



Veterans Memorial Coliseum

Photo: Julius Shulman

Renovation Design Contract Amendments



Spectator Venues Program
June 7, 2023



Renovation of the VMC is long overdue

The City is working to invest ~\$50 million into critical repair, replacements and upgrades to the 63-year-old building. Funded from Transient Lodging Taxes, construction is expected to begin in 2024.

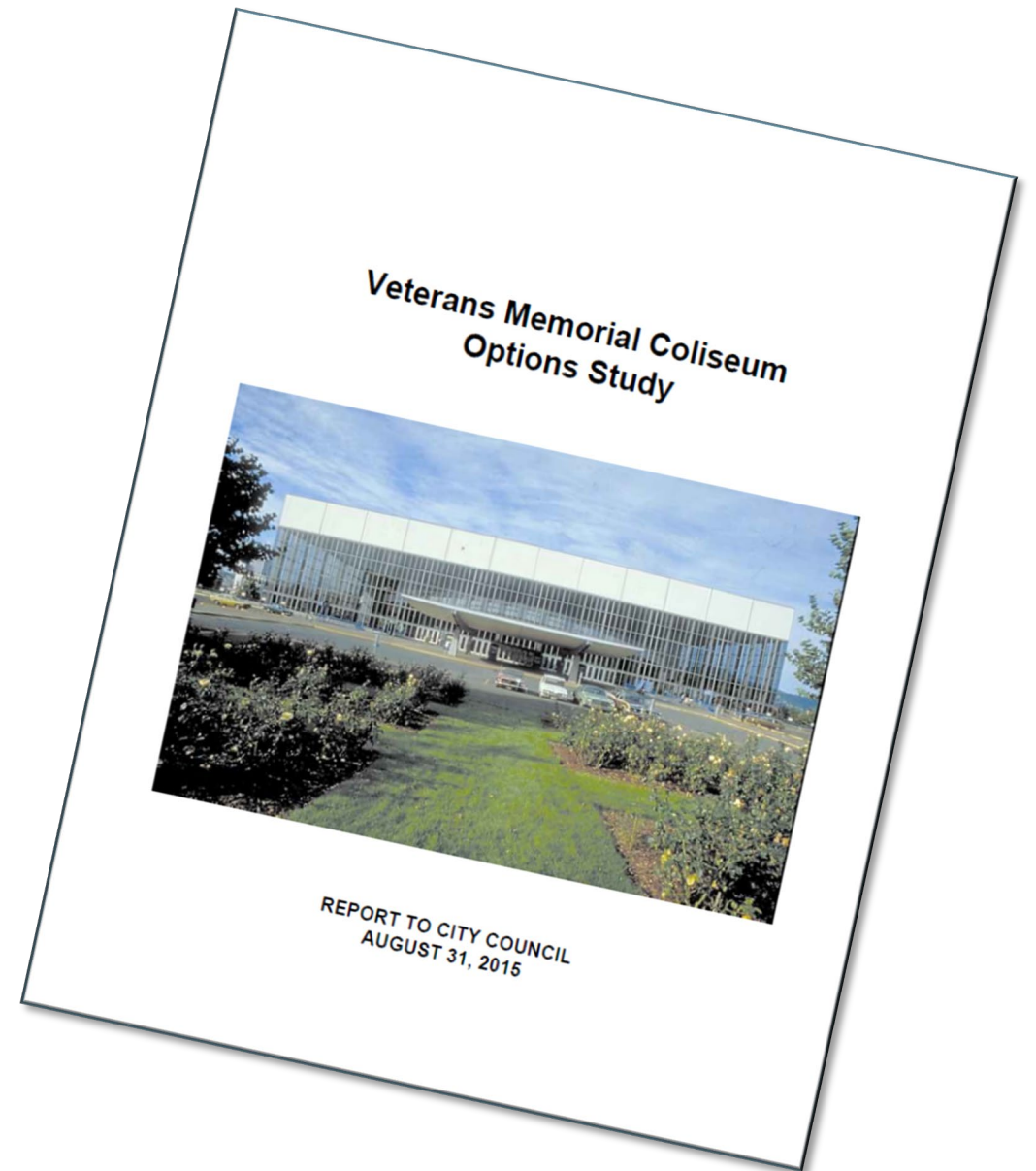
Timeline of Council Actions on the VMC

2012: Resolution directive to reinvest in multi-purpose arena

2015: VMC Options Study supported business case for renovated arena

2019: Visitor Facilities Intergovernmental Agreement amendment provides funding for renovations

2022: Extension of VMC Operating Agreement to October 2025



Case for Renovation

- Economic impact
- Operationally sustainable
- Benefits of tandem arenas/single operator
- Community asset
- Historic status



Advancing a project funded by events and tourism revenues during COVID-19

Early 2020
Design Contract
Awarded

1

Spring 2020
COVID
Closes Venues

3

Summer 2022
Owner's Rep
Contract Awarded

5

Early 2020
VFIGA Amendment
Executed

2

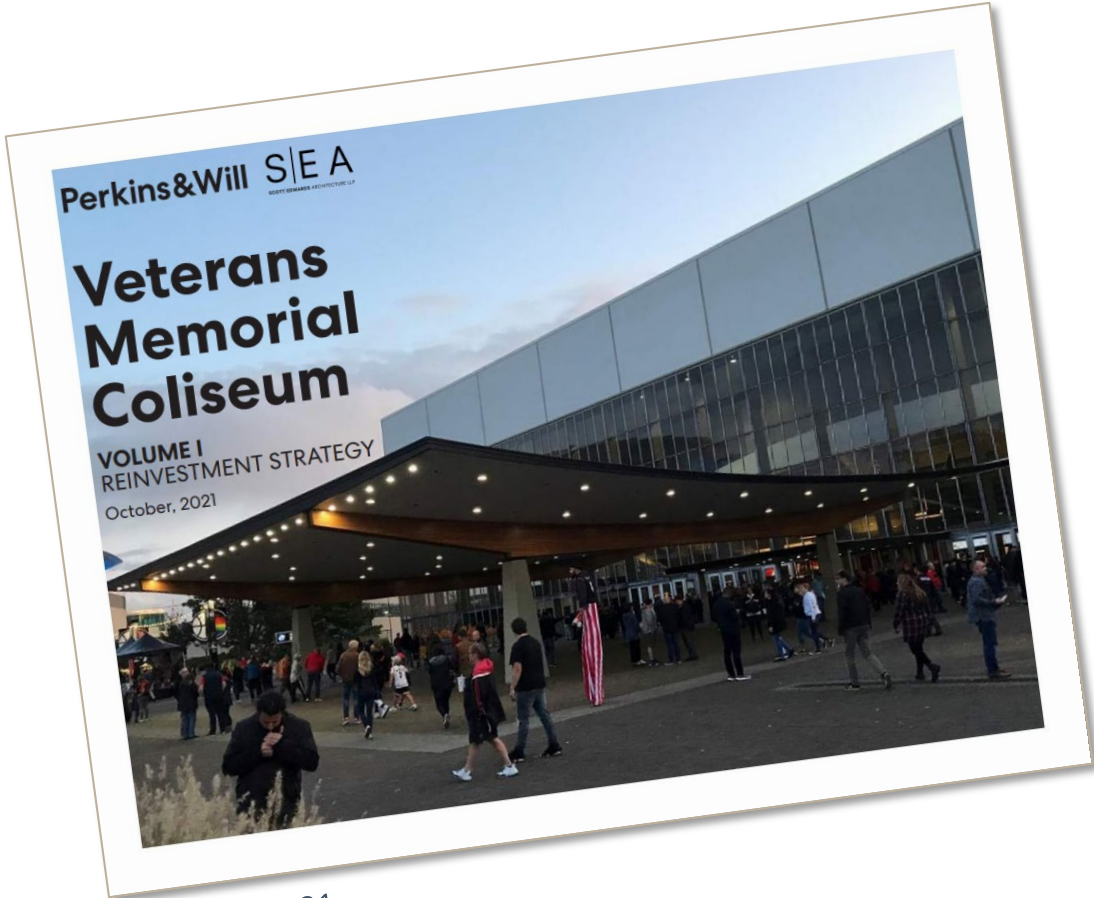
Mid 2021
Venues reopen,
Reinvestment Strategy
completed

4

Early 2023
Funding certainty returns,
Rip City hires contractor

6

Reinvestment Strategy



October 2021



REINVESTMENT STRATEGY'S INTERACTIVE GOALS

VMC Reinvestment Strategy

ONGOING WORK

The City invests approximately \$1M annually in sustaining repair and replacement projects at the VMC. Occasionally strategic enhancements are made to improve the marketability and functionality of the building. But this work is generally required to keep the building open.



Step One

Replace/upgrade outdated critical mechanical systems



Step Two

Upgrade the seating bowl with new seating and all associated code-required improvements



Step Three

Strategically pursue additional projects to enhance functionality, appeal, versatility and efficiency

Funded through regular annual budgeting process

Funded through Visitor Facilities Intergovernmental Agreement - backed bonds (~\$50M)

Currently unfunded



Proposed Scope

Funded Projects

- Main electrical service switchgear and transformers
- Major plumbing upgrades
- New emergency generator
- Complete fixed seating replacement
- ADA platforms and group seating areas
- All restrooms expanded and upgraded
- Exiting upgrade for code compliance and concourse improvements

Projects Possibly Funded

- Scoreboard and audio replacement
- Rigging enhancements
- Seismic strengthening at main column to roof connections
- Bowl curtaining system replacement.
- Upgrades to veterans' memorial honor roll
- Upgrades to select meeting rooms

Projects Not Yet Funded

- New loading dock
- New retractable seating
- New freestanding bars/restaurants
- Ice sheet dehumidification
- Curtain wall refurbishment or replacement
- Event level conference center improvements
- Relocating and improving Winterhawks' offices to lower level
- New kitchen facility



Renovation Images

Conceptual renderings

Today



After



After



Today



After



After



Today



After





Requested Actions

Approve contract amendments to provide design and construction project management services to necessary to implement planned renovations at the VMC through 2026.

Contract	Services	Current Contract Not to Exceed \$	Increased Contract Not to Exceed \$
Perkins and Will Architecture	Project Design Services	\$1,250,000	\$6,119,800
Wenaha Group	Owner's Representative and Construction Project Management	\$150,000	\$932,633

VMC Renovation Next Steps

DESIGN

2023

Today: Council approval of design-related contract amendments

FUNDING

2024

Authorize issuance of Visitor Facilities Trust Account-backed bonds to fund capital construction

CONSTRUCTION

2024-2025

In partnership with venue operators, Rip City Management

CONTINUED INVESTMENT

2026 and beyond

Additional improvements implemented as available resources allow



Questions and Discussion