

## Information Item

**Date:** August 10, 2020

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

**From:** Ben Rowe, Assistant City Manager

**Subject:**

Update on Bowman Gray Stadium Improvements Project (East Ward)

**Strategic Focus Area:** Economic Vitality and Diversity

**Strategic Objective:** No

**Strategic Plan Action Item:** No

**Key Work Item:** Yes



In May 2013, the Mayor and City Council approved the sale of Bowman Gray Stadium and surrounding property (approximately 92 acres) to Winston-Salem State University. In following months, the University initiated the process for approval of the purchase by the State of North Carolina. Part of the process included an environmental assessment of the property, which identified elevated levels of methane gas on private properties adjacent to the stadium. The City subsequently installed two remediation systems that have successfully mitigated the methane gas levels on those properties. At the same time, the City entered into an interim operating agreement in 2014 with the University for the operation and maintenance of the stadium. The City contracted with the University over the next four years, as the State's process to approve the purchase lingered among State agencies.

At a joint announcement by the University and the City on November 14<sup>th</sup>, Chancellor Elwood Robinson announced that Winston-Salem State University no longer would pursue purchase of Bowman Gray Stadium. Mayor Joines and City staff presented a proposed plan in which the City would invest \$9 million in improvements to the stadium site and facilities. Improvements would include replacement of concession stands and restrooms, re-grading the football field, resurfacing the racetrack, utilities upgrades, facility repairs, and aesthetic improvements that better identify the stadium as the home of Rams football.

In April 2019, the Mayor and City Council approved the appropriation of resources to meet \$33.09 million in emerging capital needs. Improvements to Bowman Gray Stadium were included in these capital needs. The proposed funding of \$9,000,000 will include replacement of concession stands and restrooms, re-grading the football field, resurfacing the racetrack, utilities upgrades, facility repairs, and aesthetic improvements that will better identify the stadium as the home of Winston-Salem State University Rams Football.

In September and November 2019, the Mayor and City Council awarded contracts for architectural services to Walter Robbs Callahan & Pierce Architects, P.A. and pre-construction services to Frank L. Blum Construction Company, respectively, to put into place the project team for the City's first project under the construction manager at risk method for project delivery. Frank L. Blum Construction Company is subcontracting 35% of the pre-construction work to W.C. Construction Company, a local, minority-owned firm.

The project team commenced design work at the end of 2019 and currently is finalizing construction documents in order to bid the construction work and develop the Guaranteed Maximum Price (GMP). Right now, the final design includes the key elements of the project, including the construction of two new restrooms and two new concession stands. The new restrooms will double the number of fixtures for the women's restrooms. The concession stands will include new equipment, air-conditioned space to ensure compliance with health codes, and a floor plan to allow for a more efficient operation. Other key elements will include re-grading the football field along with installation of a new irrigation system, resurfacing the race track, utilities upgrades, replacement of the HVAC in the Field House, and new flooring in the corridor leading to the Athletics Department's office suite. These elements are part of the base scope of the project. The project team and City staff identified several add alternates that could be considered if funding remains after the base scope is completed. Add alternates include new canopies at the three entrances to the stadium that would provide cover for the ticket booths and future location of metal detectors, new HVAC units and roof for the West Press Box, a new videoboard, parking bumpers for the east parking lot, and removable signage with banner attachments.

The following table provides a breakdown in project costs based on preliminary construction estimates.

	<b>Project Budget</b>	<b>Estimated Costs</b>	<b>Difference</b>
Design	\$900,000	\$705,334	\$194,666
Construction	7,200,000	7,328,968	(128,968)
Contingency	900,000	945,971	(45,971)
<b>Total Cost</b>	<b>\$9,000,000</b>	<b>\$8,980,273</b>	<b>\$19,727</b>

With the cancellation of the 2020 Bowman Gray Racing and WSSU Football seasons, the project team is working to finalize the GMP, bring an action to the Mayor and Council in early October, and start the project by the end of October. The project will be completed in phases with the first restroom completed prior to the start of the 2021 racing season. The final phase—regrading the football field and resurfacing the racetrack—will take place after the 2021 WSSU Football season and will be completed in early 2022.

Attached to this information item are renderings of the new concession stands, restrooms, field and track, canopies, and signage. The Community Appearance Commission's Technical Advisory and Project Review subcommittee reviewed the proposed plan in July. They recommended varying the pattern of concrete block to be used for the concession stands and restrooms. They also recommended planting new trees to improve the appearance of the stadium. Overall, the Community Appearance Commission was pleased with the design of the project.

Members of the project team will be available at the Finance Committee's August meeting to present the proposed project scope and answer questions. In order to expedite the start of the project, City staff plan to bring an action item to approve the GMP for construction services at the City Council's first meeting in October (10/5).