

ARENA FY19 CAPITAL PROJECT PROPOSAL

Project Number: A-2019-2

Project Name: Renovation of Stand 103 & Second Concourse Enhancements

Project Cost (Estimated): \$810,000

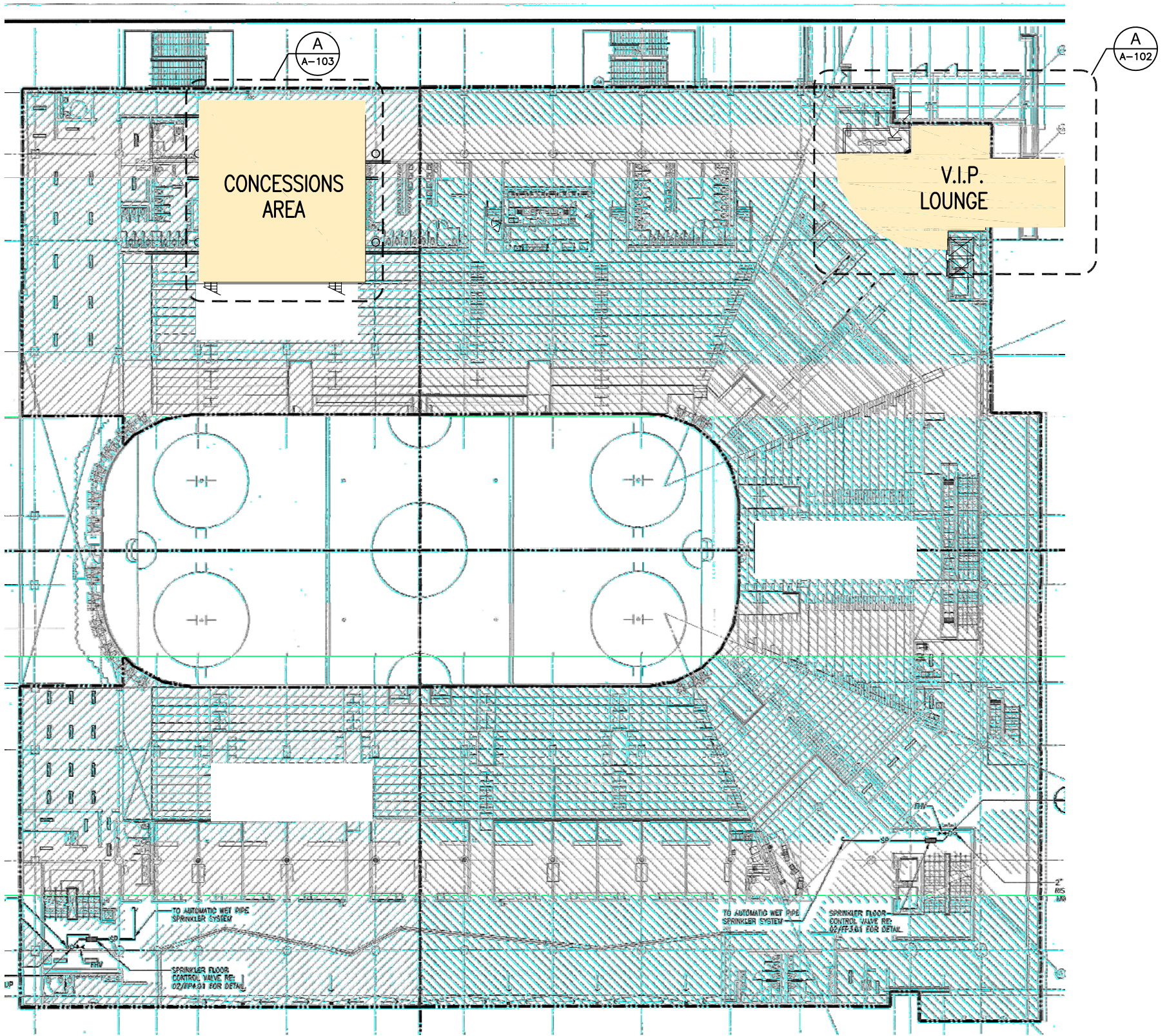
Background & Findings: This project will include professional and contractor services to plan and renovate concession stand 103 and the second-floor concourse in the Arena. The purpose for both of these projects is to take underutilized space on the second floor of the Arena and convert them to revenue generating opportunities while enhancing the overall customer experience.

Stand 103 Scope: Due to its location, Stand 103 is only used on occasion (attendance greater than 4,000). The plan would be to convert the full Concession stand area to a large Private suite as well as expanding the overall footprint to allow for its existing function of selling Food and Beverage items to the public.

The suite would create a unique event experience by having its own full-service bar and private seating area to watch the event. The total scope of this project includes a full-service bar, additional cooler and storage space, hi top tables/chairs, televisions, and flooring.

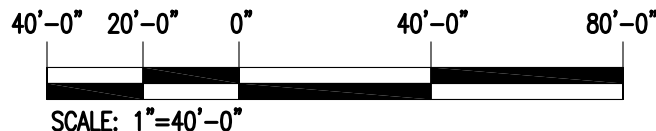
Second Floor Concourse Space Scope: Currently, the northwest corner is considered 'dead space' and an ideal location to create a VIP lounge area for pre-event functions as well as enhancing the general public's event experience. The glass enclosed space would include a full-service bar and lounge area as well as additional indoor and outdoor seating options (view of the Bay). Additional items would be storage space, televisions, flooring and ceiling 'clouds.'

The renovation would significantly enhance the venue's amenities and customer experience while increasing revenue opportunities for sponsorships, food and beverage, and ticket sales.



A
A-101

ARENA FLOOR PLAN SCALE: 1"=40'-0"



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BY: Craig E. Forsythe

LICENSE NO.: 19929 DATE: 6/7/18

LNV

engineers | architects | surveyors

801 NAVIGATION, SUITE 300
CORPUS CHRISTI, TX 78408

WWW.LNVINC.COM

TBPE FIRM NO. F-366
TBPLS FIRM NO. 10128500

PH: (361) 883-1984
FAX: (361) 883-1986



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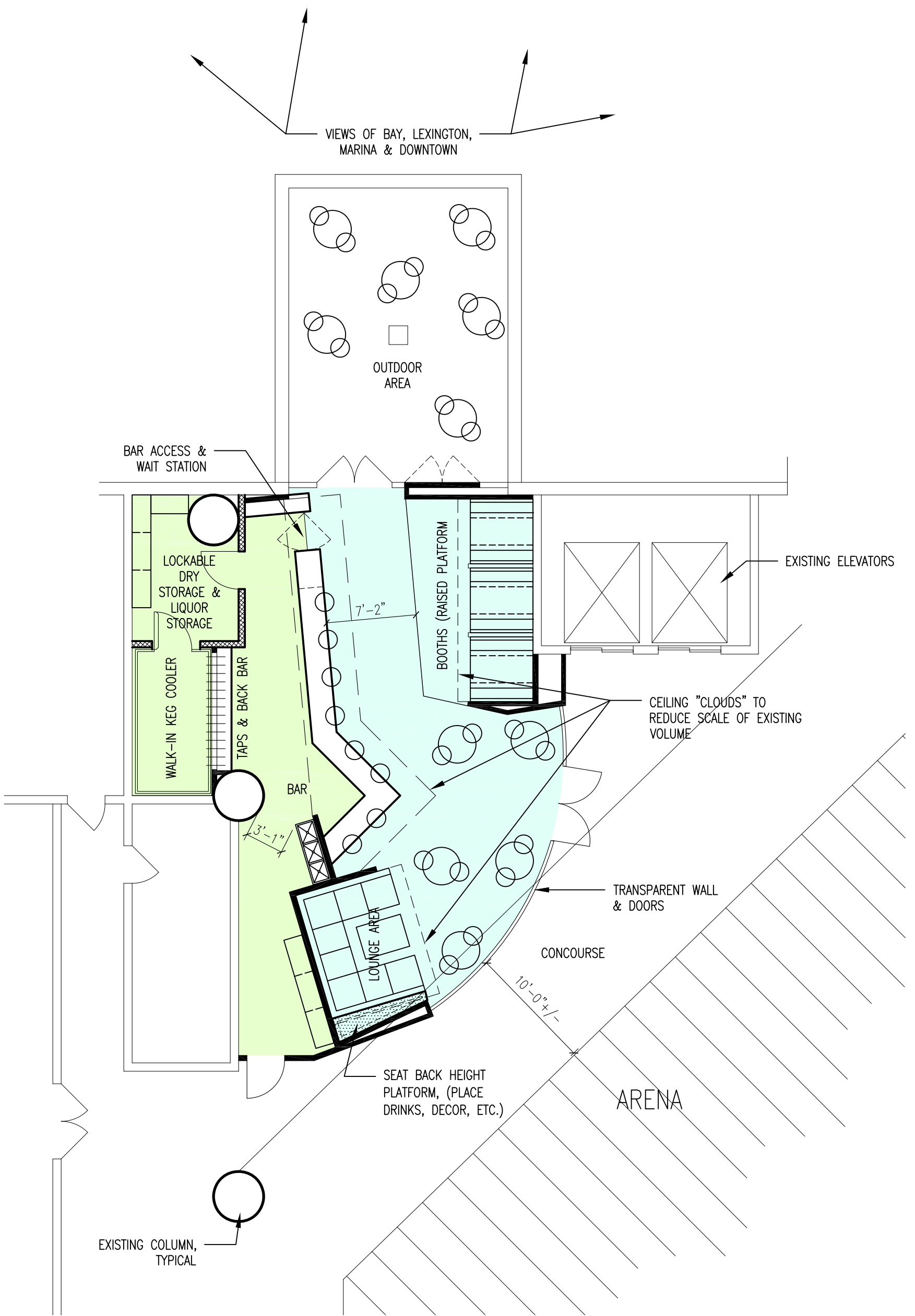
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V.I.P. LOUNGE & CONCESSIONS AREA

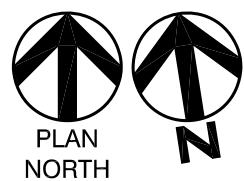
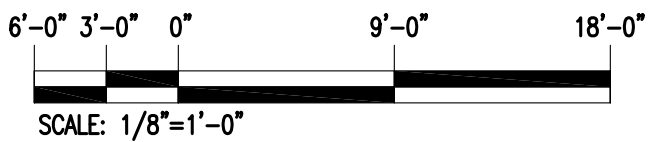
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**CITY OF
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TEXAS**

Department of Engineering Services



A V.I.P. LOUNGE FLOORPLAN
A-102 SCALE: 1/8"=1'-0"



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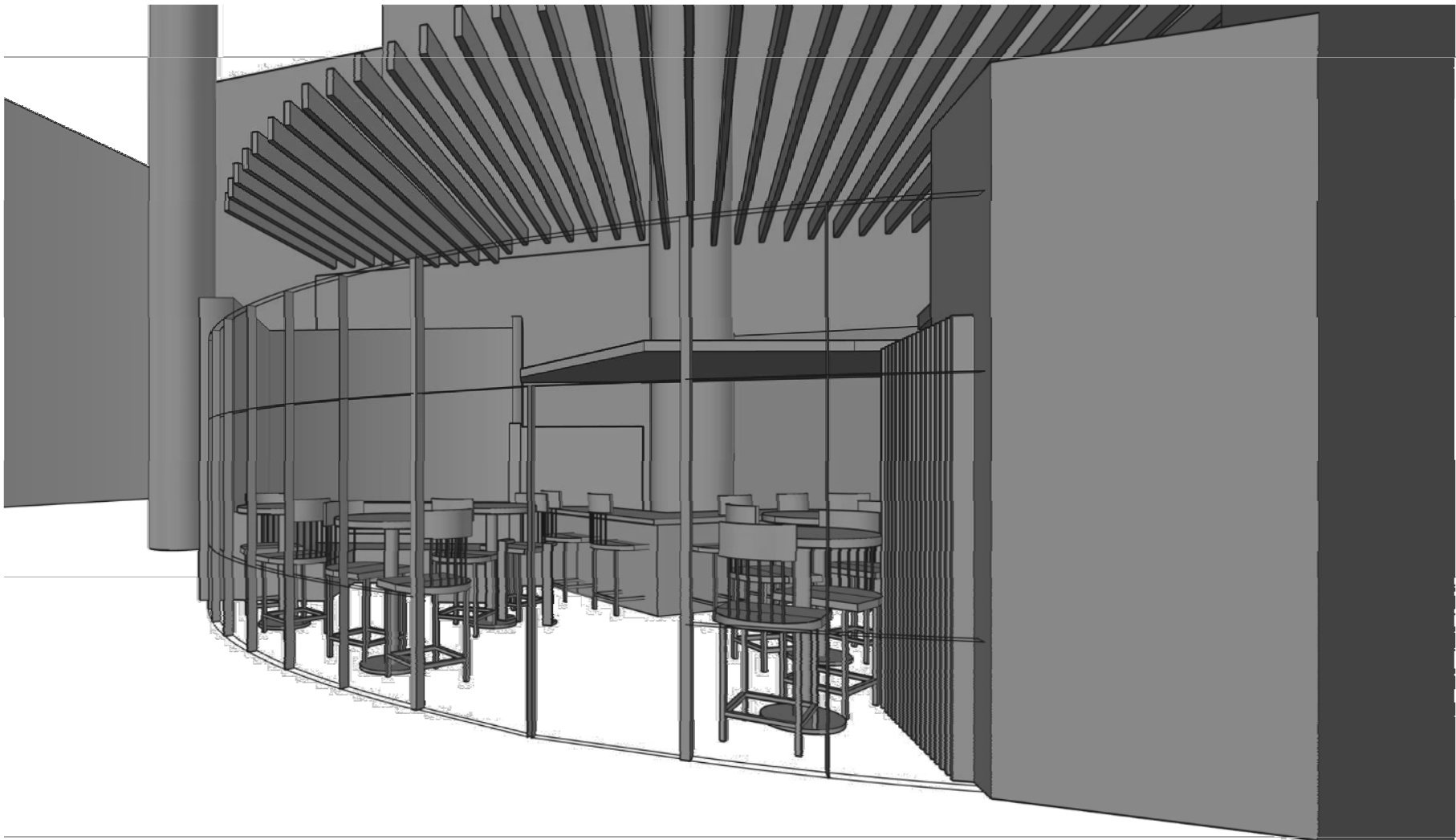


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VIEWES OF PROPOSED V.I.P. LOUNGE

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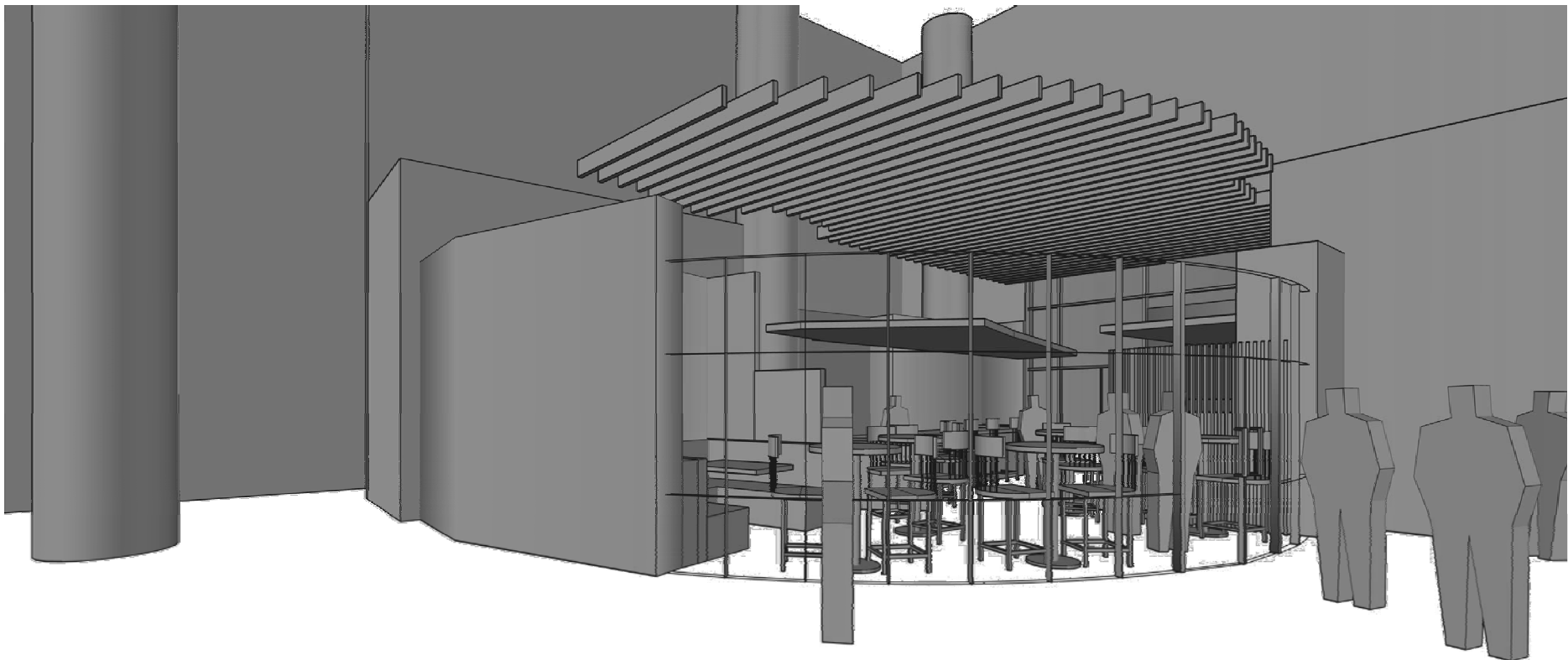


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V.I.P. LOUNGE & CONCESSIONS AREA
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IEWS OF PROPOSED V.I.P. LOUNGE

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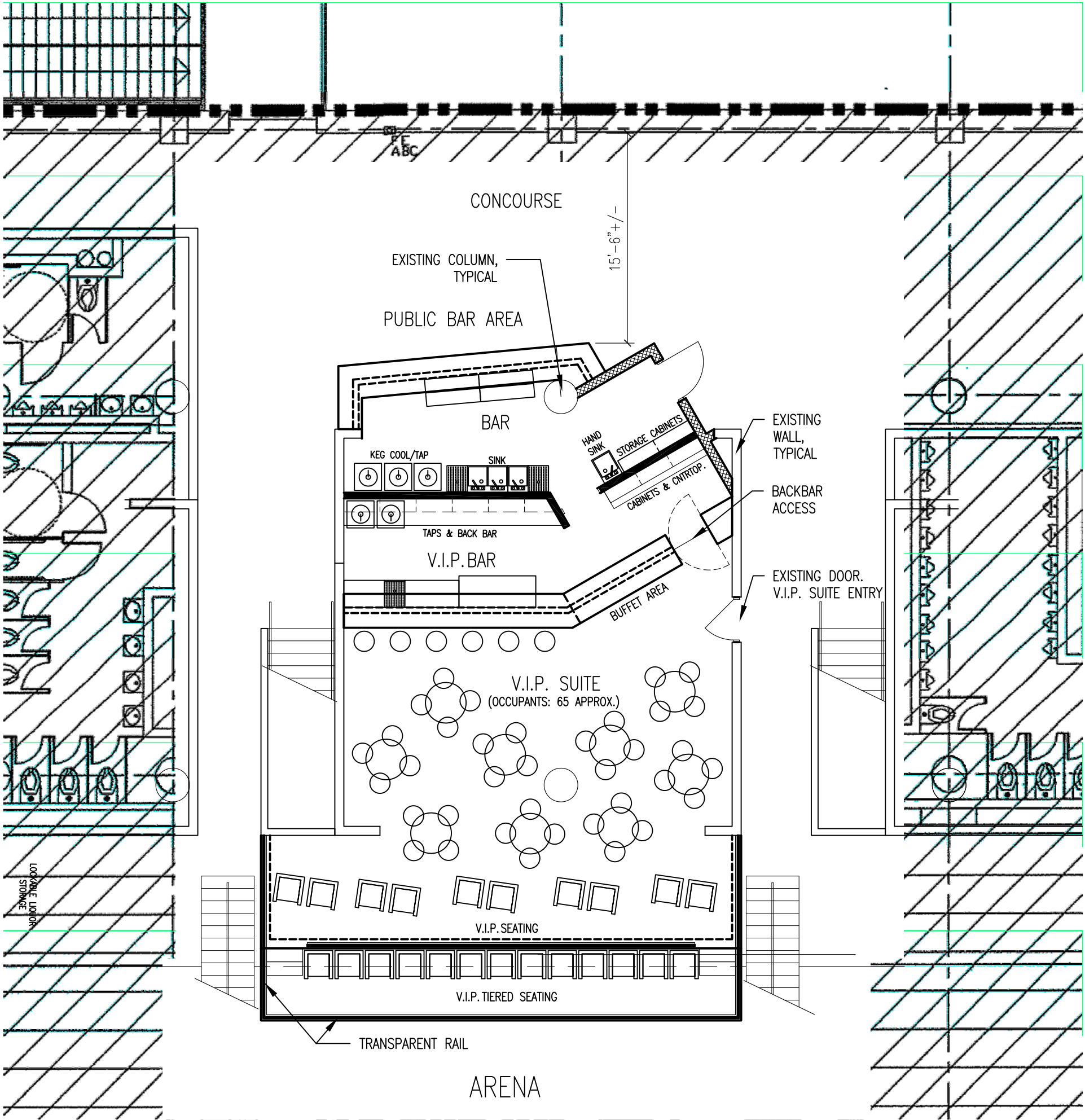


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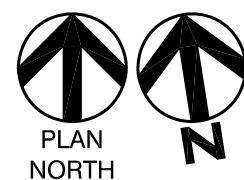
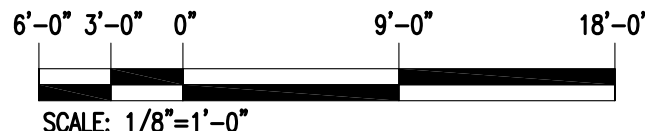
Department of Engineering Services



A
A-103

CONCESSIONS AREA FLOORPLAN

SCALE: 1/8"=1'-0"



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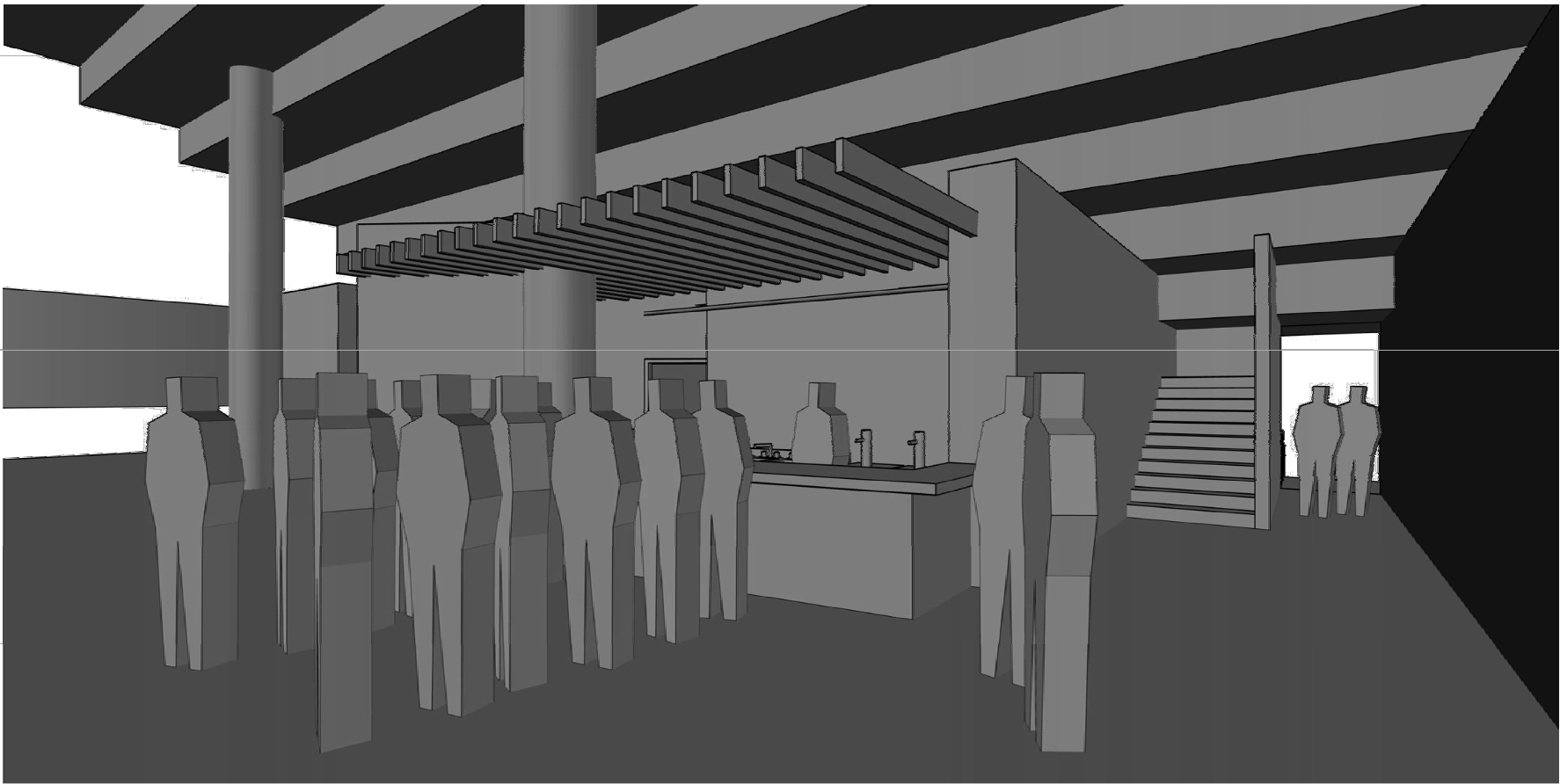


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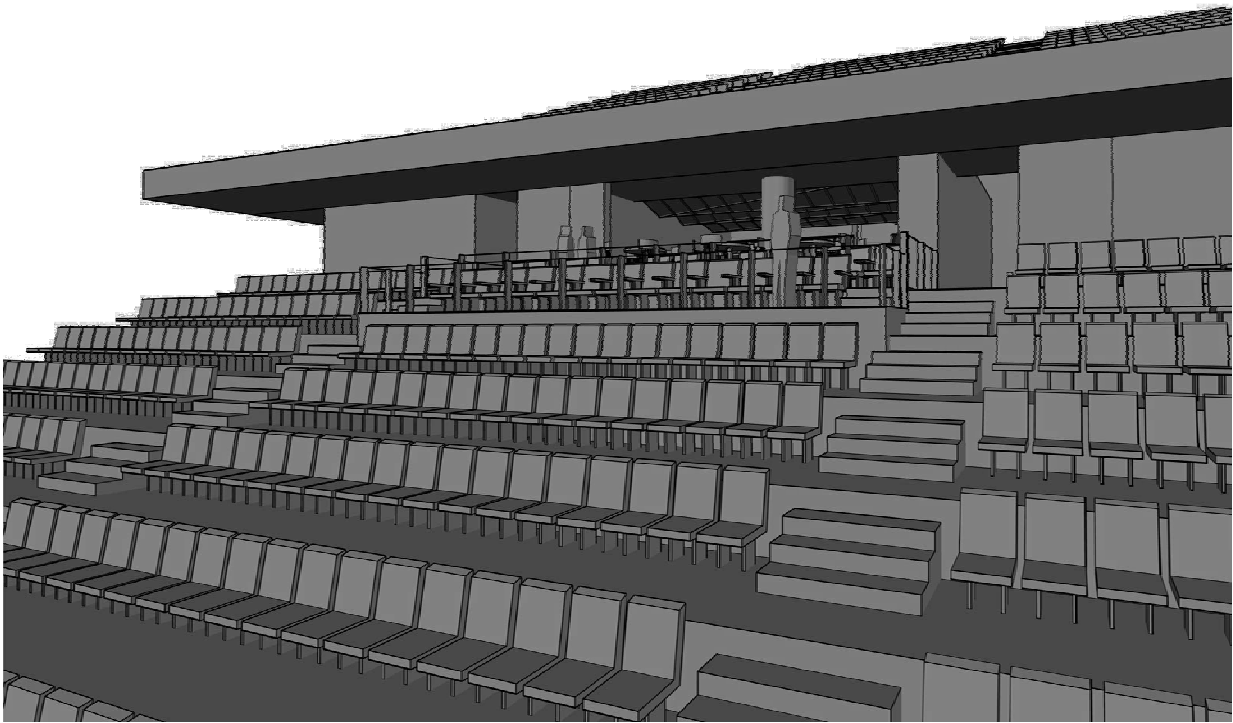


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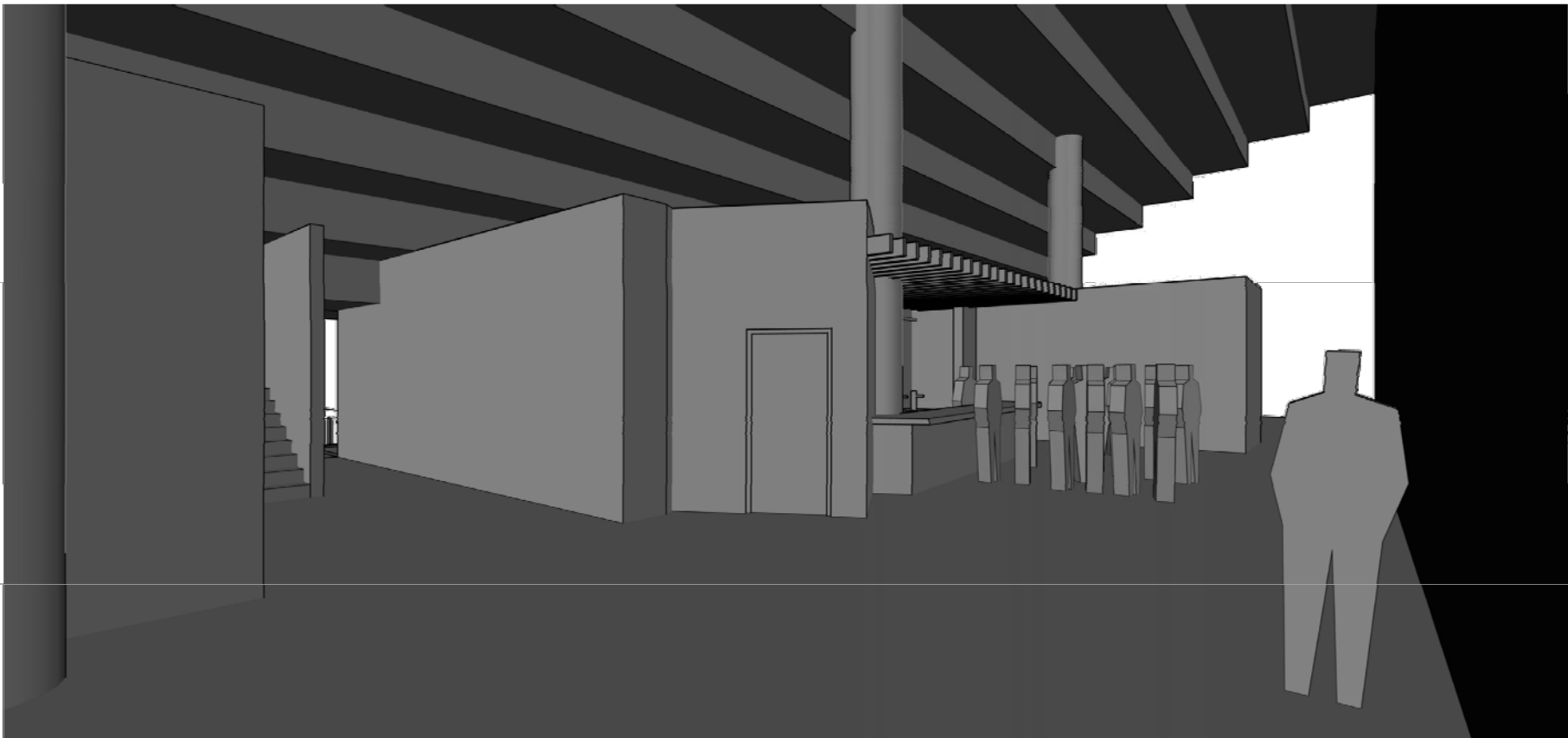
Department of Engineering Services



VIEW OF CONCESSION AREA FROM CONCOURSE



VIEW OF PROPOSED V.I.P. SUITE FROM ARENA



VIEW OF CONCESSION AREA FROM CONCOURSE

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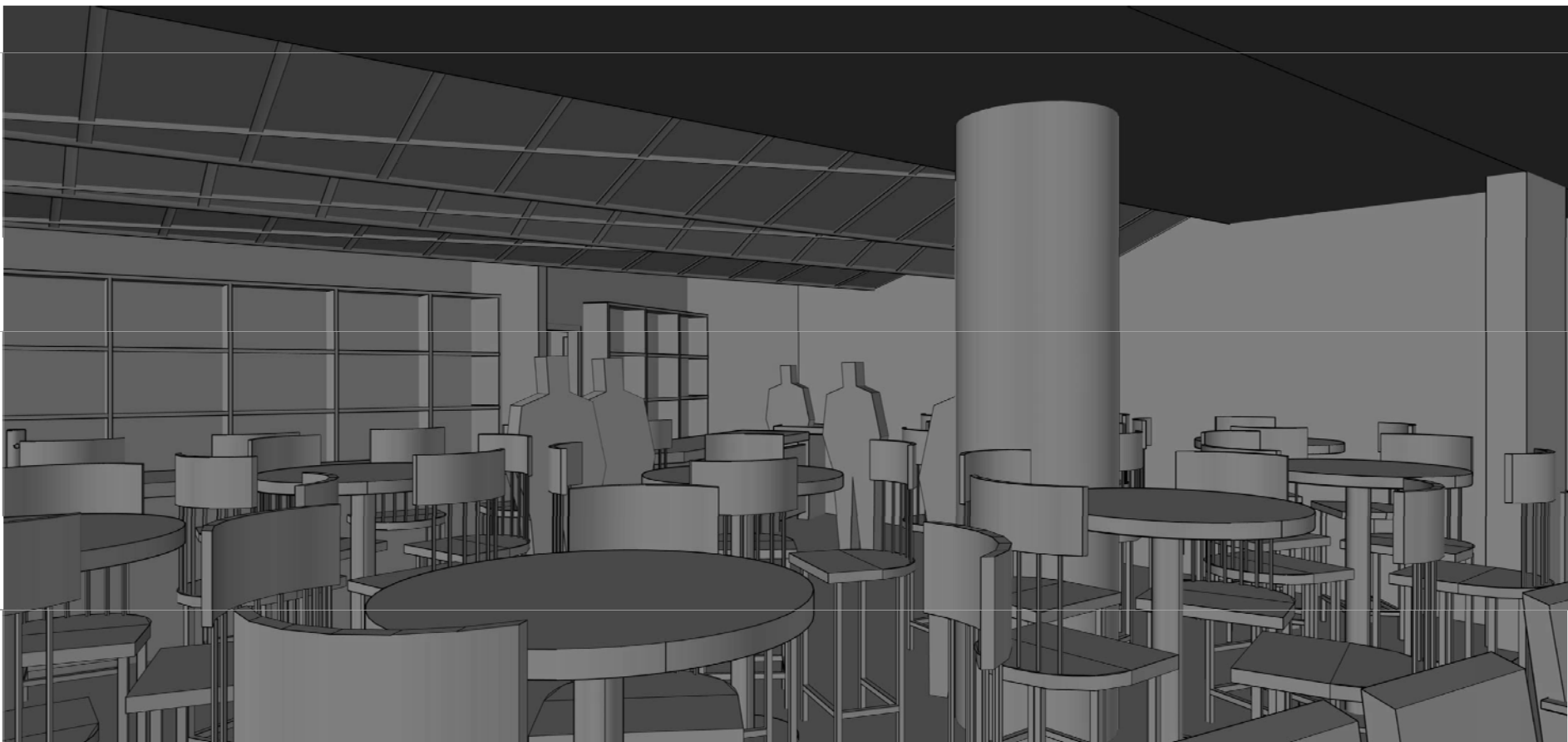


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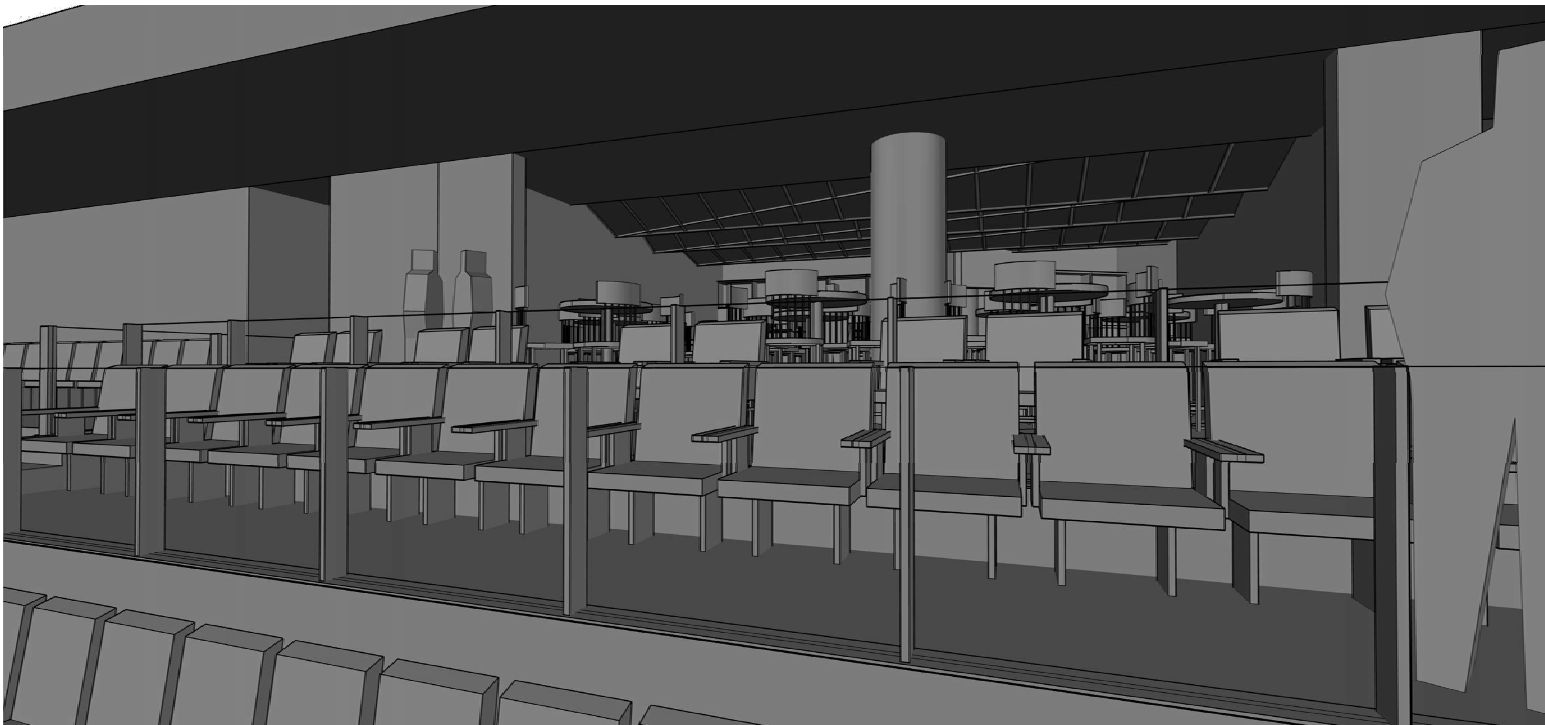


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VIEW OF PROPOSED V.I.P. SUITE



VIEW OF PROPOSED V.I.P. SUITE FROM ARENA



VIEW OF PROPOSED V.I.P. SUITE

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ARENA FY19 CAPITAL PROJECT PROPOSAL

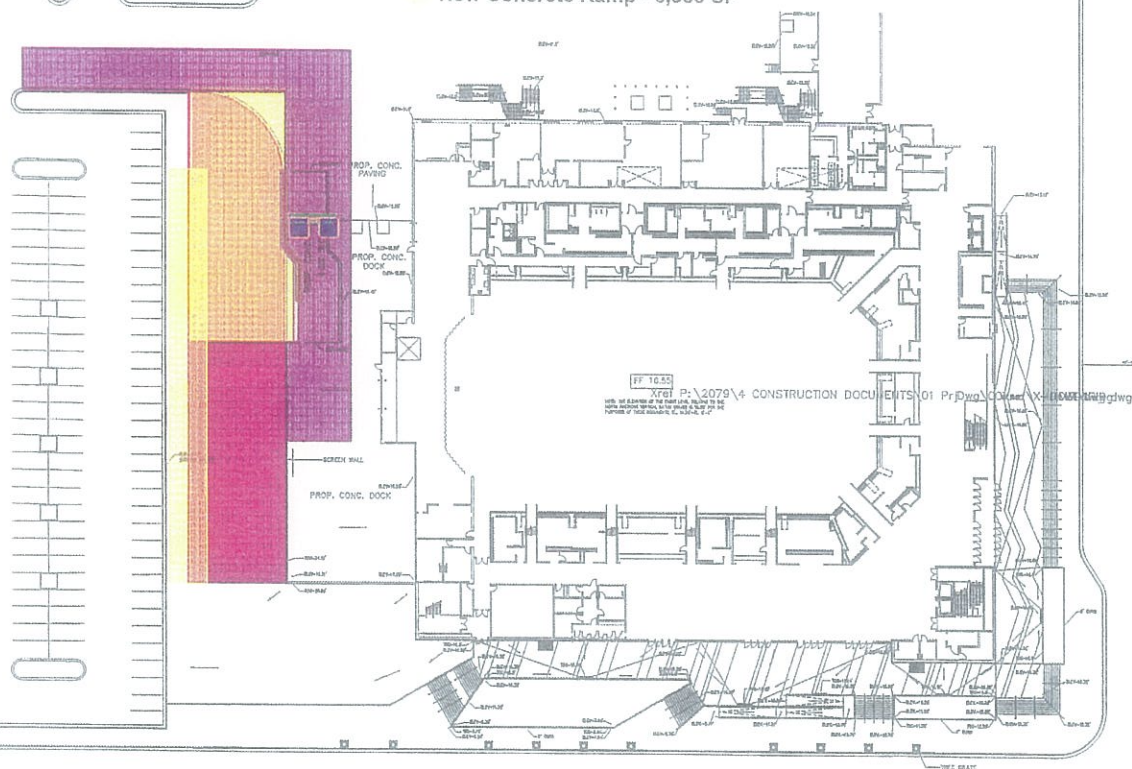
Project Number: A-2019-9

Project Name: Arena Loading Dock Expansion

Project Cost (Estimated): \$2,475,000

Background & Findings: This expansion would allow for larger production events to operate more effectively. For Buc Days, the rodeo equipment is currently being stored in the Exhibit Hall during the rodeo and contestants are warming up their horses several blocks away from the Arena. In addition, it would allow the Buc Days to bring the night parade into the Arena for a ticketed show and concert as the potential for future growth opportunities.

Scope: The existing Concrete Masonry Unit (CMU) screen, ramp, and stairs will be demolished. Utilities, lift station, and valve vaults will be provided new access as necessary to accommodate build-back of a new CMU screen immediately adjacent to the parking lot edge on the west side of the structure. Back-fill will be added to raise the current grade to dock height and wider access will be provided as well as new dock levelers for a total of three. Provisions for an additional bay door, landscaping, irrigation, and lighting are also included in this project.




Gignac & Associates

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services
ISSUED BY: PEG. 640 CITY PROJECT #235

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KEY PLAN



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13 14

SHEET TITLE
OPTION 3
SITE PLAN

60% CD OPTION	
JOE NO.	SHEET NO.
207960	A0.0
DATE	
03-25-92	

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**City of Corpus Cristi
American Bank Center Loading Dock Expansion
Preliminary Budget**

Description	Total
General Conditions	120,000
Demolition	148,664
Concrete	317,300
Masonry	168,984
Structural / Misc. Steel	48,300
Caulking / Joint Sealants	16,881
Overhead Door	19,600
Paint / VWC	4,188
Loading Dock Equipment	28,400
Plumbing	8,000
Electrical	305,550
Sitework / Earthwork	342,031
Landscape / Irrigation/ Allowance	60,000
Fences and Gates	3,675
Site Utilitites	24,280
Permit, Insurance and Fees	35,871
A/E Design	172,137
Contractors Contingency	500,000
Subtotal	2,323,861
Contractors Fee	139,432
Total	2,463,293

**City of Corpus Cristi
American Bank Center Loading Dock Expansion
Preliminary Budget Recap**

General Conditions		Qty	Unit	Unit Cost	Total Cost
	General Conditions	5	Mo	24,000.00	120,000.00
	Total				120,000.00

Demolition		Qty	Unit	Unit Cost	Total Cost
	Remove Concrete Ramp	2,376	Sf	8.00	19,008.00
	Remove Concrete Retaining Wall - Screen Wall	3,204	Sf	17.00	54,468.00
	Remove Limestone Block - Screen Wall	2,607	Sf	14.00	36,498.00
	Remove Concrete Stairs	1	Ea	1,500.00	1,500.00
	Remove Galvanized Handrails	24	Lf	20.00	480.00
	Remove Concrete Driveway	3,949	Sf	7.50	29,617.50
	Remove Curb	72	Lf	8.00	576.00
	Remove Concrete Wall on Dock	12	Lf	57.00	684.00
	Remove CMU for New OHD Opening	324	Sf	18.00	5,832.00
	Total				148,663.50

Concrete		Qty	Unit	Unit Cost	Total Cost
	New Concrete Spread Footing - Screen Wall	2,628	Sf	75.00	197,100.00
	New Concrete Spread Footing - Loading Dock	156	Sf	70.00	10,920.00
	New Concrete Wall - Loading Dock	474	Sf	70.00	33,180.00
	New Concrete Spread Footing - Ramp Wall	558	Sf	70.00	39,060.00
	New Concrete Wall- Ramp	432	Sf	70.00	30,240.00
	Set Embeds for Loading Docks	1	Ls	5,000.00	5,000.00
	Concrete Curb	72	Lf	25.00	1,800.00
	Total				317,300.00

**City of Corpus Cristi
American Bank Center Loading Dock Expansion
Preliminary Budget Recap**

Masonry		Qty	Unit	Unit Cost	Total Cost
	Limestone CMU Block Screen Wall	2,607	Sf	42.00	109,494.00
	New Limestone Wall at South Face of Wall	600	Sf	52.00	31,200.00
	Limestone Cap	50	Lf	39.00	1,950.00
	Limestone CMU Block at New OHD Opening	270	Sf	42.00	11,340.00
	CMU Reinforcement	1	Ls	15,000.00	15,000.00
	Total				168,984.00

Structural / Misc. Steel		Qty	Unit	Unit Cost	Total Cost
	Structural Steel Supports at OHD	1	Ls	35,000.00	35,000.00
	Misc. Steel at Loading Dock	1	Ls	8,500.00	8,500.00
	New Handrails/ Guard Rails	24	Lf	200.00	4,800.00
	Total				48,300.00

Caulking / Joint Sealants		Qty	Unit	Unit Cost	Total Cost
	Caulking and Sealants at New OHD Opening	1	Ls	4,600.00	4,600.00
	Site Paving Caulking and Sealants	16,374	Sf	0.75	12,280.50
	Total				16,880.50

Overhead Door		Qty	Unit	Unit Cost	Total Cost
	New Motorized Overhead Door 18x15'10"	1	Ls	19,600.00	19,600.00
	Total				19,600.00

**City of Corpus Cristi
American Bank Center Loading Dock Expansion
Preliminary Budget Recap**

Paint / VWC		Qty	Unit	Unit Cost	Total Cost
	Paint Repair at Interior of CMU Walls	425	Sf	7.50	3,187.50
	Paint Overhead Door Frame	1	Ea	1,000.00	1,000.00
	Total				4,187.50

Loading Dock Equipment		Qty	Unit	Unit Cost	Total Cost
	New Loading Dock Levelers	2	Ea	13,800.00	27,600.00
	New Loading Dock Bumpers	3	Ea	266.67	800.01
	Total				28,400.01

Plumbing		Qty	Unit	Unit Cost	Total Cost
	Relocate Roof Drain at New OHD Opening	1	Ls	5,500.00	5,500.00
	Relocate Hose Connection at New OHD Opening	1	Ls	2,500.00	2,500.00
	Total				8,000.00

Electrical		Qty	Unit	Unit Cost	Total Cost
	Relocate Wall Pack Lights at New OHD	2	Ea	500.00	1,000.00
	Re-route Electrical Conduits at New OHD	1	Ls	800.00	800.00
	Remove Site Lighting for Loading Dock Expansion	15	Ea	750.00	11,250.00
	Install New Light Poles at Loading Dock	15	Ea	2,500.00	37,500.00
	Relocate Irrigation Meter Connection	1	Ls	500.00	500.00
	Electrical Connection to OHD	1	Ls	4,500.00	4,500.00
	Relocate AEP Vault for Primary Power	1	Ls	225,000.00	225,000.00
	New Site Lighting	1	Ls	25,000.00	25,000.00
	Total				305,550.00

**City of Corpus Cristi
American Bank Center Loading Dock Expansion
Preliminary Budget Recap**

Sitework / Earthwork		Qty	Unit	Unit Cost	Total Cost
	Remove Vegetation	12,542	Sf	3.00	37,626.00
	Saw Cut Paving at Loading Dock	289	Lf	5.00	1,445.00
	Select Fill	5,807	Cy	15.75	91,460.25
	Heavy Duty Concrete Paving	16,374	Sf	9.25	151,459.50
	Concrete Curb	72	Lf	8.00	576.00
	Asphalt Paving Repair	500	Sf	8.00	4,000.00
	Concrete Paving @ Ramp	6,933	Sf	8.00	55,464.00
	Total				342,030.75

Landscape / Irrigation/ Allowance		Qty	Unit	Unit Cost	Total Cost
	Landscaping Allowance	1	Ls	35,000.00	35,000.00
	Irrigation Allowance	1	Ls	25,000.00	25,000.00
	Total				60,000.00

Fences and Gates		Qty	Unit	Unit Cost	Total Cost
	New Rod Iron Fence to Match Existing	75	Lf	49.00	3,675.00
	Total				3,675.00

Site Utilitites		Qty	Unit	Unit Cost	Total Cost
	Relocate Fire Hydrant	1	Ls	13,780.00	13,780.00
	Raise Manhole to New Elevation	1	Ls	10,500.00	10,500.00
	Total				24,280.00

City of Corpus Cristi
American Bank Center Loading Dock Expansion
Preliminary Budget Recap

Permit, Insurance and Fees		Qty	Unit	Unit Cost	Total Cost
	Bond	1	Ls	11,862.00	11,862.00
	Insurance	1	Ls	9,694.00	9,694.00
	Permit	1	Ls	12,040.00	12,040.00
	AGC Fee	1	Ls	2,275.00	2,275.00
	Total				35,871.00

A/E Design		Qty	Unit	Unit Cost	Total Cost
	A/E Fee	1	Ls	172,137.00	172,137.00
	Total				172,137.00

Contractors Contingency		Qty	Unit	Unit Cost	Total Cost
	Contractors Contingency	1	Ls	500,000.00	500,000.00
	Total				500,000.00



American Bank CENTER





