



Winston-Salem

Real Estate Office

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Memorandum

TO: Damon C. Dequenne, Assistant City Manager
FROM: S. Kirk Bjorling, Real Estate Administrator
DATE: February 5, 2020
SUBJECT: Information on Union Station Building and Restaurant Lease in Response to Finance Committee

I. Total estimated cost to City for renovations to Union Station Suites 210 and 218 to accommodate restaurant space

- Basic restaurant equipment \$130,400
Exhaust fan system \$ 40,000
Grease trap \$ 15,000
Installation of equipment and drops for electrical, plumbing, and gas \$ 48,050
Design and engineering \$ 50,000
\$283,450

II. Market Rate Comparison

- Attached to this memorandum is Winston-Salem Shopping Center Survey from October 2018. This survey is completed every two years and staff will be happy to answer questions regarding the information contained within.

III. Use of common areas, traffic flow, exits, etc., on top floor Level 3

The architect designed the suites with proposed traffic flow and exits in keeping with the historical requirements of the building. The ticket booth and baggage check areas are accessed from the common area and the Union News Room is accessed from Suite 210. The common area can serve as a rental space for a variety of private and community uses. The main entrance to suites 210 and 218 is by way of the east vestibule off Martin Luther King Jr. Drive, and the main entrance to the remainder of the top floor Level 3 is by way of the north vestibule off street circle.

IV. Use of lower Level 1 and Mid-Level 2

The architect designed the suites within these two levels incorporating future City DOT use and with proposed traffic flow and exits considered in keeping with the historical requirements of the building. Design of the WSSU spaces on the Mid-Level is currently underway.



Call 311 or 336-727-8000
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City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity