

American Legion Memorial Stadium

Renovation Options



Mecklenburg Board of County Commissioners

December 19, 2017

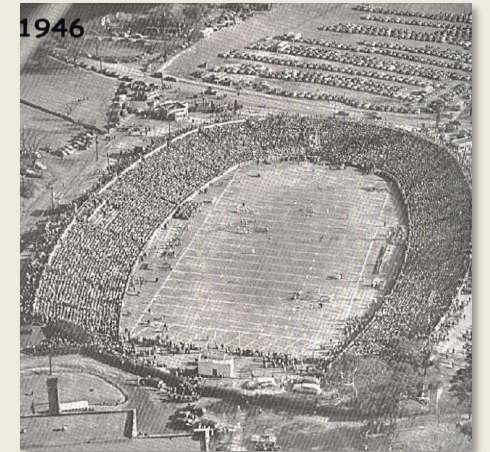
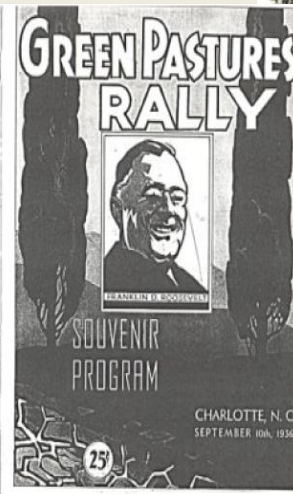
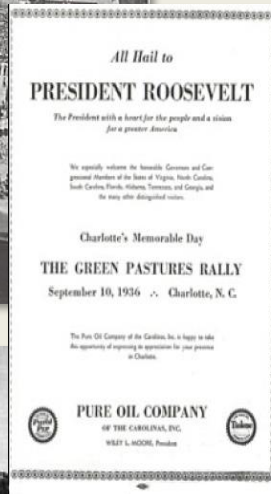
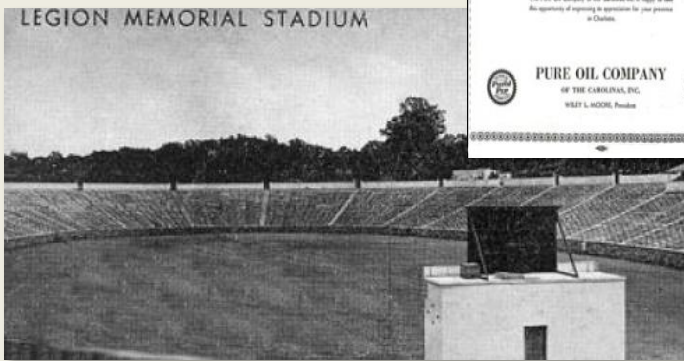
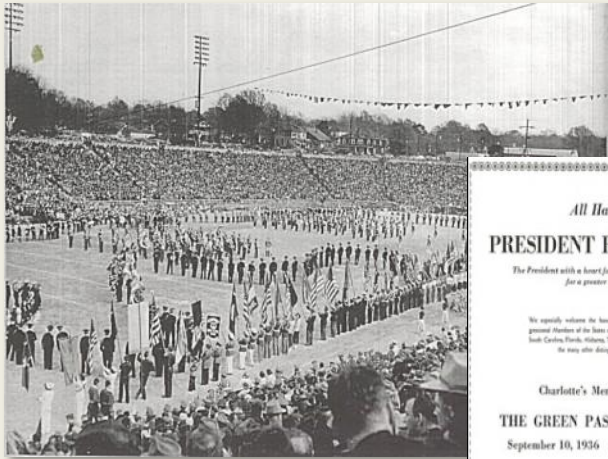


Project Goal Highlights

1. Create a great place & strengthen the neighborhood
2. Preserve & honor history
3. Provide recreational & entertainment amenities for County residents
4. Promote Charlotte-Mecklenburg as a visitor destination
5. Renew and maintain existing assets

A Rich History

1936



1946

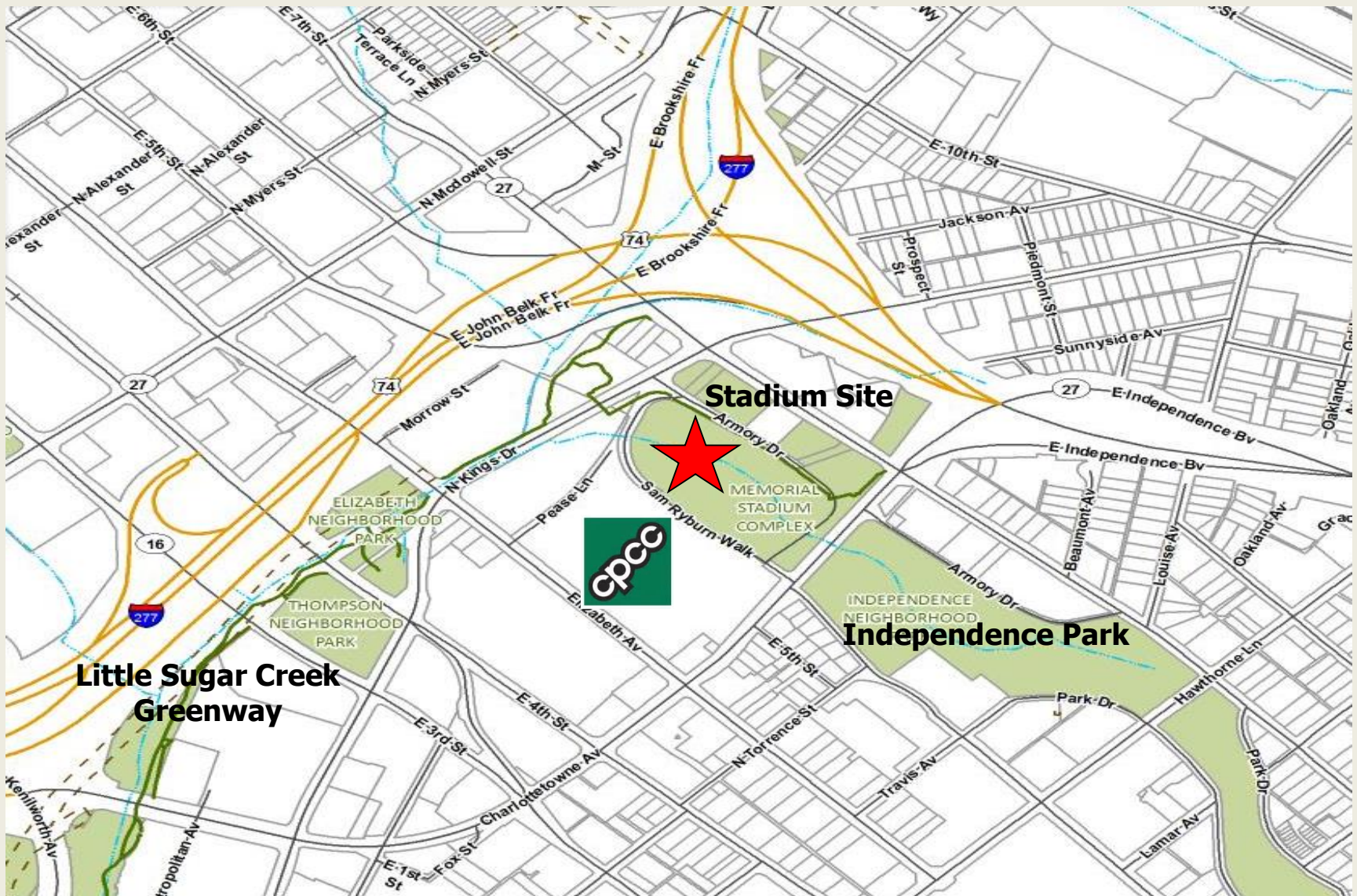
Historic Games

1966 Shrine Bowl



1936 Wake Forest vs UNC

Project Site



Conceptual Framework

- Connect & extend greenway and park network
- Reposition the centerline of field
- Level out concourse all around stadium
- 5,000 seats (ability to add more)
- Veterans Memorial Plaza

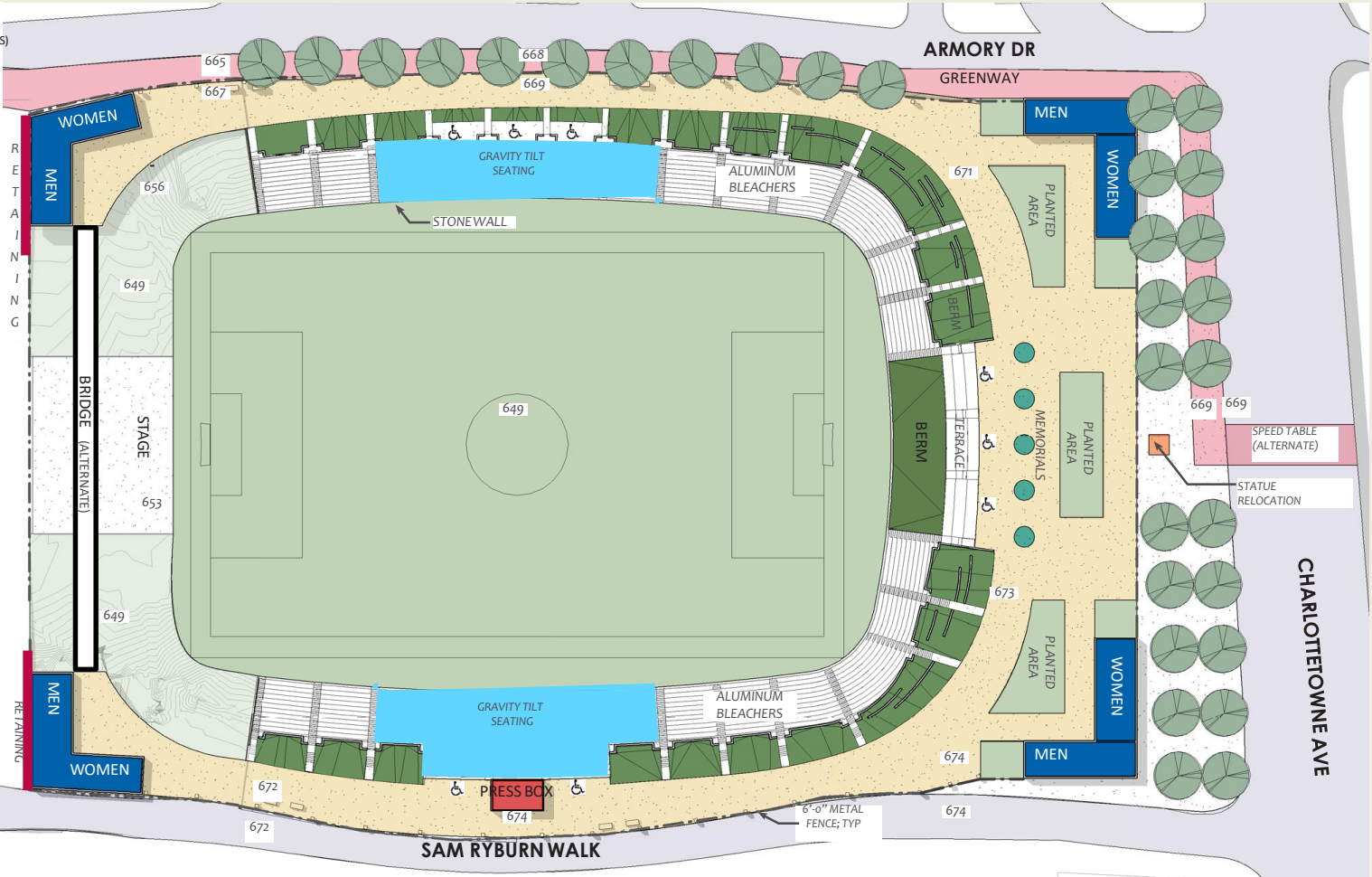


APPROXIMATE SEATING SUMMARY

FIXED SEATS: 5,000 (50% TILT SEATS)
 TERRACE CAPACITY: 350
 BERM CAPACITY: 2,000
TOTAL CAPACITY: 7,350

PLUMBING COUNT

WATERCLOSETS: 64
 URINALS: 18
 LAVATORIES: 35



Conceptual Layout: Base Package Design

1" = 60'-0"

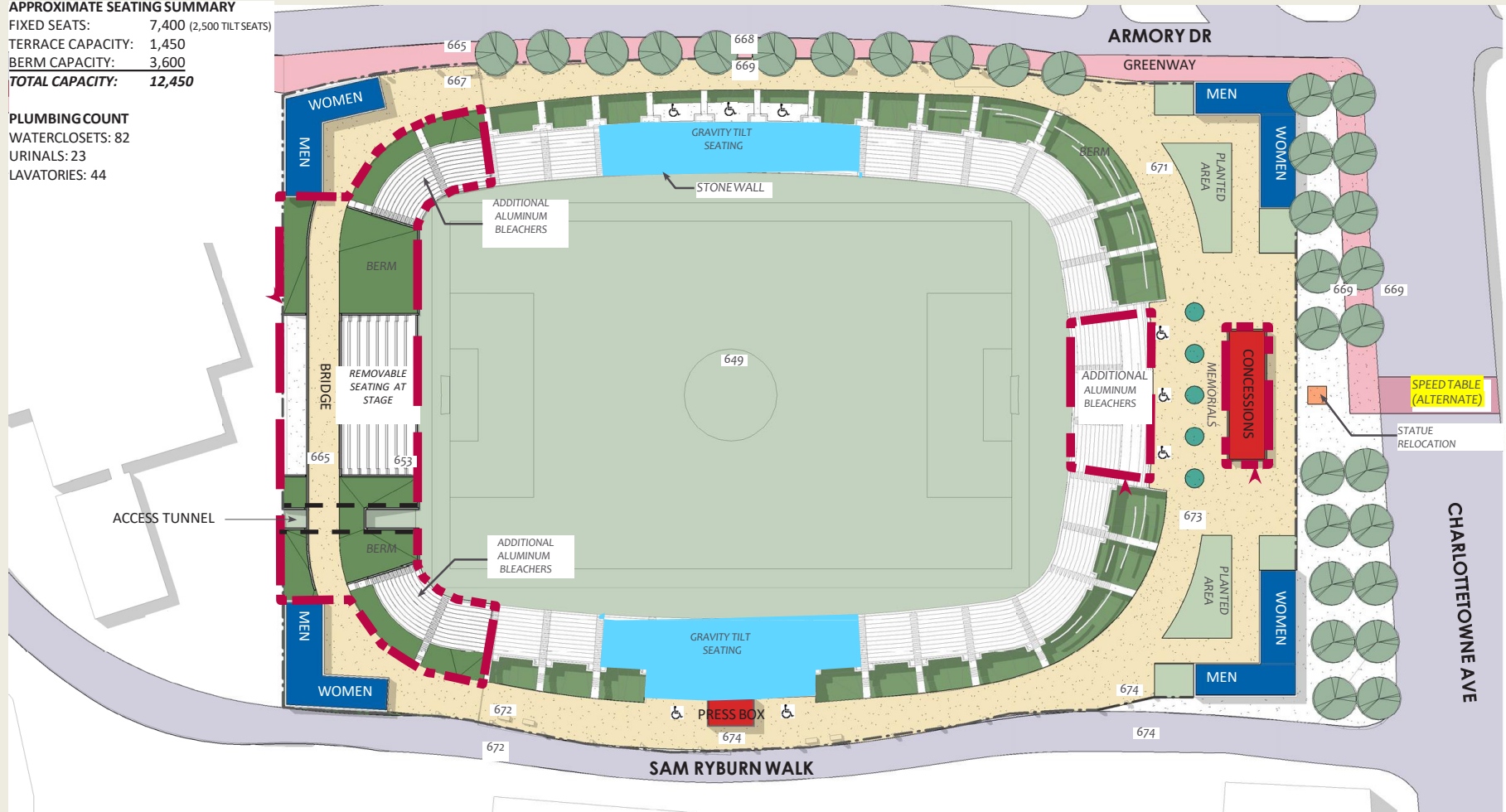
Jenkins • Peer Architects

APPROXIMATE SEATING SUMMARY

FIXED SEATS: 7,400 (2,500 TILT SEATS)
 TERRACE CAPACITY: 1,450
 BERM CAPACITY: 3,600
TOTAL CAPACITY: 12,450

PLUMBING COUNT

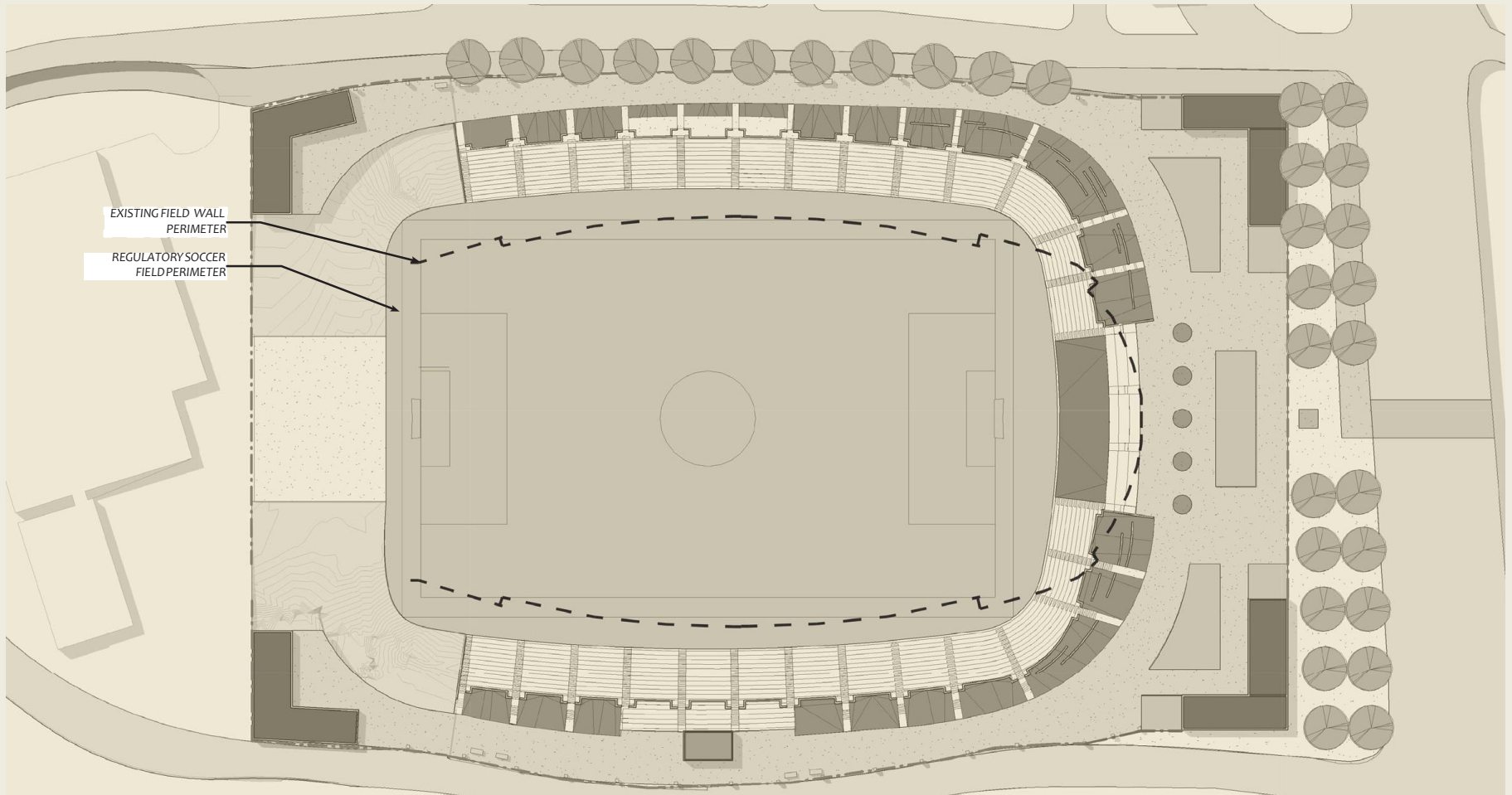
WATERCLOSETS: 82
 URINALS: 23
 LAVATORIES: 44



Conceptual Layout: Alternates

1" = 60'-0"

Jenkins • Peer Architects



Veterans Memorial Plaza



In addition to preservation of the stone wall, the design plans to recognize the armed forces within the main entrance plaza. This could be done in a variety of ways. The diagram at left suggests a layered approach where individual servicemen and women are recognized within a unique plaza paving system with the main branches of military identified as interactive plaza sculptures.

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Longitudinal section looking Southwest

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Potential Funding Models

- Mecklenburg County

Cost Share: 100%

- Mecklenburg County/City of Charlotte & CRVA

Cost Share: TBD

- Mecklenburg County/Charlotte Independence

Cost Share: TBD

- Mecklenburg County/City of Charlotte & CRVA/Charlotte Independence

Cost Share: TBD

Estimates for Base Package

Site & Demolition	\$ 2,006,290
<u>New Construction</u>	<u>\$ 14,407,786</u>
Concourse/Seating Bowl	4,793,171
Toilets # 1 & 2 (Kings)	1,834,548
Toilets # 3 & 4 (Charlottetowne)	2,055,092
Press Box	189,308
Stage & Field Cover	1,786,036
Veterans Memorials/Entry Monuments	443,899
Contractors Fees & General Conditions	1,428,873
Escalation, Estimating & Contracting Contingencies	1,876,859
Project Soft Costs & Contingencies	\$ 2,449,324
Design Fees	\$ 1,440,779
Furniture, Fixtures & Equipment and Videoboard	\$ 872,700
Potential Relocation of Statue - "Johnny Doughboy"	\$ 78,755
Total Projected Base Costs	\$ 21,255,634

Estimates for Alternates

Total Projected Base Costs	\$ 21,255,634
<u>New Construction (Alternates)</u>	<u>\$ 8,262,989</u>
Additional Concourse/Seating Bowl	2,720,773
Toilets # 1 & 2- Addition	677,016
Toilets # 3 & 4 - Addition	783,672
Bridge	943,264
Concession Area	2,000,000
Speed Table with Flashers (Charlottetowne Ave)	195,000
Project Soft Costs & Contingencies	\$ 1,404,708
Design Fees	\$ 826,299
Total Projected Alternates Costs	\$ 10,493,996
Total Projected Costs (Base + Alternates)	\$ 31,749,630

Next Steps

- Negotiate Terms (if applicable)
- Develop Project Plan
- Community Engagement
- Develop Operating Plan

Recommendations

1. Full Project: Base + Alternates up to \$32 million
2. Cost Share: 100% Mecklenburg County

Justification

- Full Control of Assets
- One-Time Construction
- 12,000+ Total Capacity
- Flexible Event Venue
- Financial Capacity for \$32 million

Questions

