

City Council – Action Request Form

Date: October 12, 2020

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 an Agreement with Frank L. Blum Construction/W.C. Construction Joint Venture for Construction of Improvements to Bowman Gray Stadium at a Guaranteed Maximum Price (East Ward)

Strategic Focus Area: Economic Vitality and Diversity
Strategic Objective: No
Strategic Plan Action Item: No
Key Work Item: Yes



Summary of Information:

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 the following months, the University initiated the process for approval of the purchase by the State of North Carolina. The City contracted with the University to operate the stadium 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 14, 2018, 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 racetrack, utilities upgrades, facility repairs, and aesthetic improvements that better identify the stadium as the home of Rams football. In April 2019, the Mayor and City Council approved the appropriation of resources to meet \$33.09 million in emerging capital needs, including improvements to Bowman Gray Stadium.

Committee Action:

Committee	Finance 10/12/2020	Action	Approval
For	Unanimous	Against	
Remarks:			

In September and November 2019, the Mayor and City Council awarded contracts for architectural services to Walter Robbs Callahan & Pierce Architects, P.A. and pre-construction services to Frank L. Blum Construction Company, respectively, to put into place the project team for the City's first project under the construction manager at risk (CMAR) method for project delivery. Frank L. Blum Construction Company has entered into a joint venture with W.C. Construction Company, a local, minority-owned firm, for pre-construction and construction on a 65%/35% basis.

The project team completed the design of the improvements in August, conducted a bidding process in September, and has evaluated bids from contractors and subcontractors and developed a Guaranteed Maximum Price (GMP) for construction. The final design includes the key elements of the project, including the construction of two new restrooms and two new concession stands. The new restrooms will double the number of fixtures for the women's restrooms. The concession stands will include new equipment, air-conditioned space to ensure compliance with health codes, and a floor plan to allow for more efficient operation. Other key elements will include re-grading the football field along with installation of a new irrigation system, resurfacing the race track, utilities upgrades, replacement of the HVAC in the Field House, and new flooring in the corridor leading to the Athletics Department's office suite. These elements are part of the base scope of the project. The project team and City staff identified several add alternates that could be considered if funding remains after the base scope is completed. Add alternates include new canopies at the three entrances to the stadium that would provide cover for the ticket booths and future location of metal detectors, new HVAC units and roof for the West Press Box, a new videoboard, parking bumpers for the east parking lot, and removable signage with banner attachments.

Under the CMAR method, the GMP establishes the cost of construction, which would increase only if the City authorizes changes in scope that increase the cost. The proposed GMP for this project totals \$8,037,942. The following table provides a breakdown of project costs.

	Project Budget	Estimated Costs	Difference
Design	\$900,000	\$710,000	\$190,000
Construction (GMP)	7,200,000	8,037,942	(837,942)
Other Project Costs	0	129,000	(129,000)
Sales Tax Reimbursement	0	(114,344)	114,344
Contingency (Outside GMP)	900,000	237,400	662,600
Total Cost	\$9,000,000	\$8,999,998	\$2

When planning for this project, City staff allocated the budget as follows: 10% for design, 80% for construction, and 10% for project contingency. The estimated costs include the GMP for construction, as well as other project costs that will be borne by the City, mainly impact fees. The project contingency outside of the GMP represents 2.6% of the estimated project cost. The GMP includes a total of 5% in contractor and owner contingencies (\$354,719). The GMP does not include funding for any of the add alternates; however, if the contingencies are not needed to complete the base scope, the project team could utilize those funds to construct one or more of the add alternates.

In addition to Frank L. Blum Construction Company's joint venture with W.C. Construction Company, they have set goals to subcontract 35.69% of the total bid work to HUB-certified

minority and women-owned businesses as follows: 16.52% to minority-owned firms and 19.17% to women-owned firms. Frank L. Blum Construction/W.C. Construction Joint Venture will work with the City's Business Inclusion and Advancement Office throughout the project to track and report actual MWBE participation.

With the cancellation of the 2020 Bowman Gray Racing and WSSU Football seasons, the project team is looking to mobilize and begin construction in late October/early November. The project will be completed in phases with the first restroom completed prior to the start of the 2021 racing season. The final phase—resurfacing the racetrack—will take place after the 2021 WSSU Football season and will be completed in early 2022.

The Public Assembly Facilities Commission will consider a resolution recommending that the Mayor and City Council enter into an agreement with Frank L. Blum Construction/W.C. Construction Joint Venture for construction of the planned improvements at Bowman Gray Stadium at the GMP.

The attached resolution authorizes an agreement with Frank L. Blum Construction/W.C. Construction Joint Venture for construction of the planned improvements at Bowman Gray Stadium at the Guaranteed Maximum Price of \$8,037,942 with MWBE participation goals of 16.52% to minority-owned firms and 19.17% to women-owned firms. Exhibit A provides the workforce demographics for Frank L. Blum Construction Company and W.C. Construction Company.