

## Legislation Text

---

File #: 15-8034, Version: 1

---

### **Bojangles Coliseum-Ovens Auditorium Connector Facility - Construction Manager at Risk Services**

#### **Action:**

- A. Award a Construction Manager at Risk contract in an amount not to exceed \$17,000,000, with Barnhill Contracting Company, for the construction phase of the Bojangles Coliseum-Ovens Auditorium Connector Facility project, and**
- B. Adopt a budget ordinance appropriating an additional \$1,500,000 from the Tourism Capital Fund.**

#### **Staff Resource(s):**

Mike Davis, Engineering and Property Management  
Monifa Hendrickson-Woodside, Engineering and Property Management  
Randy Harrington, Management and Financial Services

#### **Explanation**

- The Fiscal Year 2014 Community Investment Plan appropriated \$25 million for Bojangles Coliseum/Ovens Auditorium area redevelopment as part of Eastside investments in Council District 1.
- Following the demolition of the adjacent EconoLodge Motel and construction of additional parking at the site, \$18.5 million remained.
- In July 2017, City Council approved the allocation of the remaining \$18.5 million for a new facility which would connect Ovens Auditorium and Bojangles Coliseum, which included approval of \$1,550,000 to Odell Associates for architectural services associated with the Connector facility and \$150,000 to Barnhill Contracting Company for pre-construction services.
- This three-story, approximately 35,000 square foot facility will connect Bojangles Coliseum and Ovens Auditorium and address strategic hospitality needs of both facilities.
- Improvements will include:
  - Hospitality space, overflow concessions, storage, and restrooms for both Ovens Auditorium and Bojangles Coliseum,
  - Ability to coordinate events with shared circulation between facilities, and
  - New pedestrian bridge between the main parking lot and the proposed building.
- The City has selected the Construction Manager at Risk (CMAR) project delivery method for this project to provide more effective coordination, more control of project costs and schedule, and to better mitigate risks during construction.
- On January 27, 2017 the City issued a Request for Qualifications (RFQ); five proposals were received.
- Barnhill Contracting Company is the best qualified firm to meet the City's needs on the basis of demonstrated competence and qualifications of professional services in response to the RFQ requirements.
- This contract with Barnhill Contracting Company is for Construction Phase Services for the coordination of all construction activities and delivering the project in collaboration with the City and the design consultant.
- Barnhill Contracting Company, as the CMAR, will not be allowed to self-perform the construction work. The CMAR is required to prequalify all first tier subcontractors and competitively bid the

work to subcontractors.

- Barnhill Contracting Company will be responsible for managing the subcontractors work and delivering the project on schedule and on budget.
- An additional \$1.5 million in funding would come from the Tourism Capital Fund and be used to address the following items (and increase the total project budget from \$18.5 to \$20 million):
  - New Ovens Auditorium performance corridor addition adjacent to Connector Facility to improve front-of-house to back-of-house safety access and circulation
  - Completion of Connector facility elements currently impacted by construction cost escalations (CRVA and Charlotte Checkers offices, restroom facilities, and interior finishes in pre-function and event space)
- The Bojangles Coliseum-Ovens Auditorium Connector Facility was approved by the Historic Landmarks Commission in April 2018.
- The project is anticipated to be complete in first quarter of 2020.

### **Background**

- This proposed facility presents a unique opportunity to improve coliseum and auditorium functions, enhance patron experience and strengthen the economic vitality of the area.
- The objectives of the Connector facility include:
  - Enhance key entertainment and tourism assets in east Charlotte,
  - Support continued growth in and around Bojangles Coliseum and Ovens Auditorium area,
  - Maintain the strong historical significance of the Bojangles Coliseum and Ovens Auditorium,
  - Strengthen partnerships with the Charlotte Checkers and Blumenthal Performing Arts, and,
  - Expand both facilities to accommodate: pre-function and hospitality space, concession needs, restrooms and storage.
- The remaining \$3 million in the project budget (\$20 million less the \$17 million for construction) will be used for design fees, pre-construction costs, geotechnical and testing costs, Public Art, staff costs, commissioning fees and contingency.

### **Charlotte Business INclusion**

The City has established project goals of 14% SBE and 10% MBE. Because this is a Construction Manager at Risk project, the Construction Manager has the opportunity to add on Small Business Enterprise (SBE) and Minority Business Enterprise (MBE) firms throughout the life of the project (Part G: Section 2.3 of the Charlotte Business INclusion Policy).

### **Fiscal Note**

Funding: General Community Investment Plan & Tourism Capital Fund

### **Attachment(s)**

Map  
Budget Ordinance