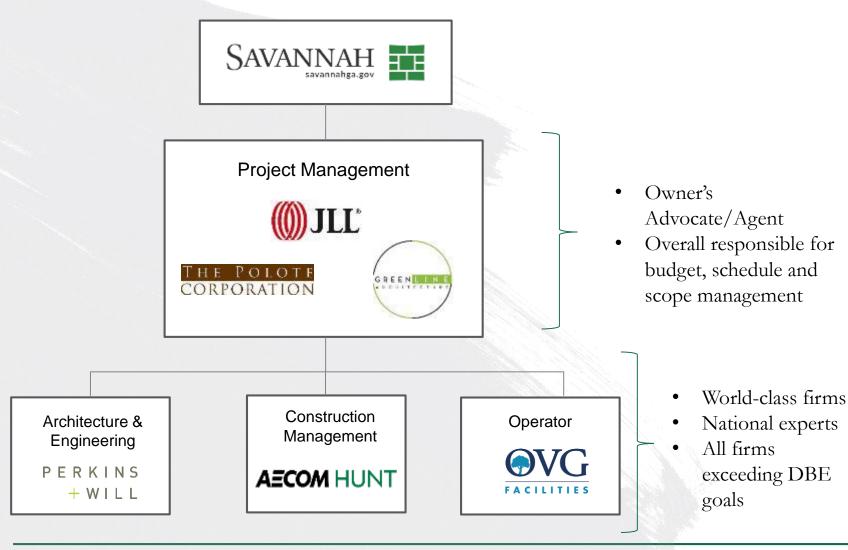
Savannah Arena

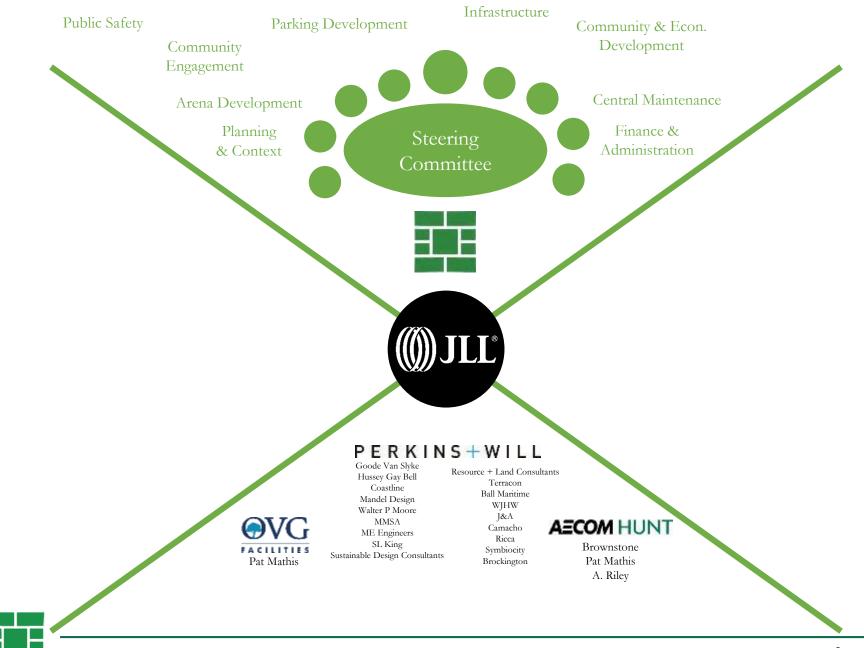
1st Quarter Project Update May 9, 2019



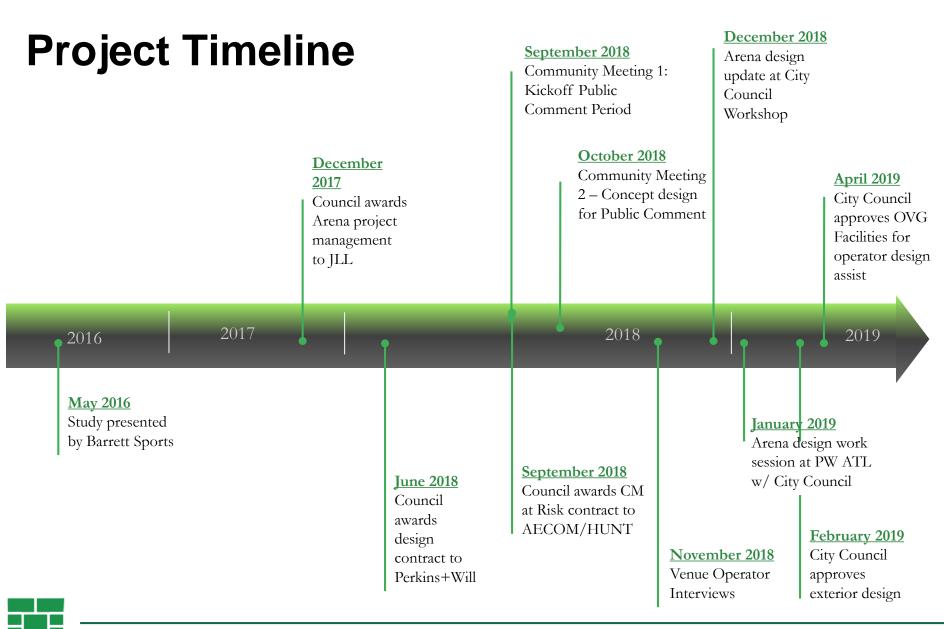


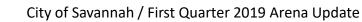
Project Team





City of Savannah / First Quarter 2019 Arena Update





Barrett Sports Group Study Finish Date: May 2016

Market Analysis:

Preliminary Facility Characteristics

Site Considerations

Preliminary Construction Cost Estimates

Financial Analysis

Economic Impact Analysis

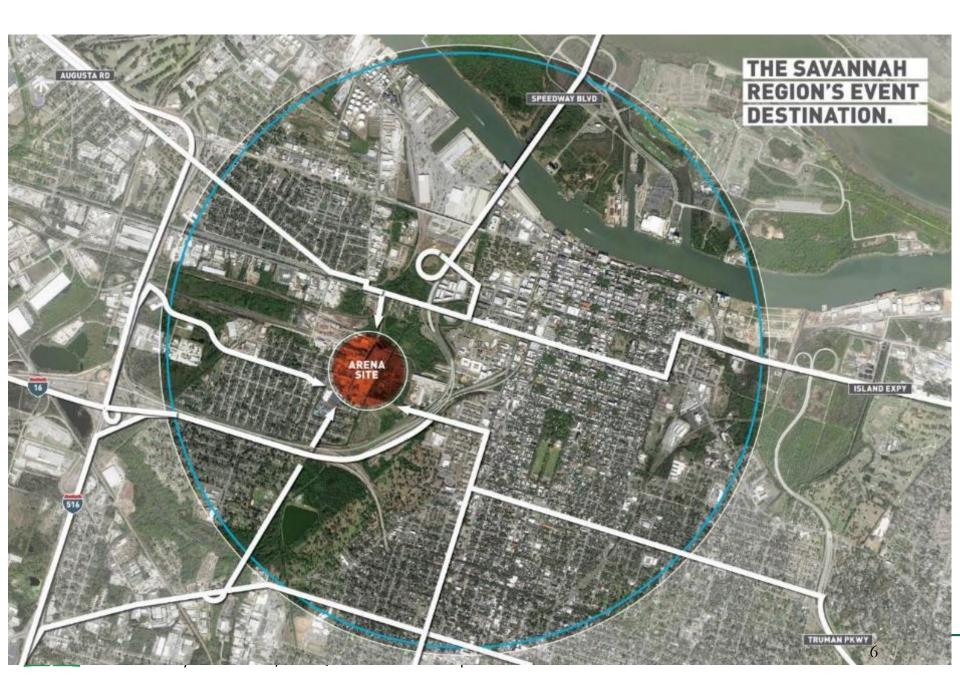
Arena Program Results:

360 degree – 8,500-9,500 seats 270 degree (end-stage) – 7,500-8,000 seats Suites – 12-15

Surres 12 13

Club Seats – 350-450







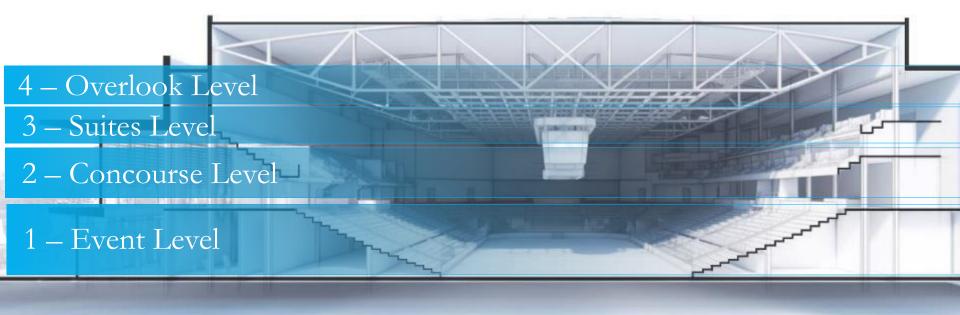
Arena Project Scope

- State-of-the-Art multipurpose arena building and associated site utilities.
- Springfield Canal widening
- Stiles Avenue improvements
- New Force Main (off-site)



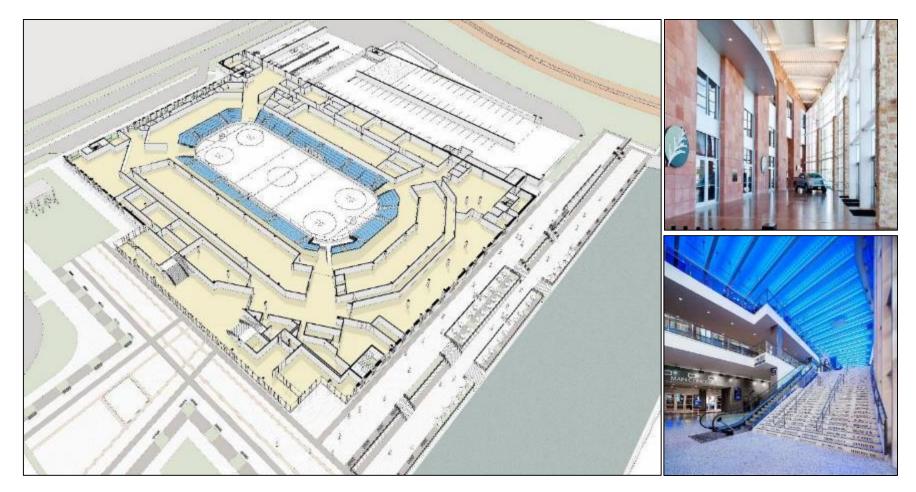


Arena Levels



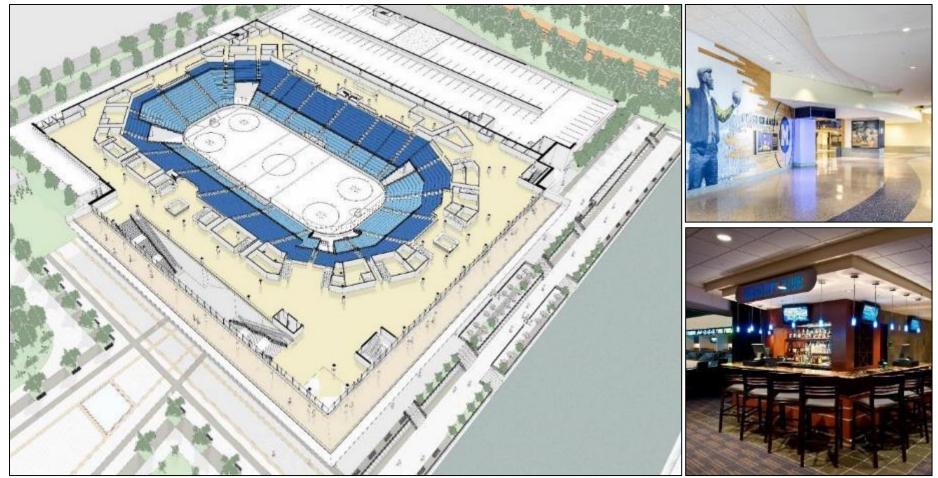


Event Level



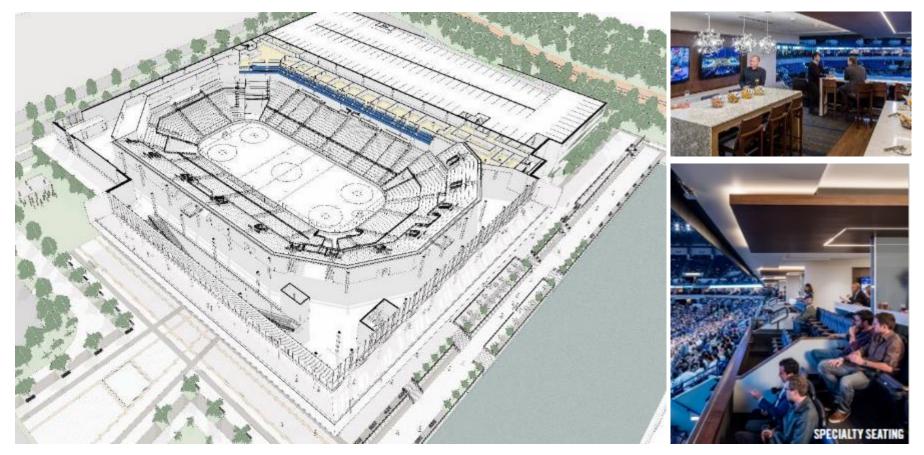


Concourse Level





Suites Level





Suites Level





Multi-Purpose Arena Attributes





City of Savannah / First Quarter 2019 Arena Update

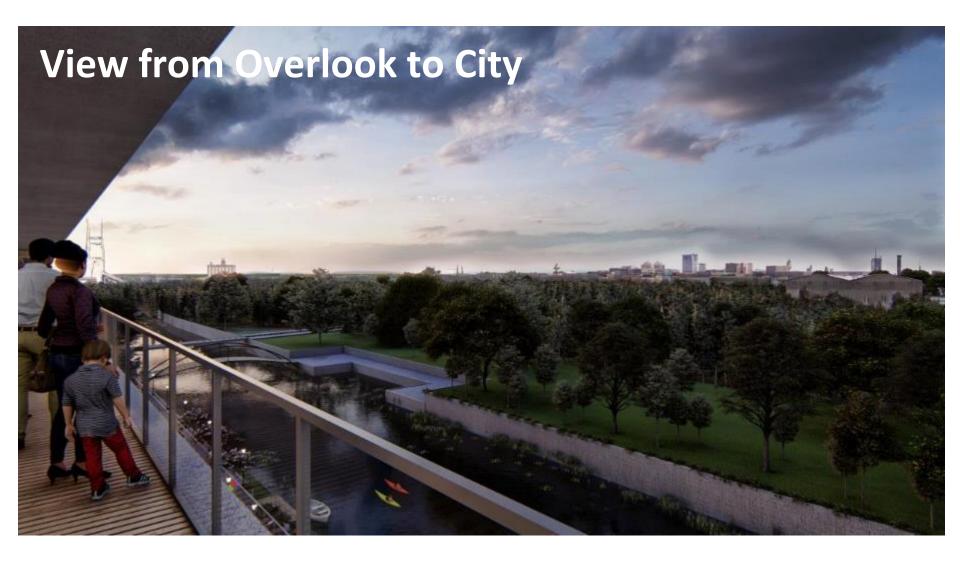








City of Savannah / First Quarter 2019 Arena Update





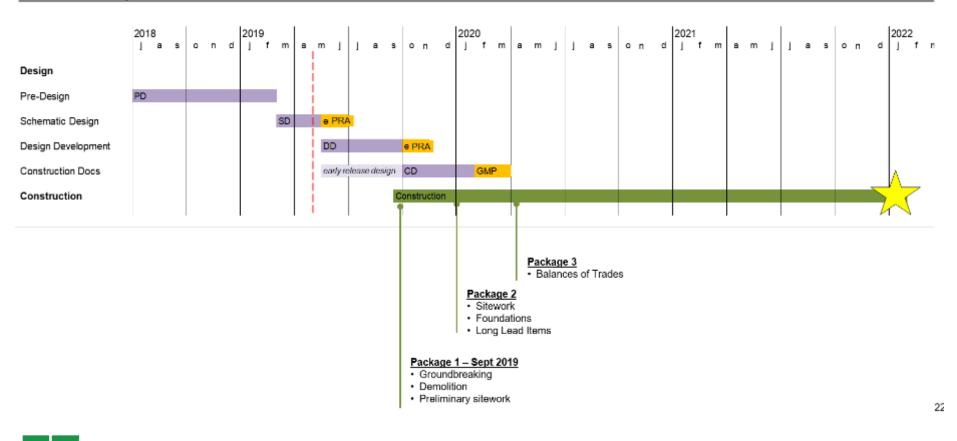
City of Savannah / First Quarter 2019 Arena Update



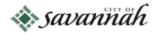


Project Schedule

Savannah Arena Project Schedule



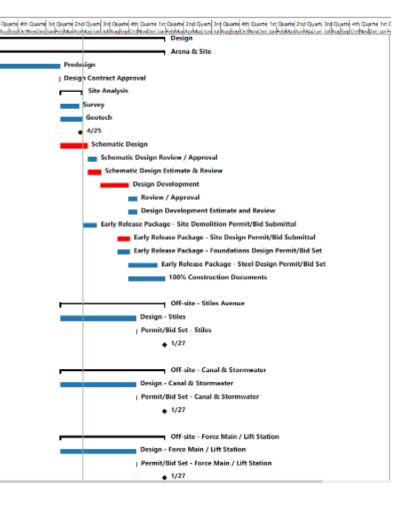
Schedules within Schedules



Current Version Date: Fri 5/3/19

SavArena + Canal District Project Schedule

	0	Task Name	Duration	Start	Finish
1		1 Design	79.4 wks	Tue 7/10/18	Mon 1/27/20
2	1	1.1 Arena & Site	79.4 wks	Tue 7/10/18	Mon 1/27/20
3	11	1.1.1 Predesign	31.8 wks	Tue 7/10/18	Fri 2/15/19
4	213	1.1.2 Design Contract Approval	1 day	Fri 2/15/19	Fri 2/15/19
5		1.1.3 Site Analysis	10.2 wks	Mon 2/18/19	Mon 4/29/19
6	11	1.1.3.1 Survey	9 wks	Mon 2/18/19	Fri 4/19/19
7		1.1.3.2 Geotech	10.2 wks	Mon 2/18/19	Mon 4/29/19
8	-	1.1.4 Operator Selected By City of Savannah	0 wks	Thu 4/25/19	Thu 4/25/19
9		1.1.5 Schematic Design	13 wks	Mon 2/18/19	Fri 5/17/19
10		2.2.6 Schematic Design Review / Approval	4 wks	Mon 5/20/19	Mon 6/17/19
11	1	1.1.7 Schematic Design Estimate & Review	6 wks	Mon 5/20/19	Mon 7/1/19
12	1	1.1.8 Design Development	12.6 wks	Tue 7/2/19	Mon 9/30/19
13		1.1.9 Review / Approval	4 wiks	Tue 10/1/19	Mon 10/28/19
14	1	1.1.10 Design Development Estimate and Review	4 wks	Tue 10/1/19	Mon 10/28/19
15	96	1.1.11 Early Release Package - Site Demolition Permit/Bid Submittal	6 wks	Mon 5/6/19	Mon 6/17/19
16		1.1.12 Early Release Package - Site Design Permit/Bid Submittal	5.8 wks	Mon 8/26/19	Fri 10/4/19
17	T	1.1.13 Early Release Package - Foundations Design Permit/Bid Set	5.8 wks	Mon 8/26/19	Fri 10/4/19
18		1.1.14 Early Release Package - Steel Design Permit/Bid Set	12.8 wks	Tue 10/1/19	Fri 1/3/20
19	1	1.1.15 100% Construction Documents	16 wks	Tue 10/1/19	Mon 1/27/20





20

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27 34

29 318

32 33

1.2 Off-site - Stiles Avenue

1.2.2 Permit/Bid Set - Stiles

1.3 Off-site - Canal & Stormwater

1.3.1 Design - Canal & Stormwater

1.4 Off-site - Force Main / Lift Station

1.4.1 Design - Force Main / Lift Station

1.4.2 Permit/Bid Set - Force Main / Lift Station

1.3.2 Permit/Bid Set - Canal & Stormwater

1.2.3 Conformed Construction Documents - Stiles

1.3.3 Conformed Construction Documents - Canal & Stormwater

1.4.3 Conformed Construction Documents - Force Main / Lift Station

1.2.1 Design - Stiles

City of Savannah / First Quarter 2019 Arena Update

47.6 wks

35.4 wks

1 day

0 days

47.6 wks

35.4 wks

1 day

0 days

47.6 wks

35.4 wks

1 day

0 days

Mon 2/18/19

Mon 2/18/19

Mon 10/28/19

Mon 1/27/20

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Mon 1/27/20

Decision Making

Decision & Responsibility Matrix							r	
	COS City Council	COS City Manager	COS Committee	JLL PM	Operator OVG	AE P&W	CMAR AECOM	Other Consultan
lask Plan			S					
Due Diligence								T
Phase 1 Environmental								-
Phase 2 Remediation								+
Geotechnical								-
Surveying								-
ROW procurement								
Sewer force main design								+
Sewer force main procurement								
Road improvements design								
Road improvements procurement								
Jurisdictional / Permitting								
DRI study								
Corp of Engineers approval?								
Zoning application								-
Land disturbance Permit								
Building Permit								
Program & Operations								
Modifications - seat count								
Food & beverage scope/venues								
Tenant procurement								
Tenant lease negotiations								
Tenant lease approval								
Design								í .
Schematic design			1					
Design Development								
Bid packages								
Construction Documents								
Construction								
Procurment approach - bid packages								
Bid package CM contract execution								
Guaranteed Maximum Price contract execution	n							
								1
F&E								
Furniture								
Common area furniture selection								-
Common area furniture procurement								
Office areas furniture procurement								+
Office areas furniture selection								+
Audi Visual								
Scoreboards								1
Ribbon boards								+
							1	+
love-in			L					
Staff moves		1						T
								+
Facility management Security								+
Security								+
	I	l	I		I	I	L	<u> </u>
Closeout								
Punch list completion approvals								
Building FM training							<u> </u>	+
Closeout manuals								+
Final payment applications								+
								+
			L					
								1
		= Document	tation / deliver	able				-
		= Input		-				
			ecommendat	ion				-
		= Final App						



Arena Funding Strategy

SPLOST 6

- Initial projection of county-wide collections was \$370 million, of which, the City of Savannah gets 51.3514% or \$190 million
- Of the City's \$190 million, a budget of \$105 million was allocated to the new arena project
- If collections exceed \$370 million on a county-wide basis, then:
 - SEDA gets the next \$15 million -- \$385 million
 - Savannah gets the next \$15 million for the arena \$400 million

105,000,000 + 15,000,000 =



Arena Funding Strategy

Current Arena Budget	\$ 165,000,000
Initial SPLOST 6 estimate	(105,000,000)
Additional SPLOST 6 collections projected	(15,000,000)
Gap in Arena Funding	\$ 45,000,000

What funding sources could be leveraged to close this gap? Auto rental taxes



Arena Funding Strategy

Auto rental taxes:

- Authorized by O.C.G.A. 48-13-93
- Collected at a rate of 3% of the rental charges
- Remitted to the City monthly
- State law limits how these funds can be expended:
 - Currently expended for two purposes:
 - 25% to the General Fund for repair, restoration and maintenance of monuments, streets and structures in the historic district, currently about \$500,000 annually
 - 75% to the Civic Center Fund to provide funds for operating and capital needs, currently about \$1,500,000 annually

Other eligible uses include:

- Capital outlay projects consisting of the construction of convention, trade, sports, and recreational facilities, or public safety facilities, including the acquiring, constructing, renovating, improving, and equipping of parking facilities, pedestrian walkways, plazas, connections, and other public improvements associated with such convention, trade, sports, and recreational facilities or public safety facilities or the retirement of debt issued with respect to such capital outlay projects
- Used by the City of Atlanta to renovate Philips Arena



Actual and Projected Growth of Auto Rental Taxes for City of Savannah

Year	Collections	Growth Rate
2011 Actual	\$ 1,251,775	
2012 Actual	1,366,525	9.2%
2013 Actual	1,379,212	0.9%
2014 Actual	1,622,244	17.6%
2015 Actual	1,689,684	4.2%
2016 Actual	1,755,235	3.9%
2017 Actual	1,818,388	3.6%
2018 Actual	2,125,656	16.9%
2019 Projected	2,168,169	2.0%
2020 Projected	2,211,533	2.0%
2021 Projected	2,255,763	2.0%
2022 Projected	2,300,878	2.0%
2023 Projected	2,346,896	2.0%
2024 Projected	2,393,834	2.0%
2025 Projected	2,441,711	2.0%
2026 Projected	2,490,545	2.0%
2027 Projected	2,540,356	2.0%



Debt Service That Could Be Supported by Auto Rental Tax Revenue

Annual Debt Service Payment	\$ 2,500,000
Assumed Interest Rate	3.50%
Amortization Period	30
Bonded Amount	\$ (45,980,114)



On today's Agenda: Arena Sustainability Master Planning



Sustainability Master Planning

Integrate sustainability & efficiency throughout entire project

- Utility efficiencies
- Mechanical system operations
- Arena operations
- LEED certification





Sustainability Master Planning

Upfront project savings in excess of \$200,000

- HVAC system design & equipment selection
- Enhanced integration of mechanical systems
- Improved coordination of design, construction and LEED process



Sustainability Master Planning

Benefits & Strategic Alignment

- Ongoing savings through reduced operations and maintenance costs
- Sustainable building guidance for future City projects
- Savannah Forward Goals:
 - ✓ 5.4 Efficient Government Operations
 - ✓ 2.5 City Facilities Standards



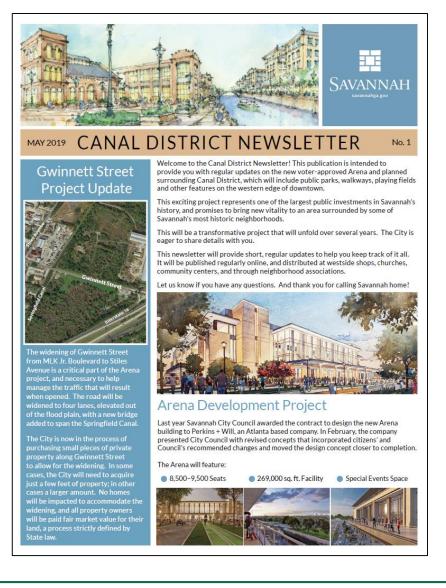
Updates



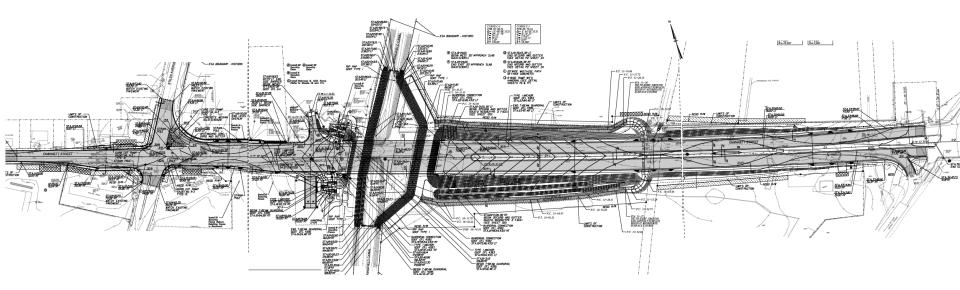
Arena Communications

- Arena Community Task Force
- Bi-Monthly Newsletter
- Savannah's Voice





Gwinnett Street Widening Project

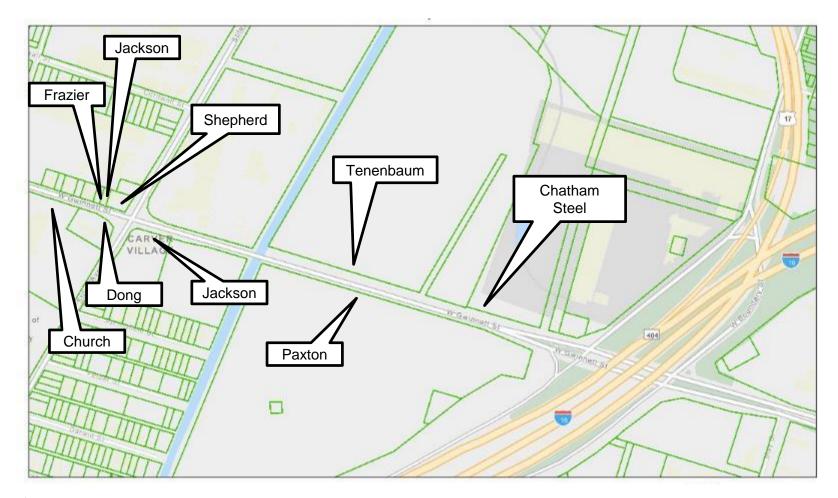


Widening to 4 lanes and adding a bridge over the canal From I-16 to just west of Stiles Avenue



City of Savannah / First Quarter 2019 Arena Update

Land Acquisition Needed Across Nine Parcels





Canal District Overview

Canal District Context

- People and Place (Existing conditions)
- Opportunity Zone and Market Potential

Canal District Vision and Concept

- Vision
- Conceptual Master Plan
- District Concept
- Goals and Objectives

Proposed Plan

- Urban Development Program
- **Public Streets**
- Public Parks and Open Spaces
- Land Use and Development Standards

Process will include:

- Arena Subcommittee Reports
- Previous plans
- Ongoing public engagement





