

# XL Center - New and Transformed Arena Program Development and Construction Feasibility Report

## Frequently Asked Questions

### 1. What is wrong with the existing XL Center?

SCI/Stafford notes that the functionality of the XL Center and its ability to generate revenue “are severely limited by its age, obsolete design, mechanical systems, limited size of the current building footprint, narrow concourses, limited fan amenities, shortage of restrooms and ADA deficiencies”. Mechanical systems are especially problematic and SCI recommends that if these are not replaced, the building “will become susceptible to more serious breakdowns that could result in the loss of events.”

### 2. What are the development options for the XL Center?

Option	Cost	Timeline & Impact	Advantages
<p><b>Option 1 - New Arena</b></p> <p>Demolish the existing structure and rebuild on an expanded site</p>	<p>Between \$450 and \$500 million, plus land acquisition costs</p>	<p>36 months - All events would need to be relocated during construction</p>	<p>Better truck load-in and load-out and 1,000 more seats than Option 2</p>
<p><b>Option 2 – Transformed Arena and Expanded Site</b></p> <p>Construct a new arena utilizing a substantial portion of the existing structure on an expanded site</p>	<p>Approximately \$250 million, plus land acquisition costs</p>	<p>26-32 months, with construction occurring during late spring, summer, and early fall.</p> <p>The arena would continue to operate for UConn basketball, hockey games and other events.</p>	<p>Lower cost than Option 1, Less displacement of events, Less Northland space impacted, and Much of recently completed \$33m renovation can be retained</p>
<p><b>Option 3 – Transformed Arena and Existing Site</b></p> <p>Construct a new arena utilizing a substantial portion of the existing structure on the existing site</p>	<p>Unworkable</p>		

### **3. What is the recommended building program for a new or transformed XL Center?**

#### *a. Scenario A – UConn, AHL, Concerts and Family Shows*

- Maximum of 17,000 to 18,000 seats for basketball and hockey and up to a maximum of 19,000 for concerts and other large shows;
- Ability to curtain off the upper bowl, with 9,000 to 10,000 seats in the lower bowl;
- Seating program - including 1,500 person lounge - for basketball and hockey at courtside/ice level;
- Two lounges and /or restaurant and/or sports bar open to bowl;
- New premium seating options, including:
  - o 6 to 8 “bunker” suites (20 persons each)
  - o 30 mid-level suites (8-10 persons each)
  - o 30 loge boxes (4 persons each)
  - o 1,000 person terrace club
  - o 150 person corporate party suite in upper area of bowl;
- Modern standards for public areas, including concourses, number of restrooms and concession stands;
- Full compliance with the Americans with Disabilities Act (ADA);
- Convenient vertical circulation;
- Adequate areas and equipment for security checks and ticket processing, and
- Modern mechanical, electrical, plumbing, fire protection and IT/data systems.

#### *b. Scenario B – UConn, NHL, Concerts and Family Shows*

- Same features as Scenario A, with the addition of a 12,000 square foot NHL home locker room and additional club seats and loge boxes.

### **4. What role is envisioned for UConn in a new or transformed arena?**

With the transformation of the XL Center, UConn has a unique opportunity to change the role it plays as a tenant - establishing a long-term, expanded presence in Downtown Hartford and working with XL to maximize attendance and thereby revenue for both parties. Under SCI/Stafford’s recommendations, UConn would become a partner and prime tenant at XL. This partnership would require UConn to make a change in scheduling basketball and hockey games at XL, how games are sold (for example, working with a third-party sales team), how the programs are marketed and how it would monetize available sources of revenue. In addition, UConn would play a significant majority of its marquee opponents at XL.

### **5. How will a new or transformed arena impact its ability to attract an NHL tenant?**

While it is difficult to predict what cities will secure a professional sports franchise, SCI/Stafford note in their report that:

1. Hartford will not secure an NHL franchise with the current XL Center.

2. Hartford will not have a chance of securing an NHL franchise until:
  - a. A first class arena is in place
  - b. A detailed business plan, backed up by thorough market studies and long term commitments from CT companies and individuals, is produced;
  - c. A high-quality company or wealthy individual who the League trusts has a conditional agreement with the arena owners to operate a team in the facility;
  - d. It is demonstrated that the team will not be a negative contributor to the League's overall financial health, and
  - e. An opportunity arises where an existing team has to move or the League expands the number of franchises.
  
3. SCI and Stafford do emphasize that even if all of the above is in place or confirmed, there is no guarantee that Hartford will secure an NHL team.