



Facilities Design & Construction

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Architectural and Engineering Services Five County Stadium Renovations, Zebulon, NC Request for Qualifications (County RFQ #25-116)

Addendum No. 1 November 26, 2025

Several questions have been asked regarding the above-mentioned RFQ. Below is a list of the questions and their associated responses pertinent to all consultants. Thank you for your continued interest in the project.

Question 1: *Will anyone from the County or the team ownership be at the stadium for the walkthrough on the 19th and 20th? If not, who should we check in with?*

Response: Eric Staehle with Wake County will be at the stadium. Check in at the main office. Sign in sheet of those who checked in for the site visit is attached.

Question 2: *Can you share who will be on the selection committee?*

Response: The selection committee is made up of representatives from Wake County, the Town of Zebulon and Capital Broadcasting Company (CBC).

Question 3: *We read the summary of work underway this season as announced in the press with the inclusion of CBC to manage the team. This work was indicated as deferred maintenance, field rehabilitation, replacing the outfield wall, lighting and other items and has overlap with this scope. Is there a separate project or has all work to be performed on the stadium been included in this scope? Will field rehabilitation be included in the scope, as that is not in the current RFQ?*

Response: All the work planned to be done at the stadium **is not** included in the scope for this RFQ. Items listed in this question are projects being managed by CBC as separate projects and are not part of this RFQ scope. The specific projects for this RFQ are indicated in the list in the RFQ. Field rehabilitation is not part of this RFQ scope. The scoreboard replacement is not part of this RFQ scope.

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Question 4: *Has a total project budget been defined for the project? We have seen in the press a budget of \$8.2 million, is this a total project budget or construction budget?*

Response: Total project budgets have not been specifically established, but the total budget for the projects listed in this RFQ will be between \$4 - \$5 Million. This is a total project budget, not just construction.

Question 5: *Is there an interest in including branding/EGD scope for the project and on our team?*

Response: Strategies for concourse and exterior aesthetic enhancements (listed in this RFQ) will be defined during the design phase with input from all stakeholders. Enhancements could include, but are not limited to, new paint, new graphics and new signage. Submitting teams should include skill sets to support this effort.

Question 6: *Have project budgets been established for the FY 2026 and FY 2027 projects?*

Response: Total project budgets have not been specifically established, but the total budget for the projects listed in this RFQ will be between \$4 - \$5 Million. This is total project budget, not just construction.

Question 7: *Will the team facilities need to comply with current MiLB standards?*

Response: No. Team facilities will not need to comply with MiLB standards.

Question 8: *Does the facility have electronic drawings (Architectural, Structural, MEP, etc.) that will be made available for the original 1991 building construction and the 2006 building renovation?*

Response: Any drawings that are available in any format will be made available to the selected team.

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Question 9: *Structured cabling is listed to be provided within the scope of services. Is this technology design limited to just data drops or is security design services also needed including badge access/cameras? Are any A/V design services needed for paging/intercom/broadcast cameras/menu boards/facility TV monitors or administrative office conference rooms?*

Response: This scope is limited to data drops. No services for security or A/V are required.

Question 10: *What is the anticipated project delivery method for these renovation projects (i.e. Construction Manager, Design-Build, Design-Bid-Build)?*

Response: At this time, project delivery method is anticipated to be Design-Bid-Build.

Question 11: *Have any initial conceptual design studies and/or space needs analysis been completed for the identified improvement areas?*

Response: No detailed space analysis has been completed for these projects. This work scope will be completed during the initial programming phase of the projects. Initial concepts that have been developed are shown in the Board of Commissioners presentation of November 3, 2025. The presentation is included in this addendum.

Question 12: *Does Wake County anticipate one or multiple review / bid packages for the scope of work defined in the RFQ?*

Response: It is anticipated that multiple bid packages will be issued for these projects.

Question 13: *Can the scope and timeline of the Phase 1 work by CBC be clarified?*

Response: The general scope of CBC projects is listed in the Board of Commissioners presentation of November 3, 2025. The presentation is included in this addendum. The detailed timeline has not been established yet but is anticipated to begin in early 2026.

End of Addendum No. 1 Questions

Attachments

- Site Visit Sign-In Sheet
- Board of Commissioners November 3, 2025 Presentation

Wake County

FIVE COUNTY STADIUM – CONSULTANT SITE VISIT

November 19 and 20, 2025

Nov 19

NAME	COMPANY	EMAIL	PHONE #
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JOE MICHAEL	ISG	joe.michael@isginc.com	336-214-8356
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Chris RAY	↓	crag@	919 820 0531
Lester Lowe	↓	llowe@	919-828-0531
EDDIE GONTRAM	GONTRAM ARCHITECTURE	eddie@gontram.com	919 291 1789



Nov 20

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RYAN CAVANAUGH	Strada	RCAVANAUGH@STRADALLC.COM	919 621 0493
JARED MARPINSO	PROGRESSIVE COMPANIES	JMARPINSO@WEAREPROGRESSIVE.COM	917 308 0030
Korey Banks	McKim + Creed	KBANKS@mckimcreed.com	503 867 0440
Janae Wilson	Pendulum	Janae.Wilson@pendulumkc.com	252-314-5515

Lease Agreement

Wake County, Town of Zebulon,
and Capitol Broadcasting
Company

Emily Lucas

November 3, 2025



@wakegov    

wake.gov

Agenda

- **Background**
- **Major Terms & Conditions**
- **Proposed Facility Improvements**
- **Recommended Actions**
- **Next Steps**

Background

- 1991 – Stadium established for Carolina Mudcats
- 2003 – County assumed 85% ownership
- 2024 – Mudcats announce move to Wilson in beginning with 2026 season
- January 2025 – County/Town issued RFP to seek new lessee and operator
- February 2025 – County/Town launch public engagement survey
- Spring/Summer 2025 – Internal/external stakeholder evaluation of site and RFP responses
- September 2025 – County/Town awarded RFP to Capitol Broadcasting Company (CBC); authorized to draft of lease agreement for approval

Terms & Conditions

Lessor (County/Town)

- Receive lease payments totaling \$710,000 over 10 years
- Offer credit for non-tenant ticketed events (up to \$100,000 annually)
- Right to additional rent for additional subtenants; share of naming rights
- Remain responsible for funding structural maintenance and capital repairs
- Opportunity to host up to 10 rent-free events annually

Lessee (CBC)

- Host Coast Plain League baseball
- Wake Tech baseball, softball, men's/women's soccer
- Exclusive rights to all other revenues, including naming rights
- Assume annual utility costs
- Submit an annual event and operations plan
- Opportunity to present full-site development plan

Proposed Improvements - \$8.63 million

2026 Projects (CBC)

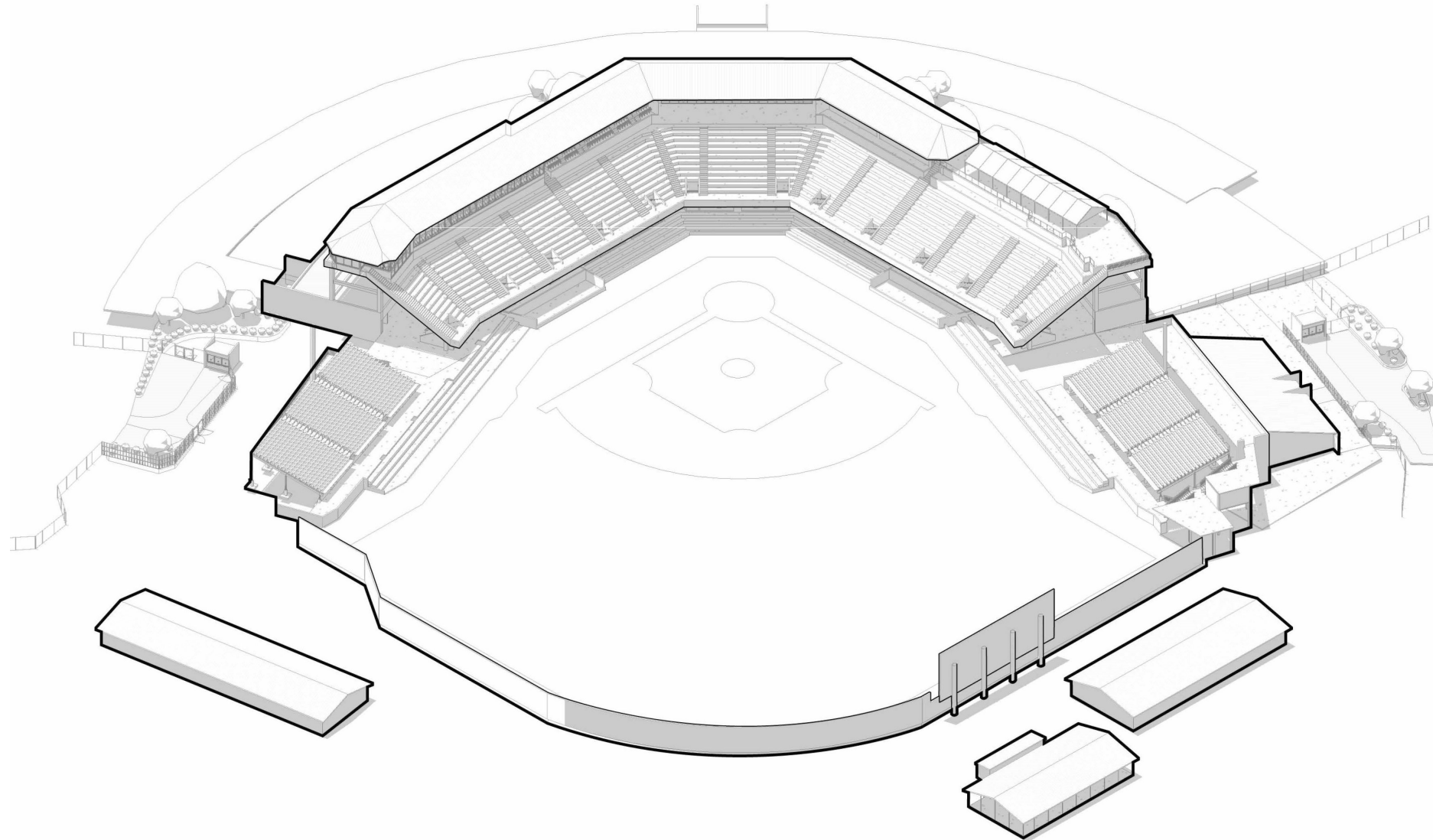
- New synthetic field surface
- New/reconfigured outfield wall
- New stadium lighting
- Grading/stormwater improvements
- Bleacher seating removed
- Concession area improvements

2027 Projects (County/Town)

- Concourse and exterior enhancements
- Scoreboard replacement
- Additional concessions
- New and enhanced hospitality and group spaces
- New family-friendly area
- Office and locker room updates

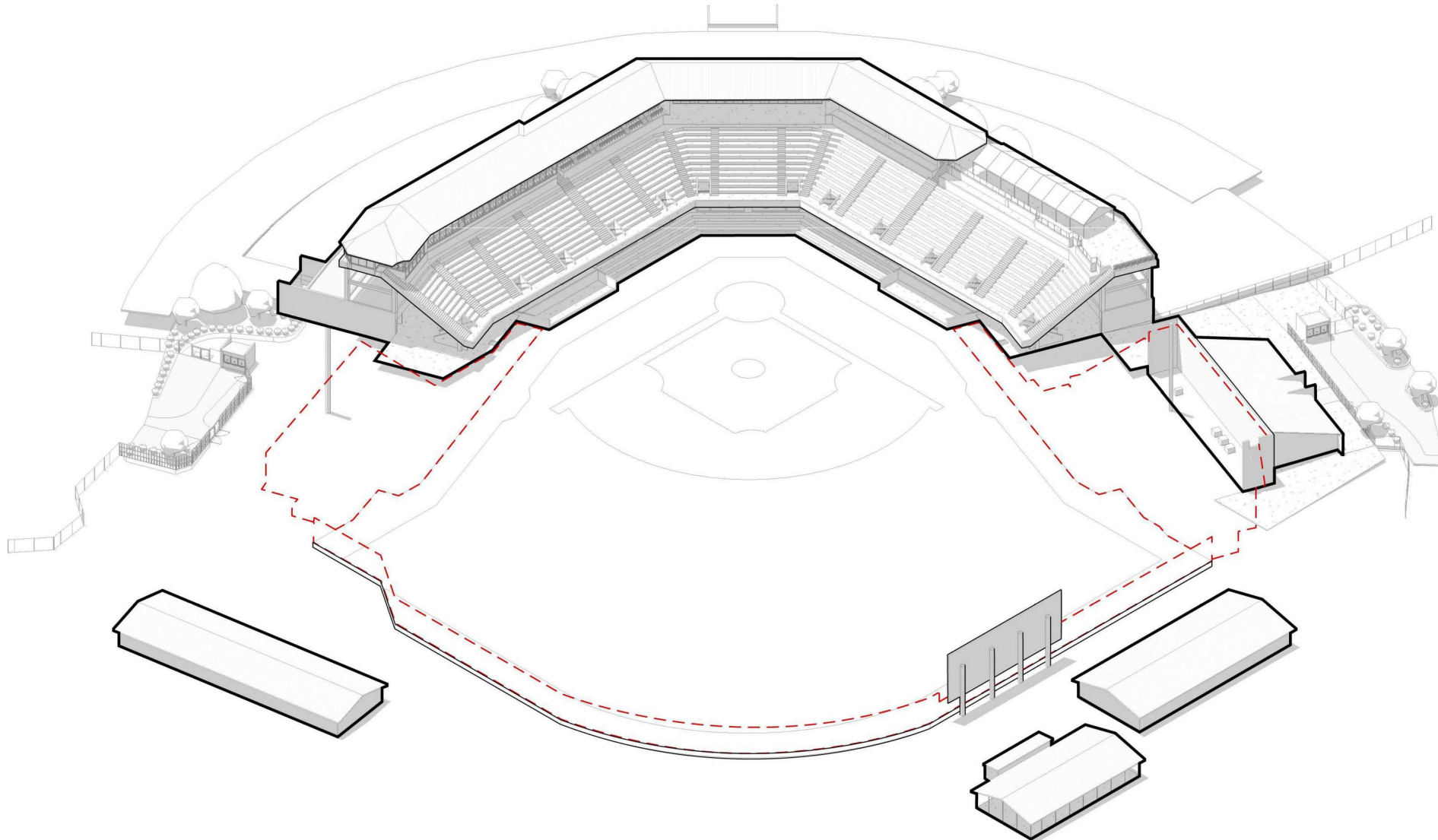
Stadium Concepts

Existing Conditions



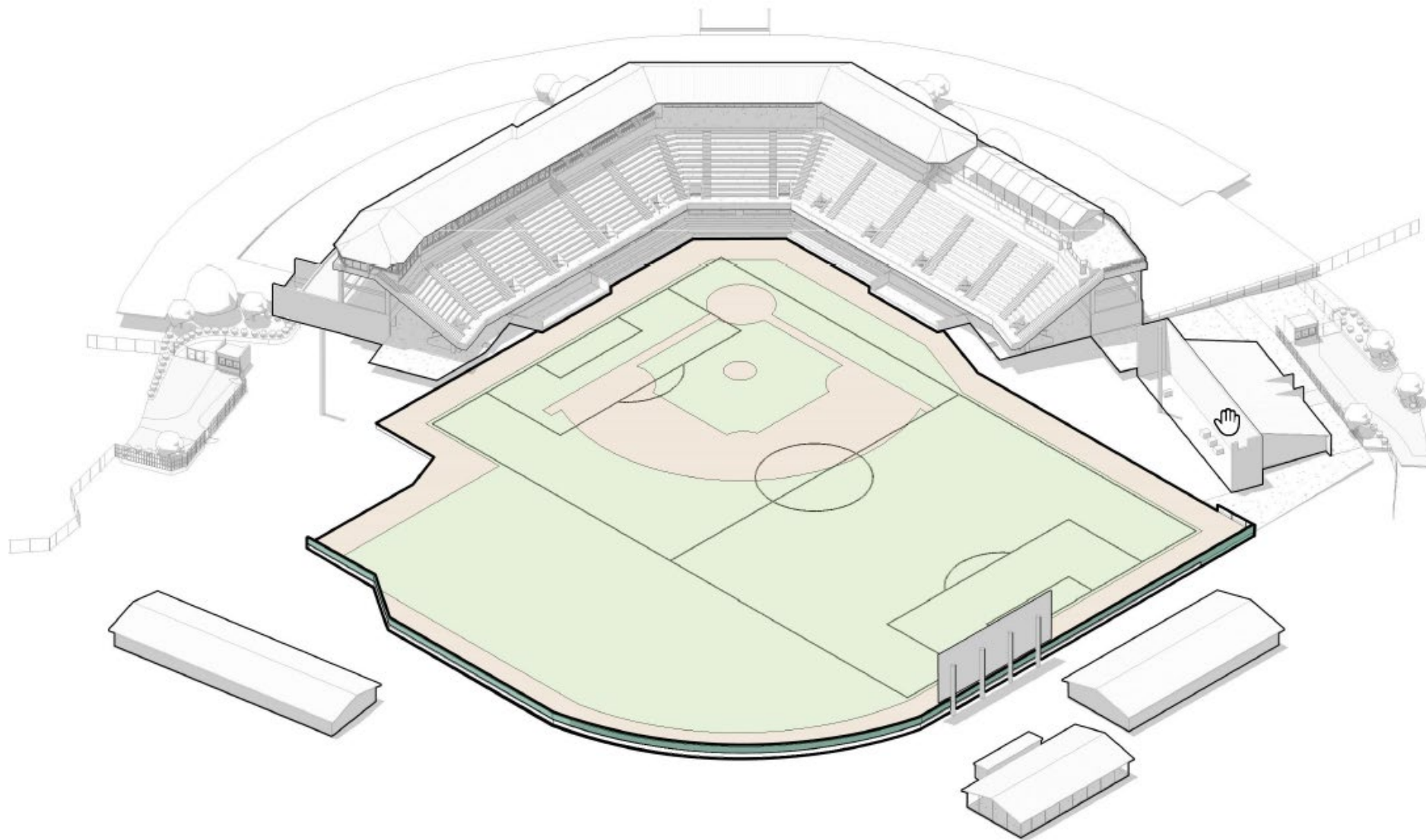
Stadium Concepts

Demolition Areas



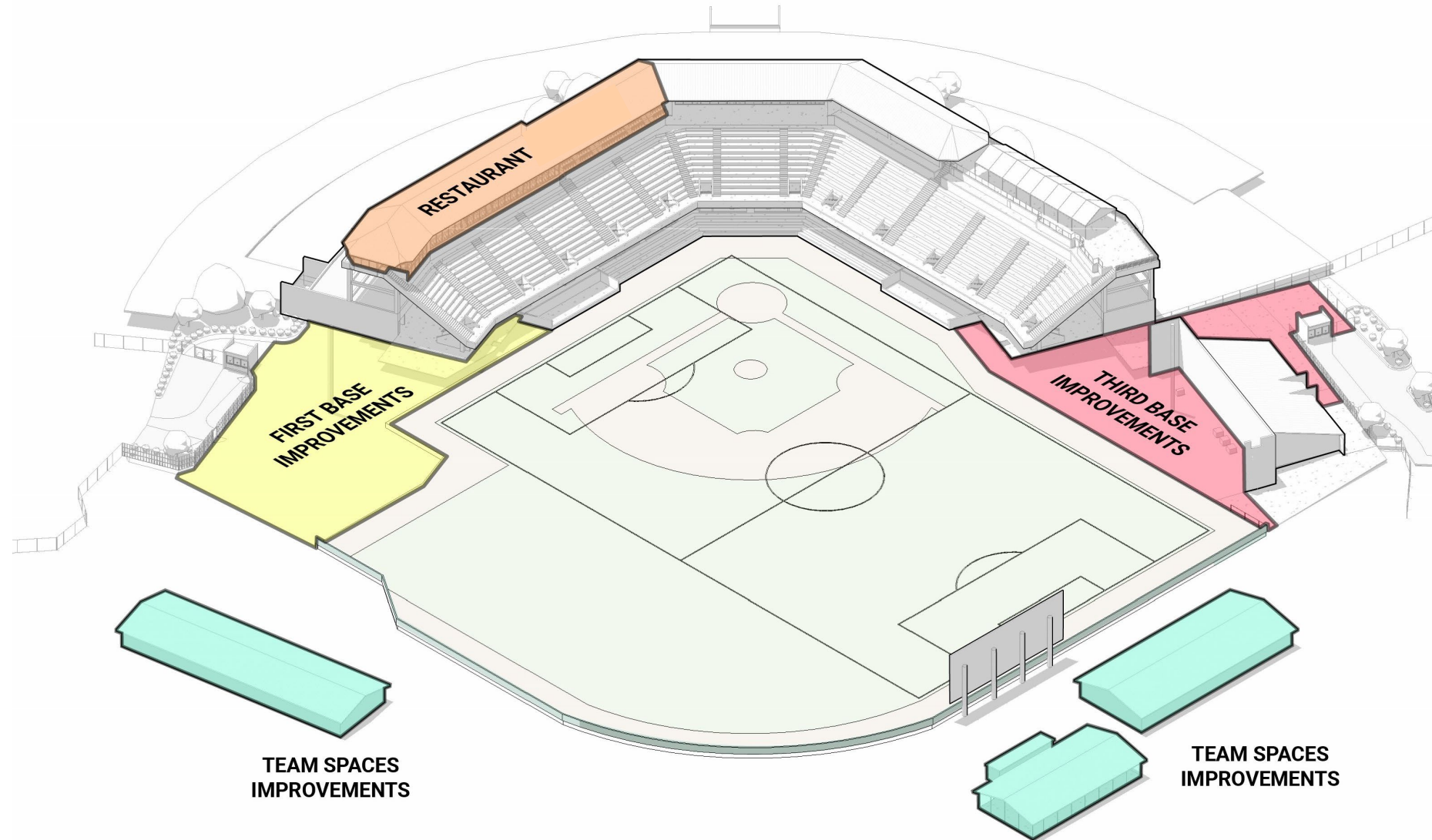
Stadium Concepts

Phase 1 – Field Improvements



Stadium Concepts

Phase 2 – Team Support & Fan Amenities

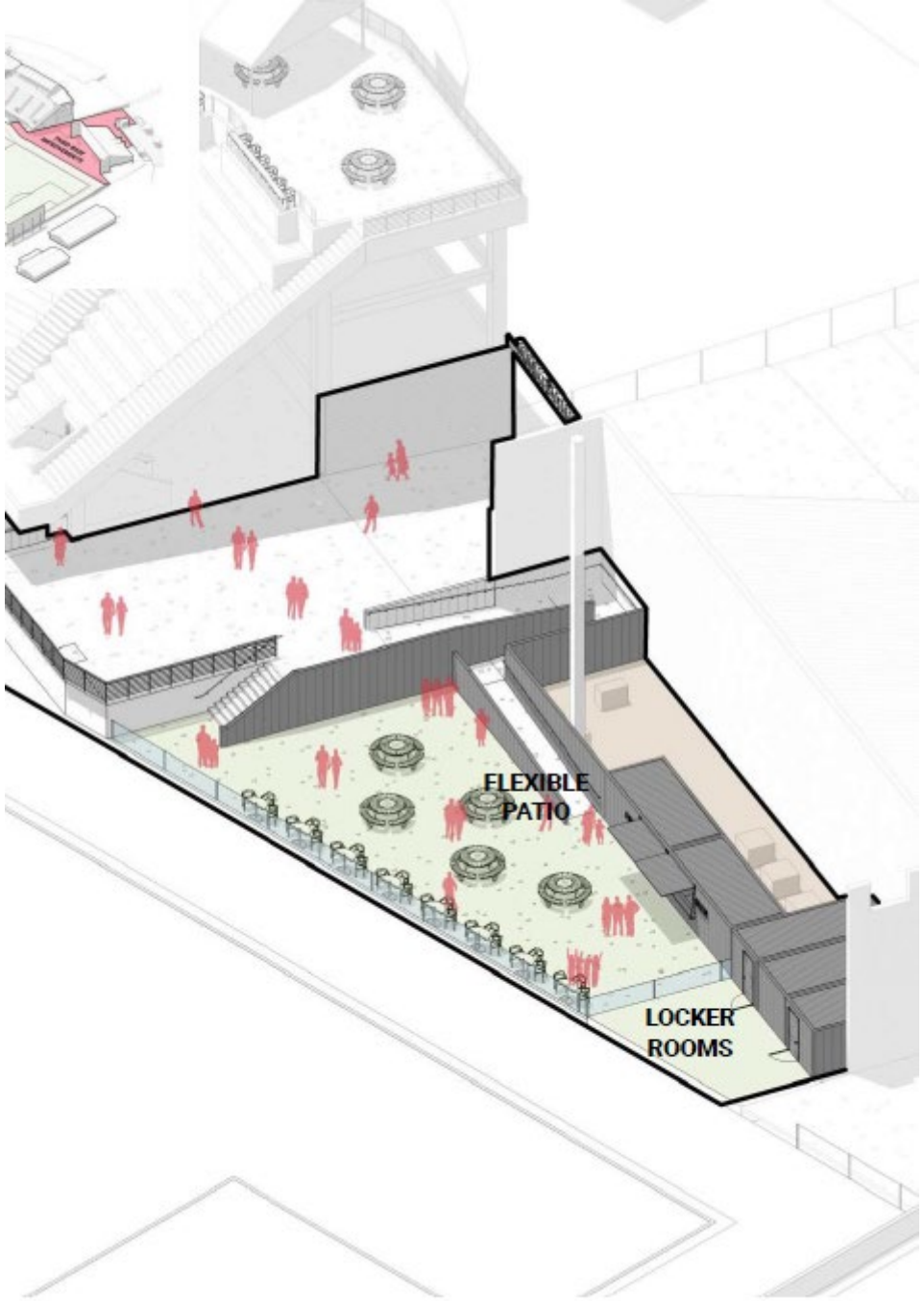


Stadium Concepts – 3rd Base Entrance



bea

Stadium Concepts - 3rd Base Social Area



Stadium Concepts – Upper-Level Viewing



bezier

Stadium Concepts – Family & Play Area



Stadium Concepts – Field View



County Funding Sources for Improvements

- **\$7,333,081 from County CIP reserve for initial Capital Improvements (planned for FY26 and FY27)**
- **\$201,875 - County's share of \$237,500 anticipated in termination payment from current tenant**
- **Appropriation (\$36,289) and re-allocation (\$76,502) of remaining rent from current tenant**
- **\$1,166,919 from County CIP reserve to begin the Capital Repair Fund**
- **Reallocate funding within the Major Facilities CIP to account for scoreboard replacement and capital maintenance**

Recommended Actions

- **Approve the lease agreement between Wake County, Town of Zebulon and Capitol Broadcasting Corporation**
- **Accept and appropriate \$238,164.89 in lease termination payments and rent payments from the Carolina Mudcats and interest income into the Major Facilities Capital Fund; and**
- **Approve a transfer of \$8,500,000 from the Program-Wide Element of the County Capital Fund to the Major Facilities Capital Fund and increase the appropriation of the Major Facilities Capital Fund by \$8,500,000.**

Next Steps

- **November 3**
 - County approves lease agreement and budget actions
- **November 3**
 - Town approves lease agreement
- **Now – Spring 2026**
 - CBC/County/Town – complete initial projects necessary for operations during 2026 season; stadium renaming; finalize initial events and operating plan



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