Arena Guaranteed Maximum Price Overview

August 13, 2020 City Council Workshop



1974 - 2022

Opening Early 2022





Agenda

- A. Project Overview
- **B.** Project Delivery
- C. Project Scope
- D. Project Schedule
- E. Construction Sequence
- F. Project Budget
- G. L/DBE Participation







Guaranteed Maximum Price Timeline

Sept. 12, 2019: First early-release package approved (\$23.5 million)
Sept. 13, 2019: Arena Groundbreaking
February 18, 2020: Final construction documents complete
May 29, 2020: Second early-release package approved (\$22 million)
August 13, 2020: Requested approval of GMP (\$147.6 million)
Dec. 31, 2021: Substantial construction complete
Q1 2022: Arena holds first event





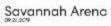






























Lobby/Event Level

Lobby/Concourse







Concourse Balcony









East Club







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North Club Level



Arena Interior





Performance Bowl







Overlook Level

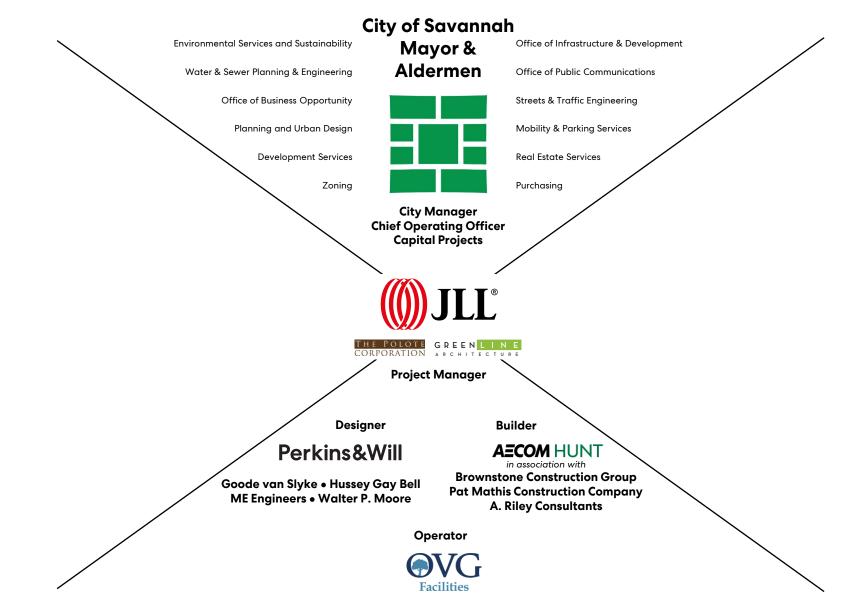








Project Team





Project Delivery

Construction Manager at Risk ("CMAR") - AECOM Hunt

Owner Benefits:

- DBE: Owner/CM collaboration for DBE outreach and procurement
- Cost: Early cost assurance
- Design: Optimized design decisions
- Schedule: Fastest project delivery
- Risk: Minimizes risk
- Control: Maximized transparency

Guaranteed Maximum Price ("GMP")

- Guarantees final cost of construction for current design
- Includes contingencies and allowances for unforeseen/unknown conditions



Project Scope

- Arena & Site
- Stiles Ave Widening
- Force Main
- Bulkhead (Canal Wall)

Excluded Scope:

- Attached Parking Garage
- Stiles from RR to Louisville Rd.
- Surface Parking
- City Lot
- Other Canal District Projects





Construction Sequence





\$

165,000,000

Total Project Budget

Project Budget

Budget Summary:

Soft Costs & FF&E	\$17,416,819
Hard Costs (GMP)	\$147.583.181

Total Project Cost \$165,000,000

Budget Detail:

ft Costs & FF&E		Cost/Budget
Soft Costs & FF&E	\$	17,052,1
Subtotal Soft Costs & FF&E	\$	17,052,1
Contingency - Soft Costs & FF&E	\$	364,64
tal Soft Costs & FF&E	\$	17,416,81
rd Costs (GMP)		Cost/Budget
Arena	\$	112,139,9
Sitework	\$	6,278,7
Stiles Avenue	\$	3,665,0
Force Main	\$	1,639,3
Bulkhead (Canal Wall)	\$	2,156,7
Subtotal Trade Costs & GRs	\$	125,879,8
SDI/Subcontractor Bonds (in Trade Costs)	\$	
CM Contingency	\$	2,832,2
Management General Conditions	\$	7,015,4
Non-Management General Conditions	\$	2,331,6
General Liability	\$	1,012,7
Bonding	\$	1,157,4
Subtotal Construction Cost	\$	14,349,5
Total Construction Cost Before CM Fee	\$	140,229,3
CM Base Fee	\$	3,856,3
Pre construction Fee	\$	591,0
Total Construction Cost Arena	\$	144,676,6
Approved Owner Change Orders	\$	865,5
Pending PCIs	\$	579,6
Total Construction Cost Arena with Change Orders and PCI	\$	146,121,9
Owner Contingency	\$	1,461,2
tal Hard Costs (GMP)	\$	147,583,18
Total Project Cost (Contracted & Projected)	\$	165,000,0

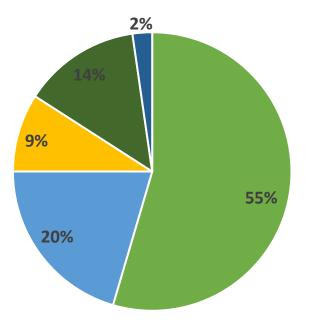


Local / Disadvantaged Business Enterprise Participation

Subcontractor L/DBE Participation		
Potential Overall DBE Participation	Potential LDBE Participation	Local Savannah Participation
26.10%	12.90%	23.40%
\$32,859,635	\$16,228,148	\$29,496,367

Additional DBE Participation		
JLL	30%	
Perkins & Will	22%	
OVG	75%	
AECOM Hunt	25%	

Arena L/DBE Subcontractor Race/Gender Distribution



African American Male

- White Female
- Hispanic American Male
- African American Female
- Native American Male

Race and gender information provided by the Georgia Department of Transportation (GDOT) and staff research. As policy, DBE certifying agencies do not publish race and gender identifiers for specific companies to avoid potentially harmful discrimination based on said information.

