

City Council – Action Request Form

Date: August 8, 2022

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Ben Rowe, Assistant City Manager
Robert Prestwood, City Engineer

Council Action Requested:

Consideration of Items Related to the Construction of W-S Dash Administration Offices as Part of the Truist Stadium MLB Upgrades Project (Northwest Ward):

Resolution Approving a New Lease Agreement with W-S Dash, LLC to Pay for the Construction of Administration Offices at Truist Stadium

Resolution Authorizing A Change Order To Walter Robbs Callahan & Pierce Architects, P.A. For A Not To Exceed Amount Of \$89,696.00 For Additional Design Fees Associated With The Construction Of Administration Offices For Truist Stadium MLB Upgrades

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Travel and Tourism

Strategic Plan Action Item: No

Key Work Item: Yes



Summary of Information:

In June 2022, the City Council awarded a contract to Walter Robbs Callahan & Pierce Architects, P.A., for \$500,000.00 for professional architectural services for the design for Truist Stadium MLB upgrades. At that time, City staff shared with the Mayor and City Council that Winston-Salem Dash ownership had requested including construction of administration offices at Truist Stadium as part of the MLB upgrades project. Under a proposed lease agreement with the City, the Winston-Salem Dash would pay for the design, construction, and financing of the new administration offices as part of the MLB upgrades project.

This Council Action includes two resolutions: (1) approval of a new lease agreement with W-S Dash, LLC to pay for the construction of the administration offices at Truist Stadium and (2) approval of a change order to the design contract with Walter Robbs Callahan & Pierce Architects, P.A. to add the administration offices to the project scope.

Committee Action:

Committee	Finance 8/8/22	Action	Approval
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For	Unanimous	Against	
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Remarks:

Once City staff determine the actual cost of constructing the new offices, staff will prepare a budget amendment to appropriate additional LOBS financing, which will be paid by W-S Dash, LLC through the new lease agreement. The approved capital budget of \$5 million will not be utilized for this expanded scope of the project. Exhibit A outlines the key provisions of the proposed new lease agreement.

The architect submitted the cost for additional design service in a letter dated July 25, 2022. The proposed fees for the additional design work are in line with the fee percentage for their initial design. The change order is for \$89,696.00, bringing the total contract value to \$589,696.00. The new lease agreement with W-S Dash, LLC will include this change order as part of the total cost of the administration offices.