

Legislation Text

File #: 15-2500, Version: 1

Time Warner Cable Arena Upgrades - Construction Manager at Risk

Action:

Approve a contract with Rodgers Builders, Inc. in an amount not to exceed \$18,000,000 for construction management at risk services for the Time Warner Cable Arena Upgrades to be performed between years 2016-2019.

Staff Resource(s):

William Haas, Engineering & Property Management
Steve Bagwell, Charlotte Regional Visitors Authority

Explanation

- On September 8, 2014, City Council approved \$27.5 million in capital investment to upgrade the Time Warner Cable Arena. The upgrades will be completed over the next four years with most of the improvements performed in the summers of 2016-2019.
- In addition to the \$27.5 million City contribution, the City and Charlotte Hornets agreed to each contribute approximately \$1 million per year for a 10-year period for general maintenance of the facility (Arena Maintenance & Operating Fund).
- Renovations to the suites will be funded from the Charlotte Hornets using \$1.8 million from the Arena Maintenance & Operating Fund (\$600,000/year for three years).
- In 2016, the anticipated areas of work will include:
 - Renovations to 43 suites (funded by the Hornets contribution),
 - Performer dressing rooms
 - Officials locker room,
 - Three visiting team locker rooms,
 - Plumbing repairs, and
 - Roof repairs.
- Construction is proposed to begin in May 2016 and continue through the summer while the NBA is in its off season.
- Work completed in 2015 and the anticipated work in 2016 will prepare the Arena to host the 2017 NBA All Star Game.
- Work planned for years 2017-2019 will include both general repairs and capital improvements to the Arena.
- On September 30, 2015, five firms submitted proposals. Rodgers Builders, Inc. was selected by a committee comprised of staff from the City of Charlotte, Charlotte Regional Visitors Authority and Charlotte Hornets. Rodgers Builders, Inc. was selected using the Council-approved qualification based selection process.

Background

- As the Construction Manager at Risk, Rodgers is responsible for:
 - Monitoring the design process for adherence to the project budget,
 - Scheduling and managing all phases of construction and the performance of all of its subcontractors in the construction of the project,
 - Pre-qualifying first tier sub-contractors as required by State statute,
 - Organizing the work into bid packages, conducting a public bidding process for each subcontracting opportunity, and awarding each package to the lowest, responsive, responsible bidder,
 - Implementation of the City's Charlotte Business Inclusion (CBI) plan with a 2016 goal of 10% Small Business and 15% Minority Business, and
 - Substantial completion of the 2016 work by October 1, 2016.
- The Construction Manager at Risk contract value includes contingency for unknown scope.
- Staff anticipates the annual expenses through this contract will be approximately:
 - 2016: \$3,700,000,
 - 2017: \$5,300,000,
 - 2018: \$4,000,000, and
 - 2019: \$5,000,000.
- The total project budget for Rodgers Builders, Inc. is \$18,000,000.

Charlotte Business INclusion

The City has established a 2016 goal of 15% MBE and 10% SBE. As scopes of work are developed in years 2017-2019, MSBE goals will be established and approved for each individual year by the City's CBI Manager.

Fiscal Note

Funding: Tourism Capital Project Fund and Arena Maintenance & Operating Fund

Attachment

Time Warner Cable Arena Council Action Summary