

# HHH METRODOME

## Reconstruction Analysis

[ EXECUTIVE SUMMARY ]



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# The Ellerbe Becket Mandate:

## HHH Metrodome Reconstruction Analysis

1. Can the Metrodome be reconstructed into a state of the art NFL Stadium, meeting the current program requirements of the Minnesota Vikings?
2. Assist the Commission in developing information for the citizens of Minnesota and the state legislators in efforts to fulfill the Commission's mandate to retain the Minnesota Vikings for the long term.
3. Start on May 11 – Finish on August 8, 2007.
4. Provide detailed cost analysis of the reconstruction.
5. Primary Principal from Ellerbe Becket must be Paul Griesemer assisted as needed by James Poulson.



## EXECUTIVE SUMMARY



METRODOME



# Ellerbe Becket Sports Architecture



Louisiana Superdome Reconstruction— *New Orleans Saints*  
Lambeau Field – *Green Bay Packers*  
Chicago Soldier Field – *Chicago Bears*  
Qwest Field – *Seattle Seahawks*  
FedExField Redevelopment – *Washington Redskins*  
Ford Field – *Detroit Lions*  
Alltel Stadium Redevelopment – *Jacksonville Jaguars*  
LA Stadium Planning – *National Football League*  
HHH Metrodome Renovations— *Minnesota Vikings*  
New New Orleans Stadium Study – *New Orleans Saints*  
Chase Field – *MLB Arizona Diamondbacks*  
Jacobs Field Improvements – *MLB Cleveland Indians*  
Turner Field – *MLB Atlanta Braves*

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## EXECUTIVE SUMMARY



# HHH METRODOME

## Reconstruction Analysis

### [ EXECUTIVE SUMMARY ]



## HHH Metrodome

1. 25-year Icon of Minneapolis
2. Only Sports facility to host Super Bowl, MLB All Star Game, World Series, and Div. 1 NCAA Final Four and the ONLY ONE THAT EVER WILL.
3. Subject of several renovation studies and remodel projects



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## EXECUTIVE SUMMARY



# HHH METRODOME

## Reconstruction Analysis

### [ EXECUTIVE SUMMARY ]

## Vikings Program Plus Roof

- ❑ 65,000 Seats expandable to 72,000 seats for Super Bowl
- ❑ 7,500 Club Seats
- ❑ 150 Suites (all sideline)
- ❑ 1155 Car Parking
- ❑ Vikings Hall of Fame
- ❑ Vikings Retail Store
- ❑ State of the Art Audio/Video
- ❑ Restrooms that exceed current NFL stadium standards
- ❑ Concessions Points of Sales consistent with current NFL trends
- ❑ Club Restaurant opportunity within the Stadium
- ❑ Retractable Roof
- ❑ Compliance with all Current Codes
- ❑ Improved means of Vertical Transportation
- ❑ Loading Dock and Television Truck Area
- ❑ Improved Locker Facilities
- ❑ Comply with NFL security directives
- ❑ Exterior Plaza for Pre Game Activities

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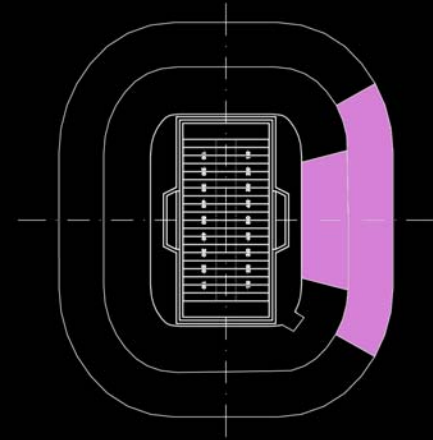


## EXECUTIVE SUMMARY

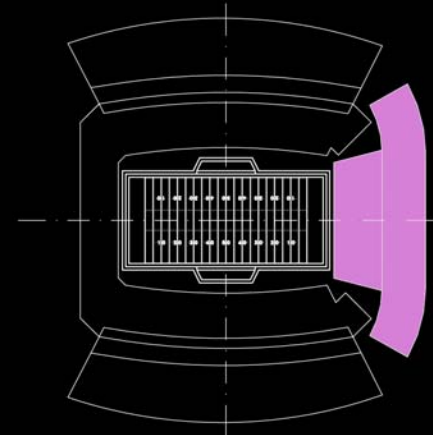


# Concept

1. To Reuse and Re-adapt the current sideline of the Metrodome to become a new signature endzone structure with new wider concourses.
2. Construct new sideline seating bowl structures to accommodate new premium seat holders and upgraded amenities



EXISTING  
METRODOME



REDEVELOPED  
METRODOME

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# HHH METRODOME

## Reconstruction Analysis

### [ EXECUTIVE SUMMARY ]

## Vikings Program plus roof

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## EXECUTIVE SUMMARY



# [ NFL Stadium Program Comparison]

							
AMENITIES	HHH Metrodome Minneapolis	Soldier Field Chicago	Ford Field Detroit	Reliant Stadium Houston	Heinz Field Pittsburg	Qwest Field Seattle	Paul Brown Stadium Cincinnati
Capacity (total current/future)	64,121	62,000	65,000	69,500 / 70,000	65,000	67,700 / 72,000	65,600
Club Capacity (current/future)	0	8,740	8,600	7,514	7,300	7,700 / 10,000	7,600
Suites	112	138	132	166	129	82 incl. 12 Field Level	114
Suite Capacity	1,714	2,660	2,232	3,020	1,544	2,106	1,824
% of Sideline Seats	45.70%	64%	61%	52%	65%	61%	70%
% of Capacity in the Lower Bowl	43%	62%	58%	37%	62%	46%	42.5%
Club Lounge	0	63,888 sq. ft.		96,000 sq. ft.	85,500 sq. ft.	86,500 sq. ft.	80,000 sq. ft.
Concessions (general spectators)	243 Fixed POS	320 Fixed POS 34 Stands	56 Stands 33 Portable	328 Fixed POS 42 Stands 75 Portable	190 Fixed POS 47 Stands	312 Fixed POS 37 Stands	400 Fixed POS* 56 Stands
Ratio (Fixed P.O.S. to Spectator Incl. Club)	1:256	1:160	N/A	1:203	1:266	1:182	1:147
Novelty Store	No	2 Team Stores	Team Store	No	7 Team Stores	Yes	Team Store + 8 Fixed Novelty
# of Booths	National TV + 8	National TV + 12	National TV + 11	National + 13	National TV + 10	National TV + 8	National TV + 6
# of Writer Locations	109	225	262	175	160 / 200	175 / 225	156
Concourse Width (Main)	24'-0"	25' min - 30' max		40' min - 75' max	24' min - 128' max	40' min - 90' max	30' min - 60' max
Concourse Width (Upper)	29'-0"	26' min - 52' max		26' min - 60' max	28' min - 64' max	26' min - 48' max	30' min - 60' max
Building Area	900,000	1.5m sq. ft.	1.83m sq. ft.	1.96m sq. ft.	1.5m sq. ft.	1.6m sq. ft.	1.85m sq. ft.
Elevators	1 Passenger 2 Service	7 Passenger 4 Service	16	9 Passenger 2 Service	7 Passenger 2 Service	10 Passenger 3 Service	10 Passenger 2 Service
Escalators	No	2	8	12	5	0	7
Club Restaurant/Bar	No	No	Yes	Yes	No	Yes	No
Approximate Construction Costs (including renovations)		\$635,000,000	\$500,000,000	\$425,000,000	\$281,000,000	\$305,000,000	\$400,000,000
Funding Sources		63% Public 37% Private	Public & Private	25.6% Public 74% Private	70% Public 30% Private	69.8% Public 30.2 Private	1/2 cent sales tax

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## EXECUTIVE SUMMARY



METRODOME

## DEFINING “STATE of the ART”

		
AMENITIES	HHH Metrodome Minneapolis	Metrodome Redevelopment Study
Capacity (total current/future)	64,121	65,000 / 72,000
Club Capacity (current/future)	0	8,000
Suites	112	159
Suite Capacity	1,714	2,544
% of Sideline Seats	45.70%	69%
% of Capacity in the Lower Bowl	43%	43%
Club Lounge	0	120,000 sq. ft.
Concessions (general spectators)	243 Fixed POS	336 Fixed POS
Ratio (Fixed P.O.S. to Spectator Incl. Club)	1:256	1:200 General 1:125 Clubs
Novelty Store	No	Yes
# of Booths	National TV + 8	National TV +10
# of Writer Locations	109	225
Concourse Width (Main)	24'-0"	75' min - 160' max
Concourse Width (Upper)	29'-0"	35' min - 80' max
Building Area	900,000	1.7m sq. ft.
Elevators	1 Passenger 2 Service	12 Passenger 4 Service
Escalators	No	18
Club Restaurant/Bar	No	Yes
Approximate Construction Costs (including renovations)		TBD
Funding Sources		TBD

- 159 Suites – All Sideline Locations
- 8000 Club Seats – All Sideline Locations
- 69% Sideline Capacity  
(second only to Paul Brown Stadium 70%)
- Concourses and Clubs with views to the field
- Club Lounge exceeding 15 sq.ft per patron
- Low Point of Sale (POS) ratio
- Extra wide concourses
- Team Store and Ancillary Retail

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METRODOME





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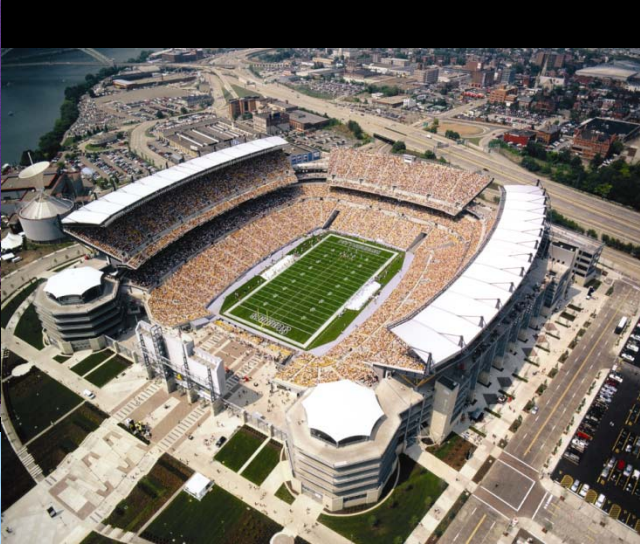
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## EXECUTIVE SUMMARY









# HHH METRODOME

## Reconstruction Analysis

[ COST SUMMARY\*]



COST CATEGORY	HOK Report New Stadium	Ellerbe Becket Redeveloped Metrodome
Hard Construction Costs 2010 Start	\$704,074,300	\$619,886,723
Soft Costs Variable	\$123,353,818	\$108,604,155
Fixed	\$126,547,149	\$125,043,861
<b>Total Estimated Cost</b>	<b>\$953,975,267</b>	<b>\$853,534,736</b>

Potential Cost Savings of \$100,440,500

\* Hunt cost experience based on 11 NFL  
& 5 retractable roof stadiums

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EXECUTIVE SUMMARY





# HHH METRODOME

## Reconstruction Analysis

[ COST SUMMARY ]

### Roof Premium Costs

COST CATEGORY	HOK Report New Stadium	Ellerbe Becket Redeveloped Metrodome
Open Air Stadium 2010 Start	\$753,212,982	\$639,679,162
Operable Roof Premium 2010 Start	\$200,762,285	\$213,855,575
<b>Total Estimated Cost</b>	<b>\$953,975,267</b>	<b>\$853,534,736</b>



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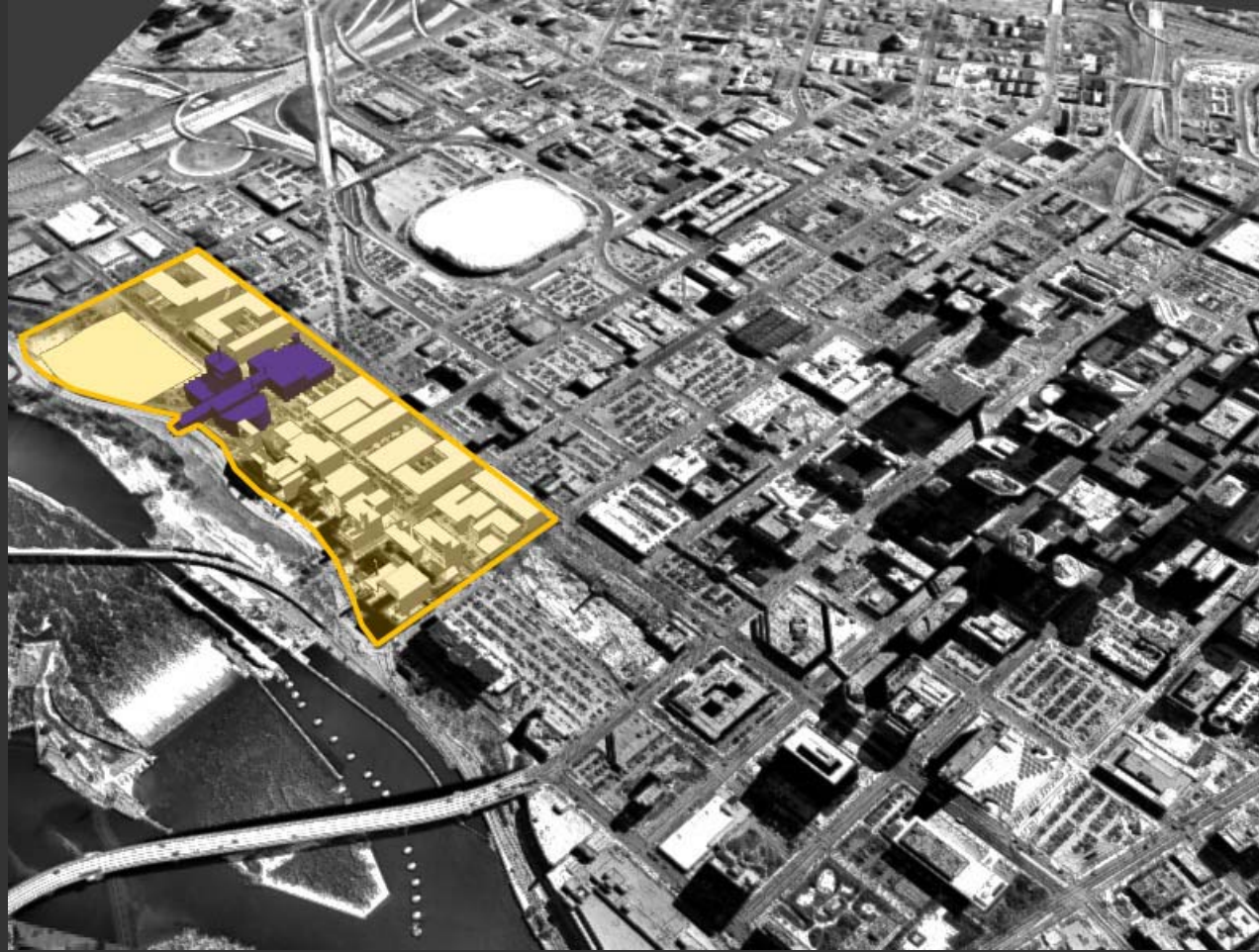




Historic Mill District



The Guthrie Theater



A **cohesive district** has developed around the Guthrie Theatre and the Historic Mill District.



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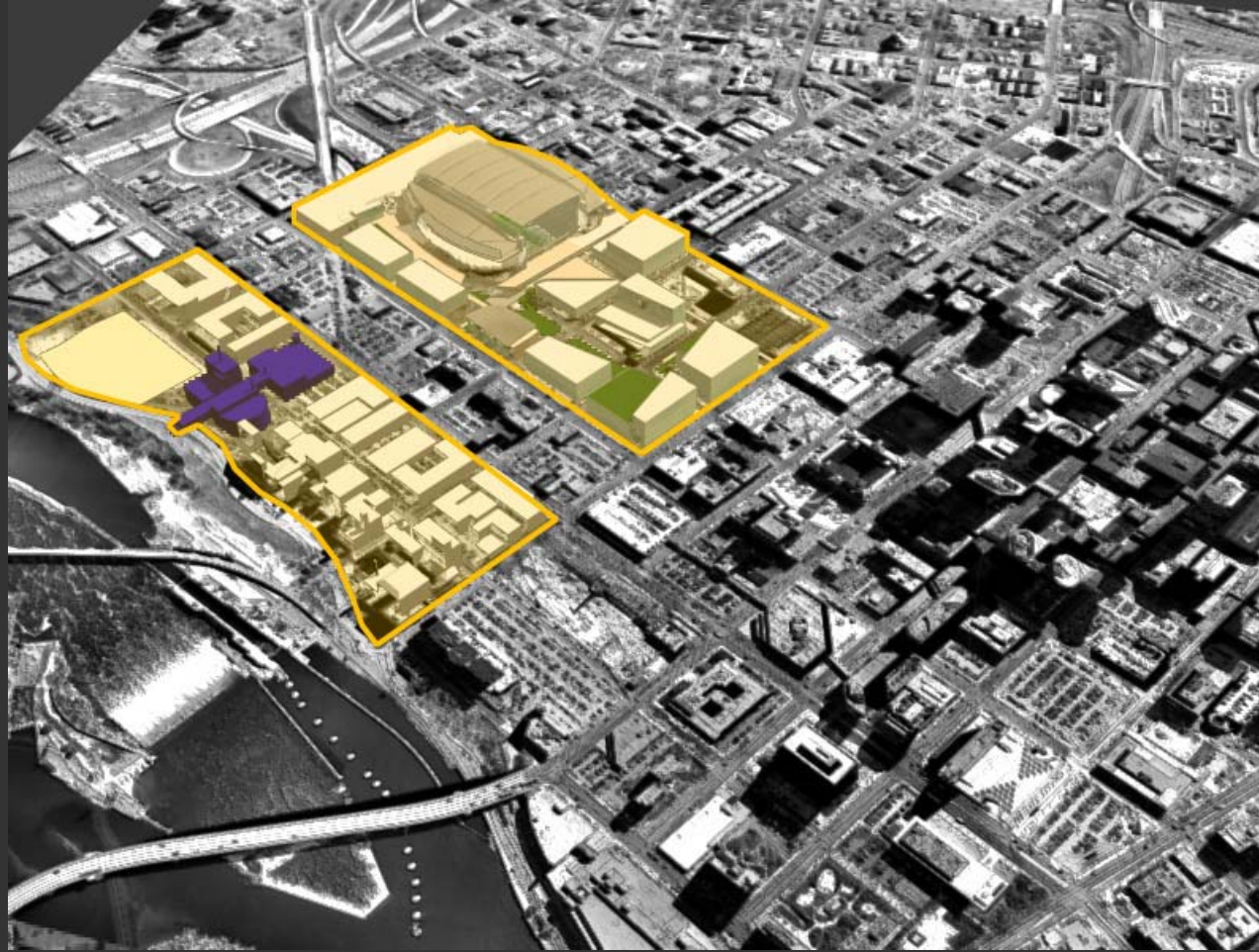
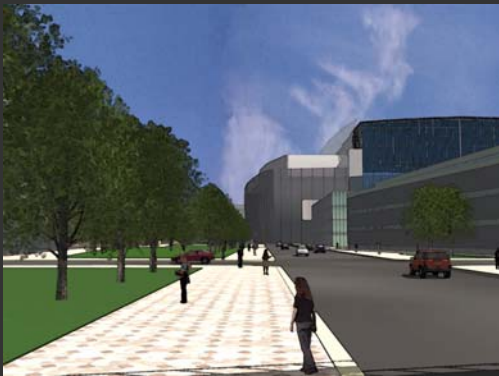


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The new stadium will be at the center of the stadium district.



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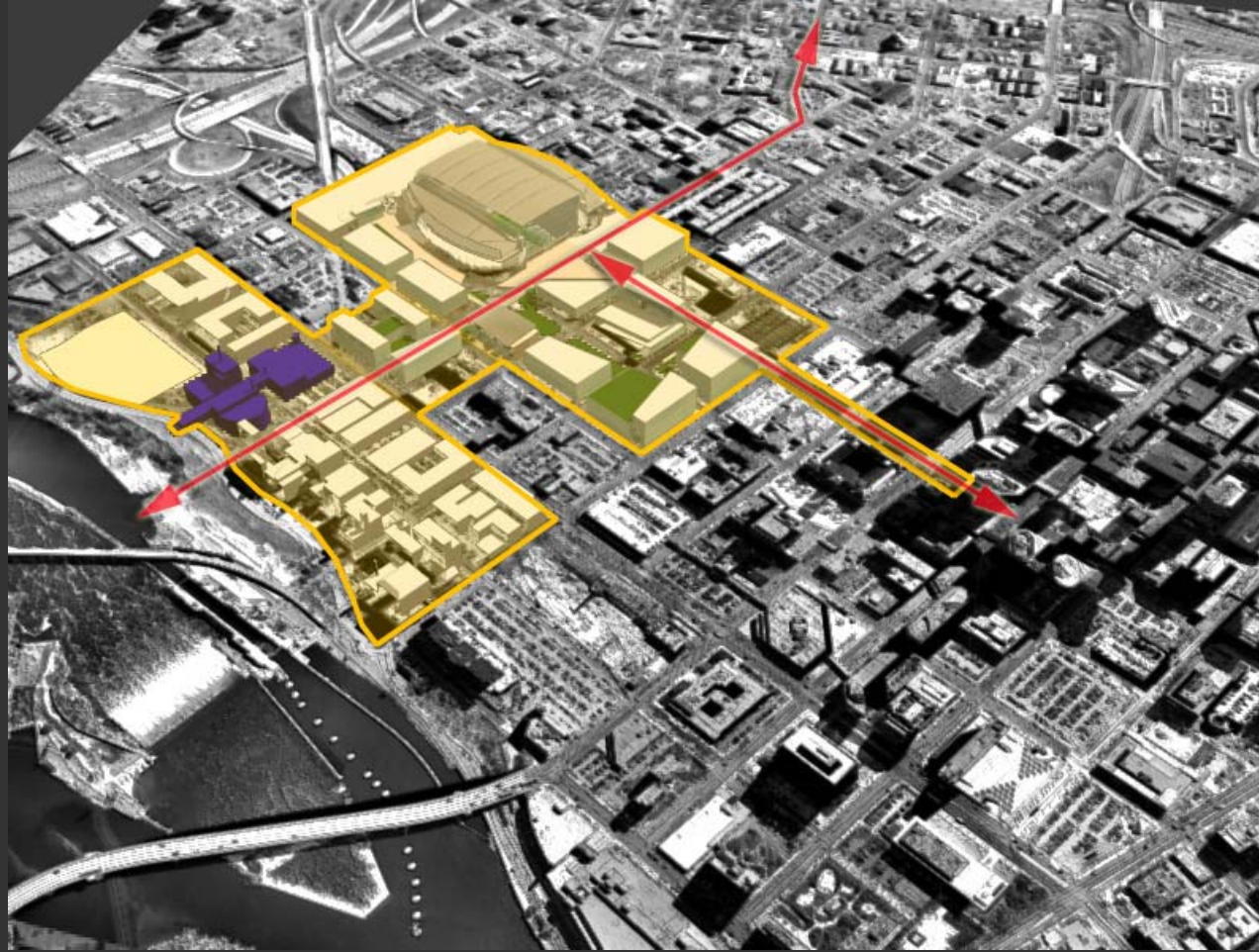
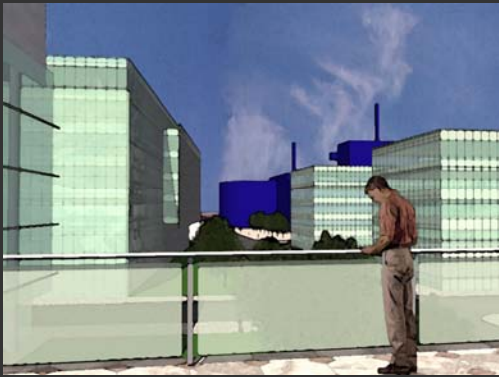
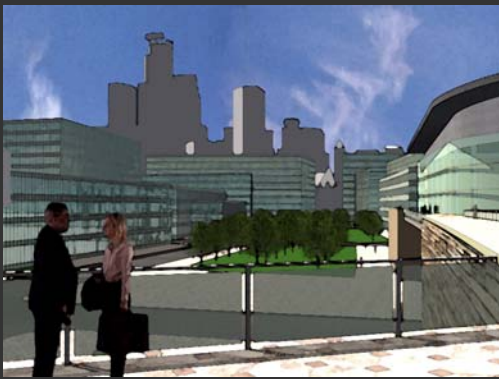


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METRODOME





By connecting the Guthrie District and the stadium district a new identity for Downtown East will be forged, linked to the river and the downtown core.

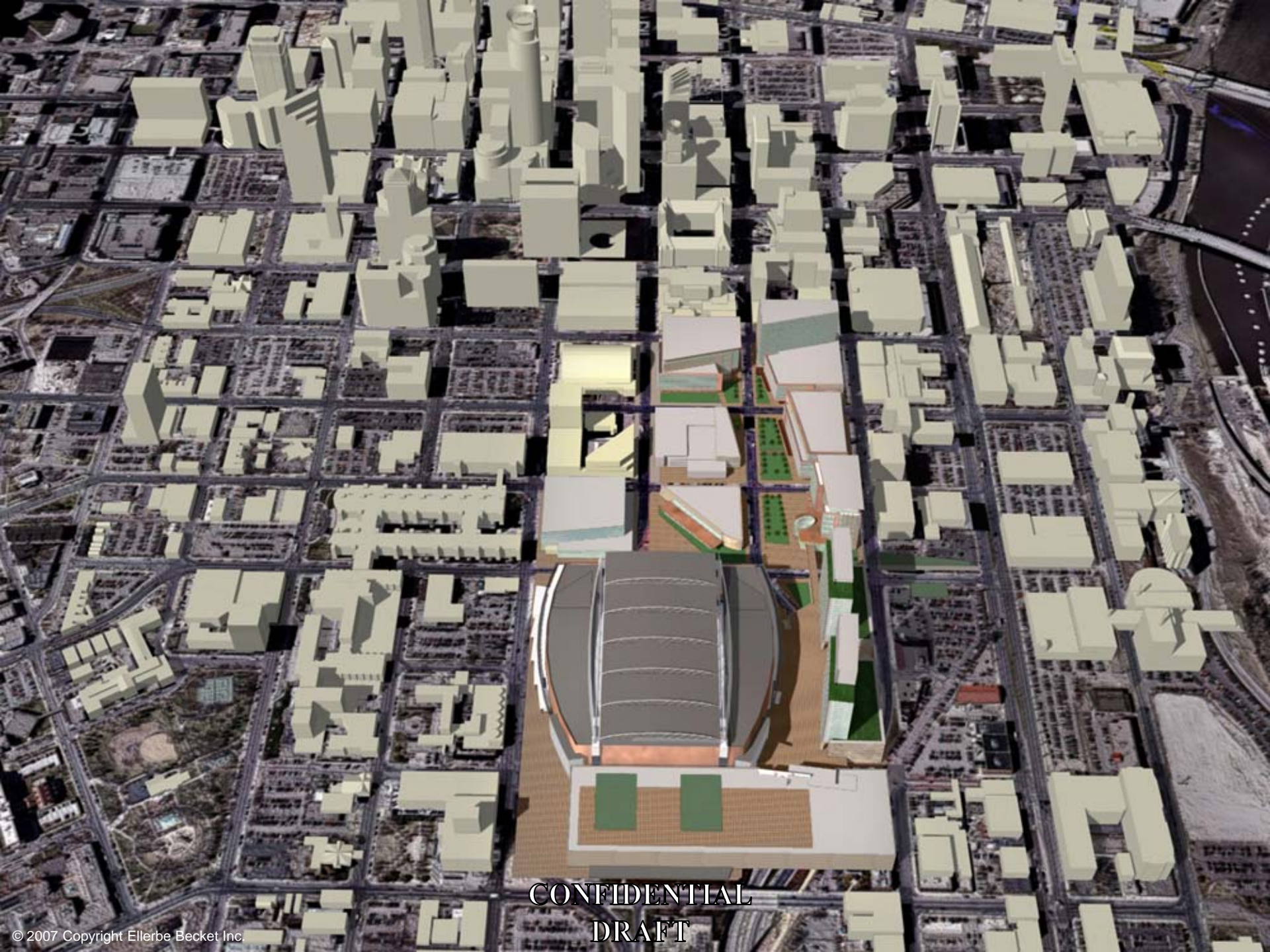
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## EXECUTIVE SUMMARY







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## EXECUTIVE SUMMARY

# The Ellerbe Becket Mandate: HHH Metrodome Reconstruction Analysis

## CONCLUSIONS:

- ✓ A reconstruction of the Metrodome can meet & exceed the Vikings Program & establishes a new standard of excellence in the NFL
- ✓ Our solution saves up to \$100M compared to ROMA / HOK new stadium concept
- ✓ Our solution creates a significant & compelling Stadium District development plan



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