

Information Item

Date: December 10, 2018

To: The City Manager

From: Ben Rowe, Assistant City Manager

Subject:

Proposed Capital Improvement Plan for Bowman Gray Stadium

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Travel and Tourism

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 14th, 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 race track, utilities upgrades, facility repairs, and aesthetic improvements that better identify the stadium as the home of Rams football.

The following table provides a more detailed breakdown of the proposed improvements. The City would finance these improvements through the issuance of limited obligation bonds (LOBS).

Improvements	Cost
Site Work	\$1,677,000
Restroom Facilities	1,740,000
Concession Facilities	1,035,000
Ticket Facilities	7,000
East Press Box	130,000
West Press Box	76,000
Field House	180,000
Main Seating Area (i.e. the Bowl)	1,567,000
Design & Contingency	2,588,000
Total	\$9,000,000

Because these improvements would be constructed during the months after Winston-Salem State University's football season and the start of the NASCAR racing season, this project would be phased in over three years, starting in 2020 and finishing in 2022. The following table outlines a proposed schedule for implementing the proposed improvements over the three-year period.

2020	2021	2022
<ul style="list-style-type: none"> • Renovate remaining restrooms • Renovate ticket booths • Install new water and electrical service • Re-grade, irrigate, and sod football field 	<ul style="list-style-type: none"> • Renovate east and west press boxes • Work in Field House 	<ul style="list-style-type: none"> • Work in East Parking Lot • Fencing at South and West lots • Landscaping • Wi-Fi • Concrete and seating repairs • Construct new concession buildings (year round) • Construct new restrooms (year round)

This project will present challenges with coordinating the construction work in a way that will minimize the impact on the football and racing seasons. As a result, City staff intend to utilize the construction management at risk (CMR) method for delivering this project (authorized under General Statute 143-128.1). Under this method, the City would retain a construction manager who would manage both the design and construction of the improvements at Bowman Gray Stadium. With this approach to the project, the construction manager would work with the City's architect during the preconstruction phase to design the project. Once design plans are 60-80% complete, the City would negotiate a Guaranteed Maximum Price (GMP) with the construction manager in which the contractor would be paid the GMP, even if the actual cost of

the project comes in over the negotiated price, unless authorized by the City. Forsyth County utilized this method to construct the new Central Library. Advantages of the CMR method include more effective cost control, faster project delivery, improved quality, decreased administrative burden, and greater ability to increase MWBE participation. While the CMR method would be used to deliver most of the improvements envisioned for this project, City staff anticipate that some project elements would be delivered through other construction contracts. The GMP would not fully encumber the \$9 million budget.

In the coming weeks, City staff will advertise requests for qualifications (RFQ) for an architect and a construction manager at risk for the preconstruction phase of this project. Staff also will meet with University and Winston-Salem Speedway Inc. officials to develop a more detailed scope for this project. Once a recommended architect and construction manager at risk have been selected, staff will bring action items to the Mayor and City Council to award the contracts and appropriate the \$9 million in LOBS.