

ENTERTAINMENT DISTRICT PROJECT OVERVIEW



DISTINCT PROJECTS



- T.J. Chumps
- Utility Extension
- Access Road
- Shovel-Ready Pad (GoodSports)
- Rose Music Center
- Digital Site Sign



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DISTINCT PROJECTS

- How the budgets work:
 - Overall Site or Construction Budget
 - Created by and maintained by Project Manager
 - Does not have ability to expend or create funds
 - Budget is based on funds appropriated and authorized by Council
 - Project Budget
 - Specified by approval of City Council
 - Tracked and managed by City Staff
 - Handles encumbrances and appropriations

PROJECT MANAGEMENT

- On Site
 - Contracted to Ken Conaway
 - Scope and Compensation included:
 - Site work of original 30 acres
 - Oversight of construction documents and bidding
 - Daily on-site management of construction and contracts based on 40 hour work week
 - Scope and Compensation did not include:
 - Due diligence for Music Center including initial professional services and site analysis
 - Additional VIP upfit and completion
 - Additional Concession upfit and completion (\$1.257million addition)
 - Digital Site Sign (billboard)
 - T.J. Chumps site work (Pad, dirt removal, compacting, etc)
 - Access road
 - Utility extension

PROJECT MANAGEMENT

- Administrative
 - Staff oversight of project
 - Decision authority
 - Fiscal Duties
 - Obtain Purchase Orders and payment of invoices
 - Only source of authority based on Council approved and appropriated funds
 - Supervise Project Manager

LEGISLATION TIMELINE HIGHLIGHTS

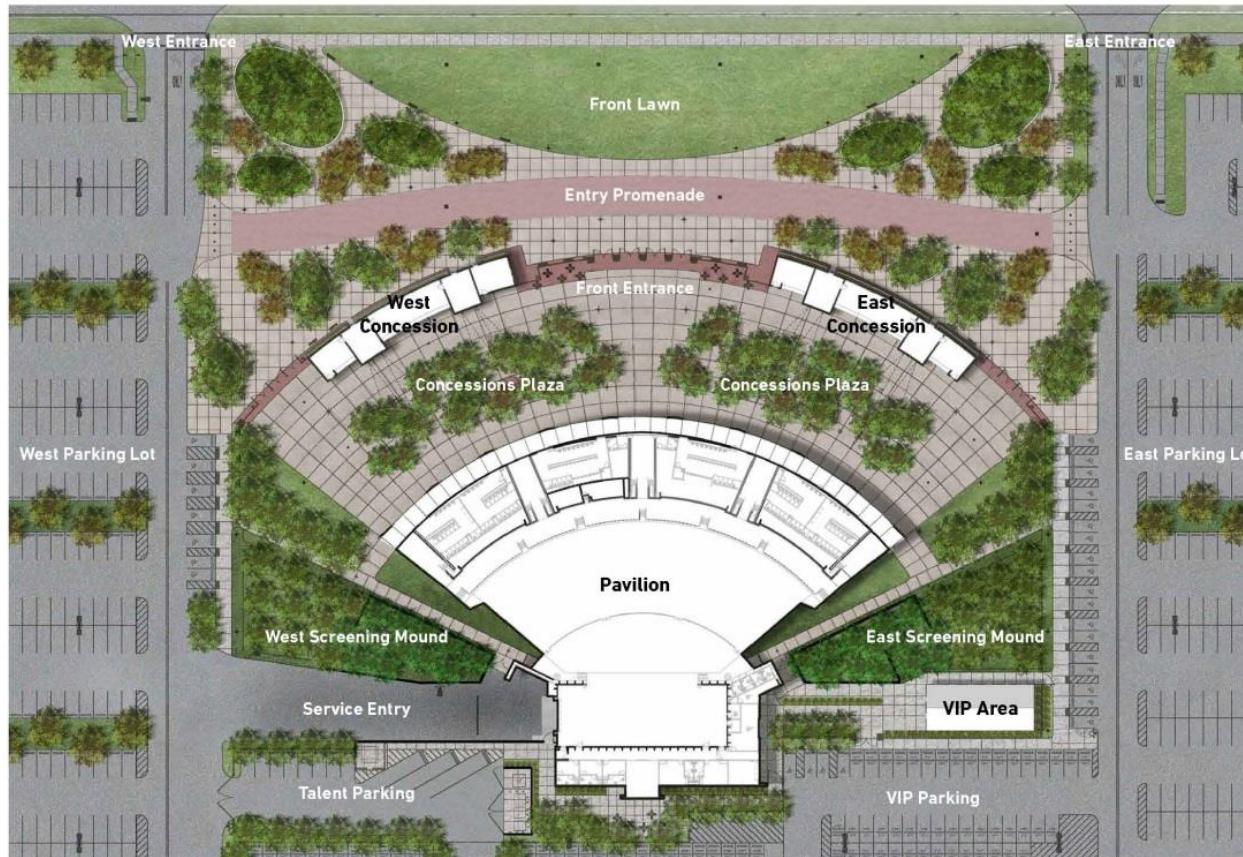
- December 10, 2012 Council approved Resolution [2012-R-5746](#) authorizing due diligence to proceed with construction of music center
 - January 8, 2013 Admin Committee overview of process including actively using other public meetings such as Planning Commission and Arts & Beautification Commission
 - January 22, 2013 Admin Committee overview of due diligence to date with recommendation of Validation Study.
- January 29, 2013 Council approved Resolution [2013-R-5771](#) authorizing validation study from Convention Sports & Leisure International
 - Resulted in March 2013 delivery of [comprehensive 135 page study](#) still referenced today

LEGISLATION TIMELINE HIGHLIGHTS

- March 14, 2013 Council approved Ordinance 2013-0-2025 authorizing an addition to the City's recreation facilities known as the Music Center
- March 25, 2013 Council approves Ordinance 2013-O-2031 Project Management Agreement
- April 22, 2013 Council approves Resolutions and Ordinances to begin the Project:
 - 2013-O-3033 Issuance of Notes – Principal amount of \$4.5million
 - 2013-R-5810 Purchase of Land from Meijer
 - 2013-O-2039 Contracted services with MKSK for design
 - 2013-O-2040 Contracted Architectural Services with GBBN
 - 2013-O-2041 Surveying and Engineering Services with NBP

LEGISLATION TIMELINE HIGHLIGHTS

- May 14, 2013 Council approved Ordinance [2013-O-2045](#) authorizing and setting forth construction bidding, change orders and construction management
 - Established and formalized “Project Bidding Qualifications”
 - Set specific RFQ for each and every specific construction contract
 - Established “Qualified Bidders” through project bidding qualifications
 - Brought lowest and best bid response to Council for approval
 - Authorized change orders not to exceed \$50,000 without individual Council approval – This element was NOT used



City of Huber Heights, Ohio

July 16, 2013

Site Plan | 3

LEGISLATION TIMELINE HIGHLIGHTS

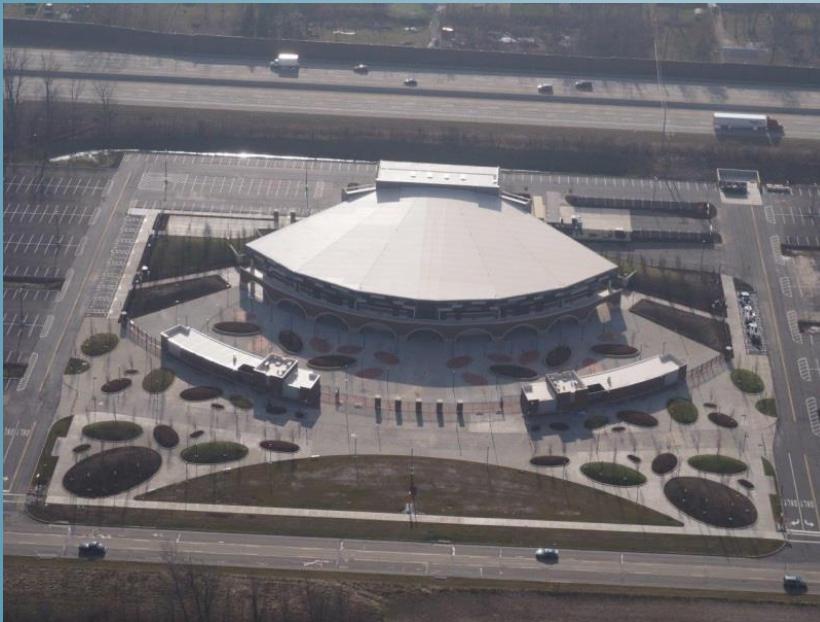
- July 22, 2013 Council approved Resolution [2013-R-5846](#) to award the bid for early site package work in accordance to scope of work established in April 22, 2013 2013-O-2041
- September 23, 2013 Council approved Resolution [2013-R-5865](#) to award the construction contract for the building package
- September 24, 2013 Planning Commission approved [ZC 13-37](#) for the detailed development plan for the Music Center
- January 27, 2014 Council approved Resolution [2014-R-5939](#) for the sign package
- January 27, 2014 Council approved Resolution [2014-R-5940](#) for special services by Bowser Morner
- June 9, 2014 Council approved Resolution [2014-R-6001](#) authorizing the Facility Management Agreement with MEMI

LEGISLATION TIMELINE HIGHLIGHTS

- September 8, 2014 Council approved Ordinance [2014-O-2134](#) authorizing the expenditure of funds to cover the cost of various services and actions for construction and completion of the VIP area
- September 8, 2014 Council approved Resolution [2014-R-6042](#) authorizing a change order to cover the costs of improvement and finishing of the VIP area
- September 8, 2014 Council approved Resolution [2014-R-6043](#) authorizing a change order to cover the costs of completion of the stand alone concession facilities
- All above items of legislation were passed at the Fifth reading
 - Discussed in committee prior to each reading
 - Originally presented June 23, 2014

LEGISLATION TIMELINE HIGHLIGHTS

- October 13, 2014 Council approved Resolution [2014-R-6057](#) providing for a date of substantial completion for Messer construction



Music Center

Multiple	2012-R-5746	\$ 93,804.35	Due Diligence	NTE \$100,000
		\$ 93,804.35	Total	

CSL International	2013-R-5771	\$ 40,000.00	Validation Study
		\$ 40,000.00	Total

Vendor Name		Amount	Description	
Multiple		\$ 169,981.85	General Conditions	
Kenneth Conaway LLC	2013-O-2031	\$ 548,653.15	Project Management Fee	
Bowser Morner Inc		\$ 24,407.60	Soil Testing & Inspections	
Bowser Morner Inc	2014-R-5940	\$ 53,910.00	Special Inspections	
Bowser Morner Inc	2014-R-6015	\$ 40,000.00	Special Inspections	
Norfleet, Brown & Petkewicz Inc	2013-O-2041	\$ 69,370.00	Engineering and Surveying	
MKSK	2013-O-2039	\$ 390,000.00	Land Planning	
	2014-R-5939	\$ 49,980.00	Signage Design	
	2015-R-6146	\$ 9,600.00	Change Orders	
Meijer Inc	2013-R-5810	\$ 1,499,932.62	Land Purchase	
GBBN	2013-O-2040	\$ 556,071.00	Architectural Services	
	2014-R-5995	\$ 38,055.00	Change Orders	
Charles Jergens Construction	2013-R-5846	\$ 1,956,287.55	Site Contractor	NTE \$2,400,000
		\$ (24,823.50)		
Messer Construction Co.	2013-R-5865	\$ 11,795,500.00	Building Construction	
	2014-R-5927	\$ 47,244.73	Change Orders	
	2014-R-5959	\$ 29,345.58	Change Orders	
	2014-R-5976	\$ 144,777.70	Change Orders	
	2014-R-5994	\$ 209,485.31	Change Orders	
	2014-R-6019	\$ 802.67	Change Orders	
	2014-R-6014	\$ 46,518.48	Change Orders	
	2014-R-6061	\$ 22,411.15	Change Orders	
	2014-R-6052	\$ 75,542.41	Change Orders	
	2014-R-6042	\$ 99,000.00	Change Orders	
	2014-R-6043	\$ 758,879.78	Change Orders	
	2014-R-6004	\$ 338,436.55	Change Orders	
	2014-R-6076	\$ 37,049.32	Change Orders	
	2015-R-6147	\$ 206,243.96	Change Orders	
		\$ (14,680.03)		
Elements IV Interiors	2015-R-6121	\$ 52,502.37	Seats	
		\$ 19,230,485.25	Total	
		\$ 19,257,879.78	Budget	
		\$ (27,394.53)	Remainder	



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SPECIAL PROJECTS

- Digital Billboard
 - April 22, 2013 Council approved Resolution [2013-R-5811](#) authorizing due diligence for the site sign
 - April 14, 2014 Council approved Resolution [2014-R-5978](#) authorizing a lease agreement for Brandt Pike gateway feature
 - April 14, 2014 Council approved Resolution [2014-R-5979](#) authorizing construction of I-70 site sign
 - Project managed by Ken Conaway at no cost, and use of Key Ads plans and contracts for equipment purchase at their cost

Billboard Sign

	Vendor Name		Amount	
	Multiple	2014-R-5979	\$ 748,677.11	
			\$ 748,677.11	Total

NTE \$750,000



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SPECIAL PROJECTS

- Shovel-Ready Pad
 - April 22, 2013 Council approved Ordinance 2013-O-2041 which provided a scope of work to include a shovel ready pad for the proposed GoodSports project.
 - July 22, 2013 Council approved Resolution 2013-R-5846 to award the bid for early site package work in accordance to scope of work established in April 22, 2013 2013-O-2041

PROJECT DESCRIPTION:

This phase of the City's proposed project consists of providing Surveying and Engineering services for the development area identified on the Preliminary Conceptual Master Plan (dated March 14, 2013) and lying between Executive Boulevard and Interstate Route 70. The site is approximately 30 acres in area and is generally agricultural use with fields and some wooded areas. This proposed development will contain the Music Center, the Good Sports facility, large parking lot areas and necessary drainage facilities.

SPECIAL PROJECTS

- Shovel Ready Pad
 - Project Managed by Ken Conaway per contract
 - Variety of reasons this work would be done regardless which reflect an increased value in the site and reduced cost to the Music Center project



SPECIAL PROJECTS

- Access Road
 - September 22, 2014 Council approved Resolution [2014-R-6048](#) to solicit bids for the construction of an access road adjacent to TJ Chumps
 - October 27, 2014 Council approved Resolution [2014-R-6069](#) authorizing the construction of the Access Road within the complex
- Utility Extension
 - September 22, 2014 Council approved Resolution [2014-R-6048](#) to contract for the extension of 3 phase electric utility road adjacent to TJ Chumps

SPECIAL PROJECTS

- TJ Chumps Site work and improvements
 - August 11, 2014 Council approved Resolution 2014-R-6027 for construction of a building pad and site improvements for the lot sold to TJ Chumps
 - Project managed by Ken Conaway at no cost in order to meet timeline and promises of land sale.

The Heights

Vendor Name		Amount	
Meijer Inc	2013-R-5810	\$ 810,000.00	Land
Scarffs	2013-R-5810	\$ 21,455.71	Landscape Mound
Charles Jergens Construction	2013-R-5846	\$ 280,000.00	
Norfleet, Brown & Petkewicz Inc		\$ 1,955.00	Surveying
Bowser Morner		\$ 5,000.00	Testing
DP&L	2014-R-6070	\$ 42,100.66	Electric
D&M Excavating	2014-R-6069	\$ 65,037.50	Access Drive
D&M Excavating	2014-R-6027	\$ 63,565.00	Lot improvements
		\$ 1,289,113.87	Total

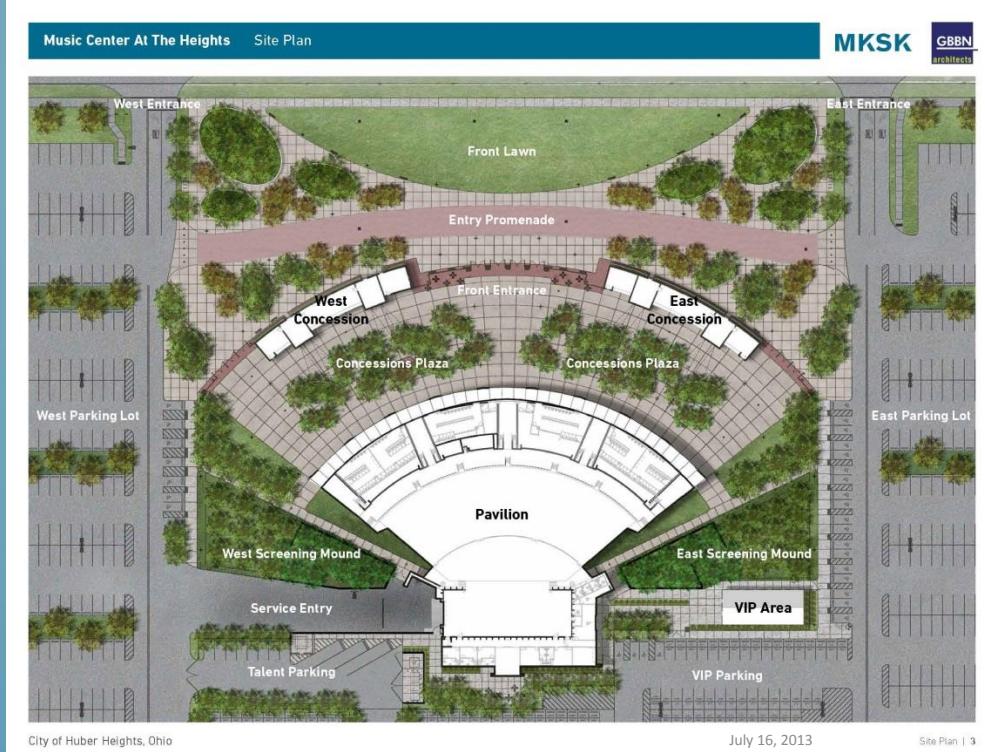
NTE \$75,000
NTE \$65,000



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SPECIAL PROJECT-VIP/CONCESSION

- July 16, 2013, the final detailed design was depicted in images for submittal to the Planning Commission on September 24, 2014



SPECIAL PROJECT-VIP/CONCESSION

- Concept of VIP area was part of discussion in early design stages
- Prior to approval of design stage, VIP discussion regarding sponsorship opportunities was discussed.
- September 24, 2013 Planning Commission approved ZC 13-37 for the detailed development plan for the Music Center which included the VIP area
 - Detailed discussions included VIP area, parking, etc
 - Scott Falkowski displayed the building floor plan (same as July 16) which depicts the VIP area
 - Council Member Tyler Starline was also in attendance and brought up a topic during the discussion

SPECIAL PROJECT-VIP/CONCESSION

- The unique element to this project was the fact the City was in charge
- Processes in place do not require a developer to report back to Council after approval of basic plan
- Although staff and a Council member was at the meeting, there was no need to report back as process did not define it
 - Acquiring the appropriation early on was not done by staff
- Lesson learned, as both the builder and governing body; double back on both established processes and fill in with progress reports

SPECIAL PROJECT-VIP/CONCESSION

- June 23, 2014 was original discussion regarding the need to upfit the concession buildings
 - At the onset of the project, the concession buildings were a shell, with upfit to come later.
- June 23, 2014 was original discussion regarding completion and upfit of the VIP shell
 - Approval of construction contract along with drawings and concepts showing VIP area was previously approved September 23, 2013
- Through numerous discussions at Committee, the awaiting financial component of sponsorship was obtained
- The estimated cost of construction was managed until the point where either additional funds were needed or a change in the scope was made

SPECIAL PROJECT-VIP/CONCESSION

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Sponsorships:

\$200,000 Naming Rights

\$40,000 VIP Naming Rights

\$184,000 Committed Venue Sponsorships
(\$160,000 budgeted)

(\$35,000) Projected additional Venue
Sponsorships

\$459,000 Overall Sponsorships (CS&L
Study predicted \$240,000 total)

Seat Sales:

\$25,000 Seat Sales to date –

(Block of shows not yet on sale and
amount shown is prior to announcement of
shows)

Original budget for venue sponsorships
was \$160,000 and already exceeded that

Original budget for seat sales was
\$156,000 and we have met 16% without
shows yet on sale or announced.