTERTAINMENT CONVENTION CENTER  Duluth, MN

- Exhibition Area: 100,000 sf
- Largest Hall: 48,256 sf
- Second Largest Hall: 26,000 sf
- Clear Ceiling Height: 30’
- Notes: 2 ballrooms, 30 meeting rooms, & 100,000 sf exhibit space

LONG BEACH CONVENTION CENTER  Long Beach, CA

- Exhibition Area: 224,000 sf
- Largest Hall: 91,000 sf
- Second Largest Hall: 76,000 sf
- Clear Ceiling Height: 25’
- Notes: 3 halls, 2 theaters, arena, and 34 meeting rooms
FRONTIER AIRLINES CENTER  Milwaukee, WI

Exhibition Area: 188,695 sf
Largest Hall: 37,506 sf
Clear Ceiling Height: 31’
Notes: 37,506 sf ballroom & 39,364 sf meeting rooms

NASHVILLE CONVENTION CENTER  Nashville, TN

Exhibition Area: 118,000 sf
Largest Hall: 118,000 sf
Second Largest Hall: 78,725 sf
Clear Ceiling Height: 27’
Notes: connected to hotel, 350,000 visitors per year
**RALEIGH CONVENTION CENTER** Raleigh, NC

- Exhibition Area: approx. 200,000 sf
- Largest Hall: 145,843 sf
- Second Largest Hall: 32,617 sf
- Clear Ceiling Height: 32'
- Notes: adjacent to performing arts center and amphitheater

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**KENTUCKY INTERNATIONAL CONVENTION CENTER** Louisville, KY

- Exhibition Area: 300,000 sf
- Largest Hall: 146,000 sf
- Second Largest Hall: 45,000 sf
- Clear Ceiling Height: 32'
- Notes: downtown location, 30,000 sf ballroom, & 52 meeting rooms
DUKE ENERGY CONVENTION CENTER  Cincinnati, OH

Exhibition Area: approx. 750,000 sf
Largest Hall: 195,320 sf
Second Largest Hall: 39,468 sf
Clear Ceiling Height: 33.5'
Notes: adjacent to over 3,000 hotel rooms, shopping, and restaurants

INDIANA CONVENTION CENTER & LUCAS OIL STADIUM  Indianapolis, IN

Exhibition Area: 742,000 sf
Largest Hall: 98,154 sf
Second Largest Hall: 51,000 sf
Clear Ceiling Height: 35'
Notes: attached stadium floor is used as convention space
ARENA SECTION COMPARISON

RENOVATED
RUPP ARENA

U.S. AIRWAYS
PHOENIX, AZ

STAPLES CENTER
LOS ANGELES, CA

NATIONWIDE
COLUMBUS, OH

YUM! CENTER
LOUISVILLE, KY
CONCEPTUAL CONSTRUCTION PHASING: The purpose of this phasing is to avoid disruption of the UK Basketball Seasons.