



Dane County

Minutes - Final Unless Amended by Committee

Alliant Energy Center Redevelopment Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Monday, June 24, 2024

11:30 AM This is a Hybrid Meeting: Attend in person in the Board
Room of the Alliant Energy Center, 1919 Alliant Energy
Center Way, Madison.

See below for additional instructions on how to attend the meeting and provide public
testimony.

A. Call To Order

*Others Present: Larry Barton, Scott Harrington, Nicole Anderson, Rob Gottschalk,
Carolyn Clow, Todd Violante, Supervisor Michael Engelberger, Lauren Kuhl*

The meeting was called to order by Chair Erickson at 11:31am.

- Present** 9 - ROBERT CRAIN, TOM DECHANT, HEATHER STOUDE, BREWER STOUFFER,
Supervisor DAVE RIPP, PAM CHRISTENSON, CHUCK ERICKSON, JEFF
GLAZER, and KEVIN CONNORS
- Absent** 4 - RUBEN ANTHONY, ISADORE KNOX, ELLIE WESTMAN, and LAURA
HERSCHLEB

B. Consideration of Minutes

[2024](#)
[MIN-096](#)

Minutes of the April 15, 2024 Alliant Energy Center Redevelopment Committee
Meeting

Attachments: [2024 MIN-096](#)

A motion was made by GLAZER, seconded by DECHANT, that the Minutes be
approved. The motion carried by a voice vote.

C. Action Items

D. Reports to Committee

1. Chair's Report

Erickson provided an update on the status of the County capital budget. The current County Executive is aware of and has met with the County Board Chair and Westman Chin about AEC plans. Work will begin on a capital improvement plan.

Erickson also reported on the Alliant Energy Center Director hiring. The hiring is in process, and potentially will have an update on a new Director in August.

**2024
RPT-149**

AEC-REDEVELOPMENT COMMITTEE - JUNE MEETING

Attachments: 2024 RPT-149.pdf

2. Director's Report

Ripp provided an update on the status of the pavilion plaza project indicating that it is underway. During construction they ran into electric and utility lines that were not anticipated to be there.

Ripp also indicated that he does not have any updates on the status of vacating Bram Street.

Ripp also indicated there have been a large amount of sport event signings this year. Typically there are 17 and there are 40 this year.

Erickson inquired about why it is taking so long to vacate Bram street, Stouder noted that she will follow-up with the engineering staff about the updates on when that will take place.

E. Presentations

1. Presentation and Q&A: Exhibition Hall Expansion Revised Schematic Plan and Cost Estimate

Larry Barton presented from Strang, the architectural firm that prepared the schematic plans for the Expo Hall expansion.

Barton provided an overview of the exhibition hall and the updated plan and cost estimate.

Barton provided an overview of the sustainability projects that complement the project.

Barton also provided an overview of the cost estimates prepared by Krause Anderson, which found a 20% inflation from the costs presented in 2020 to 2024. Cost were further inflated, but at a much lower rate, to 2027 – the targeted construction date:

2024 Construction Cost Estimate = \$103 million

2027 Construction Cost Estimate = \$129 million

Barton noted that the current cost estimates for 2027 are less than those provided by Hunden.

When thinking ahead to the county budget and the next steps, Barton provided an overview of the proposed schedule over the next 5 years:

2024 – Schematic design

2025 – Design development

2026 – Construction documents and bidding

2027 – Construction start

2028 – Construction completed

Committee discussion ensued.

Barton suggested including the ring road in the initial phase, because the cost estimate is limited to only the exhibition hall.

Stoufer inquired if the expo hall can be built with the Huber Center in place? Barton noted that it could be done in phases. Everything can be built with the Buber Center in place except the new meeting rooms shown on the east side of the building.

Crain asked about the usability of the facility during the construction.

Barton indicated that if done in phases, the campus could remain in full operation.

Important to communicate that there would be minimal disruption to current events.

Harrington inquired about cost estimate for the next phase – design development, Barton responded approximately \$1.5 – 2.5 million over 2 years.

[2024](#)
[PRES-036](#)

AEC - SCHEMATIC DESIGN - JUNE 2024

Attachments: [2024 PRES-036](#)

F. Discussion Items

1. Expo Hall Funding Strategy

Harrington indicated that discussion will be taking place about different funding strategies with Vandewalle and AEC leadership. If anyone else is interested, please let Harrington know.

Erickson has initiated conversations around public private partnerships with the County Executive's Office.

Glazer indicated that in his mind, the county is on the hook for the first phase.

Harrington provided the history of the 2018 state building commission funds.

Ripp noted the different parking regulations now that the campus is in the city of Madison – will need a parking structure when adding on to the expo hall.

Crain inquired about what other pieces need to be put in place to get the timeline moving.

Erickson noted the Huber center, and need to have AEC on the radar of new county board members and executives.

2. Sports Facility Partner Identification and Discussions

3. Multiuse Arena Partner Identification and Discussions

G. Future Meeting Items and Dates

The next meeting is scheduled for August 19th, 2024 in a hybrid format.

H. Public Comment on Items not on the Agenda

I. Such Other Business as Allowed by Law

J. Adjourn

A motion was made by GLAZER, seconded by CRAIN, that the meeting be adjourned. The motion carried unanimously.

Meeting adjourned at 12:49pm.

Minutes respectfully submitted by Lauren Kuhl, pending committee approval