

City Council – Action Request Form

Date: October 10, 2022

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

From: Ben Rowe, Assistant City Manager
Robert Prestwood, City Engineer

Council Action Requested:

Resolution Authorizing Award of a Contract to Frank L. Blum Construction Company/WC Construction Company, a Joint Venture to Provide Construction Manager at Risk Services for the Truist Stadium MLB Upgrades (Northwest Ward)

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Travel and Tourism

Strategic Plan Action Item: No

Key Work Item: Yes



Summary of Information:

In 2010, the City of Winston-Salem opened a new downtown ballpark, home of the minor league baseball team the Winston-Salem Dash. The Winston-Salem Dash are the High-A affiliate of the Major League Baseball team Chicago White Sox. In 2020, Major League Baseball (MLB) took over leadership of all levels of Professional Baseball. The vision that they have is for improved player development, which includes elevating and standardizing player facilities in all Minor League Ballparks across the country. These facility standards include the need to provide separate, private locker rooms for female coaches, staff, and umpires. To address these standards, MLB issued updated facility standards in 2021 and a grading system to evaluate the compliance of each Minor League Ballpark. MLB hired the architectural firm of Ewing-Cole to prepare a facility assessment for Truist Stadium.

As owner of the baseball stadium, the City is funding upgrades to Truist Stadium to meet the new mandatory MLB standards. This work will include improvements to the home and visiting team clubhouse areas; additional team facilities; and improvements to the playing field. The home team clubhouse will need upgrades to the commissary area and laundry facilities, along with expanding the equipment room. The visiting team clubhouse will require increasing the floor space of the dressing area, upgrades to the commissary, shower and toilet facilities, training

Committee Action:

Committee	<u>Finance 10/10/22</u>	Action	<u>Approval</u>
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For	<u>Unanimous</u>	Against	<u></u>
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Remarks:

room, coach locker rooms; and a separate office, with amenities, for the visiting manager. Additional team facilities will include adding a second hitting/pitching tunnel. Improvements to the playing field will include heights and slope of bullpen mounds, wall height in the rightfield corner, field drainage, and a review of existing lighting. As part of the FY 2022-2023 budget, the Mayor and City Council approved \$5 million in limited obligation bonds to fund these MLB-required upgrades.

Due to the challenges of coordinating the construction work in a way that will minimize the impact on the baseball season, City staff has chosen to utilize the construction manager at risk (CMR) method for delivering this project (as authorized under General Statute 143-128.1). Under this method, the City will retain a construction manager who will manage both preconstruction and construction of the improvements at Truist Stadium. With this approach, the construction manager will work with the City's architect during the preconstruction phase to design within the project budget. Preconstruction services will include, but are not limited to: project review, consultation during preconstruction services, value analysis, schedule, logistics plan, quality assurance/quality control, constructability review, construction cost model/estimates, coordination of contract documents, and development of a Guaranteed Maximum Price for construction (GMP).

Once design plans are 60-80% complete, the City will negotiate a Guaranteed Maximum Price (GMP) with the construction manager in which the contractor will be paid the GMP, even if the actual cost of the project exceeds the negotiated price, unless authorized by the City.

In August, the City-County Purchasing Division posted a request for qualifications (RFQ) for construction-manager-at-risk services for the Truist Stadium MLB Upgrades project. The City received letters of interest/statement of qualifications from two firms: Frank L. Blum Construction Company/WC Construction Company, a Joint Venture, and Samet Corporation. An evaluation team consisting of Ben Rowe, Assistant City Manager; Robert Prestwood, City Engineer; Donna Beck, Senior Special Project Coordinator; Nicholas Geis, Director of Property and Facilities Maintenance; and Gwendolyn Teal, Diversity Compliance Specialist; reviewed the proposals and scored them based on the following criteria:

- M/WBE Commitment (20%)
- Location of Business (20%)
- Proposed Project Approach (25%)
- Past Performance (10%)
- Work Experience (25%)

Based on their scores, the evaluation team selected Frank L. Blum Construction Company/WC Construction Company, a Joint Venture, as the recommended firm for the project. Frank L. Blum Construction Company has completed numerous CMR projects over the last ten years, including phased renovations to athletic facilities that were in operation during construction. Noteworthy projects include Bowman Gray Stadium Improvements and phased renovations to Wake Forest University's BB&T Field, Tennis Complex, and Baseball Player Development Center. The complete scoresheet for all of the firms that submitted responses is attached.

Frank L. Blum Construction Company will enter into a joint venture partnership with W.C. Construction Company, a certified minority business enterprise. Frank L. Blum will contract 35%

of the project to the firm, which is well above the City's MWBE participation goal of 10%. The proposed price for preconstruction services for this project is 0.50% of the GMP, not to exceed \$30,000. Once city staff and Frank L. Blum Construction Company/WC Construction Company negotiate the GMP, staff will submit a Council action to award a construction contract for the GMP, along with the construction fee and MWBE goals.

In June, the Mayor and City Council awarded a contract for professional architectural services to Walter Robbs Callahan & Pierce Architects, P.A. for \$589,696.00. Frank L. Blum Construction Company has worked with Walter Robbs Callahan & Pierce Architects, P.A. on numerous projects, including Bowman Gray Stadium and projects for Wake Forest University.

In August 2022, the City Council approved an agreement with W-S Dash LLC to construct administration offices as part of the MLB upgrades project. At that time, Council Members asked if there were other maintenance needs at the stadium. The City's Property and Facilities Management Department staff has worked with Dash officials on an assessment of the stadium's condition. Exhibit C provides information about items that have been repaired or replaced since 2020 as well as outstanding maintenance items that will be addressed during the coming year. City staff also plan to contract for a comprehensive facility assessment that would be the basis for developing a multi-year capital plan for the stadium.