

City Council – Action Request Form

Date: April 15, 2025

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

From: Ben Rowe, Assistant City Manager
William Royston, Recreation and Parks Director
Darren Redfield, Purchasing Manager

Council Action Requested:

Resolution Approving Prequalification Process and Criteria for Historic Bethabara Construction Projects

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Preserve Historic Resources

Strategic Plan Action Item: N/A

Key Work Item: N/A



Summary of Information:

Two buildings at Historic Bethabara have encountered roof leaks through storm damage and/or deterioration: the Gemeinhaus Church and Brewer's/Distiller's House. The Recreation and Parks Department hired historic specialist Joseph K. Oppermann Architects following a competitive request for qualifications process. Plans and specifications are recently complete. Given the age and importance of the structures, staff and consultant recommend that the general contractor hired to complete the project have significant and verifiable experience with historic structures. To that end, a prequalification process is recommended, and under N.C.G.S. 143-135.8, must be approved by the governing board for the specific construction project.

In accordance with the 2014 revisions to N.C.G.S. 143-135.8 per Session Law 2014-42, the City adopted a prequalification procedure in 2018 which establishes the requirements for prequalification, who serves on the prequalification review committee, and how appeals will be handled.

Using the prequalification criteria for The Benton modernization in 2016, staff recommends the evaluation criteria listed in Exhibit A and that a minimum score of 97 (out of 130) be used to prequalify contractors for this specific project.

Following the scoring of prequalification applications, all general contractors who achieve the minimum score or better will be allowed to compete for the construction bid for these two historic projects, with award to the lowest responsive, responsible bidder.

Committee Action:

Committee	Finance Committee 04/15/2025	Action	Approval
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For	Unanimous	Against	
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Remarks:

The City's Internal MWBE Committee will establish M/WBE subcontracting goals for construction prior to advertisement of the bid. The anticipated construction duration is 120 calendar days, tentatively July through October.