



CREATIVE CORRIDORS
COALITION

May 15th, 2023

Mr. Ben Rowe, Assistant City Manager
P.O. Box 2511
Winston-Salem, NC 27102

RE: Financial Support Request for the Peter Oliver Pavilion Gallery

Dear Mr. Rowe,

Thank you for meeting with the Creative Corridors Coalition regarding the Peter Oliver Pavilion Gallery **on May 1st, 2023**. Creative Corridors has requested a financial contribution from the City of Winston-Salem to support the design cost for the Peter Oliver project in the amounts of **\$50,000** in the current fiscal year and **\$50,000** in the next fiscal year. The request is less than 25 percent of the design cost for the next phase of design and less than 2 percent of the anticipated total project cost.

We are providing further information on how the requested money would be spent at your suggestion. Therefore, below please find a summary description of the design work that this funding request would help to secure. In addition, should you wish to review the complete design proposals and resumes, a member of the Coalition will be happy to meet in person with you at a time of your choosing to review those proposals.

We request financial assistance from the City of Winston-Salem to assist with the payment of design costs as we further enhance the previously paid-for schematic design of the Peter Oliver Pavilion Gallery. Creative Corridors has received and negotiated proposals from Hood Design Studio to advance comprehensive design development plans as required to construct this important landmark. In addition, numerous professional design firms will collaborate on this work. Each firm has submitted multi-page detailed descriptions of its competencies and intended scopes. As a general description of those services, this phase of design includes:

1. Hood Design Studio Project Coordination of the entire design team plus Landscape Design features and elements.
2. The Enhanced artistic design services include the work of Hood Design Studio artist fees for more detailed interpretation and design of the creative elements. Riggs Ward Studio will help with refined concepts, draft plans, value/engineering of preliminary ideas, graphic designs, and color renderings.
3. Stimmel Associates will be the local architect of record. They will also provide detailed final spot elevations of streetscapes, pathways, hardscapes, fine grades, and plant beds and have preliminary meetings with municipal authorities for integration and coordination with city engineers and inspections.
4. Enhanced civil engineering plans will refine retaining wall heights and locations, prepare grading plan for earthwork cut and fill quantities, site drainage plan and scope, and utility plan; develop submittal plan for initial municipal review and provide specifications and interpretation of existing local code compliance for site permits and approvals; and coordination with other designers on the project as multiple elements are further developed and understood.
5. Professional lighting design will include a sustainable approach for outdoor environments that pays careful attention to the intensity, direction, distribution, and appropriate urban illumination. Development of the electrical elements consists of the engineering for the electrical service and equipment, preliminary electrical riser diagram,

lighting fixture specification, design on plans, general-purpose receptacle locations identification of various electrical requirements, and outline specifications.

6. Geotechnical site investigation services will locate underground utilities, provide soil borings to 30 feet in depth, and include analysis of soil bearing capacity, geology, and natural moisture content. This information is required to design foundations and is used for site grading recommendations on the suitability of on-site soils for structural fill.
7. Structural Engineering includes the timber frame pavilion and overlooks platforms, framing elevations, building sections, framing layouts for columns, roof, and floors; and site retaining walls and foundations for terraced seating, commemorative signage, and site art features.
8. A comprehensive review of the design development plans will be done by an operations and maintenance consultant to develop a strategy and budget for the short-term and long-term needs for maintaining this facility.
9. The budget will need to be updated on the probable cost of the above-described plans by a professional cost-estimating service.

Please let us know if we can answer any other questions you may have, and we look forward to hearing from you.

Sincerely,

Christie Williams

Christie Williams
Board Chair

Jimmy Hoots & Rence Callahan

Jimmy Hoots & Rence Callahan
Design Steering Committee Co-Chairs