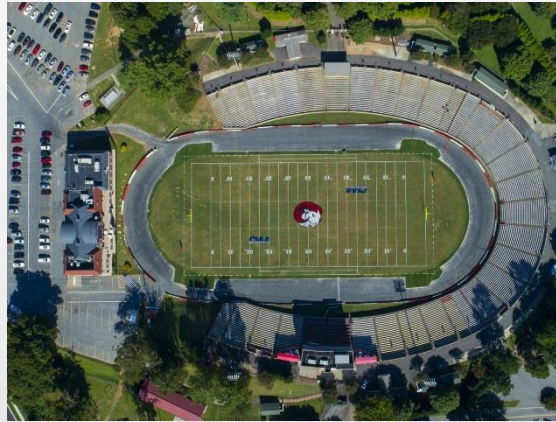


PROPOSED INVESTMENTS IN BOWMAN GRAY STADIUM



**FINANCE COMMITTEE
DECEMBER 10, 2018**

BOWMAN GRAY STADIUM PROFILE

- SEATING CAPACITY = 17,000
- INCLUDES FIELD HOUSE, PRESS BOX, TWO STORAGE BUILDINGS, THREE CONCESSION STANDS, AND SEVEN RESTROOM BUILDINGS
- FOUR PARKING LOTS (FIELD HOUSE, EAST, WEST, AND SOUTH) WITH APPROXIMATELY 700 SPACES
- CURRENT LEASES WITH WINSTON-SALEM STATE UNIVERSITY THROUGH JUNE 2037 AND WINSTON-SALEM SPEEDWAY, INC. THROUGH AUGUST 2031



BOWMAN GRAY STADIUM AND SURROUNDING PROPERTY



PROJECT SCOPE

- **SITE WORK**
 - WATER SERVICE
 - FOOTBALL FIELD
 - RACE TRACK
 - PARKING LOTS
 - LANDSCAPING
 - WI-FI
 - OTHER AESTHETIC IMPROVEMENTS
- **RESTROOM FACILITIES**
- **CONCESSION FACILITIES**
- **TICKET FACILITIES**
- **EAST AND WEST PRESS BOXES**
- **FIELD HOUSE**
- **MAIN SEATING AREA (I.E. THE BOWL)**

PROJECT COST

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

PROJECT SCHEDULE

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)

PROJECT DELIVERY

CONSTRUCTION MANAGEMENT AT RISK (CMR)

- BEST SUITED FOR CHALLENGING PROJECTS THAT ARE SCHEDULE SENSITIVE AND REQUIRE A HIGH LEVEL OF COORDINATION
- SELECT ARCHITECT AND CONSTRUCTION MANAGER AT RISK
- ONCE DESIGN IS 60-80%, NEGOTIATE GUARANTEED MAXIMUM PRICE (GMP)
- ADVANTAGES:
 - MORE EFFECTIVE COST CONTROL
 - FASTER PROJECT DELIVERY
 - IMPROVED QUALITY
 - DECREASED ADMINISTRATIVE BURDEN
 - GREATER ABILITY TO INCREASE MWBE PARTICIPATION