



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Awarding Construction Contract for Sprague Street Recreation Center Renovations
City Council Committee	Finance Committee
Staff Lead (Presenter)	Darren Redfield, Purchasing Manager
Department Head	William Royston, Recreation & Parks Director
City Manager/ACM	Ben Rowe, ACM

Agenda Item Summary

Recommended Council Action	Resolution Approval
Suggested Action/ Motion Options	I move for approval of this resolution awarding a construction contract for the Sprague Street Recreation Center Renovations
Strategic Focus Area	Livable Community
Strategic Plan Objective	LC3: Ensuring the City is a Community of Choice for Quality of Life
Anticipated Fiscal Impact	Fiscal Impact Anticipated: See Analysis in Summary

Summary of Information

The renovations for the Sprague St. Recreation Center include select demolition and renovation work, and replacement of an exterior brick retaining wall. Trade work includes aluminum storefront, casework, interior finishes, plumbing, mechanical and electrical.

City/County Purchasing advertised a formal construction bid for this project and bids were received on February 19, 2026, and 12 bids were received in total, with the lowest 5 bids as follows:

	<u>City/State</u>	<u>Total Bid</u>
MWM Construction, Inc.	Greensboro, NC	\$517,440.00
Central Builders, Inc. of Mebane	Graham, NC	\$520,800.00
LUX Construction Solutions LLC	Lewisville, NC	\$533,925.00
Lomax Construction, Inc.	Colfax, NC	\$552,815.00
Karl Stimpson Builders, Inc.	Pfafftown, NC	\$556,815.00

The low bidder, MWM Construction, Inc., submitted subcontracting goals less than the 5% with minority-owned businesses and 6% with woman-owned businesses



established for the project. Therefore, pursuant to the City’s M/WBE Policy, the Internal M/WBE Committee and Citizen’s Advisory Committee met separately to review and consider all documentation of the bidder’s good faith efforts, a summary of which follows this resolution. Both committees determined that the bidder did make the necessary good faith effort to achieve the established subcontracting goals for the project.

MWM Construction, Inc. committed to subcontracting goals of 4.7% with minority-owned businesses and 7.3% with woman-owned businesses.

Therefore, it is recommended that the contract be awarded to MWM Construction, Inc., the lowest responsive, responsible bidder meeting specifications, in the estimated amount of \$517,440.00. The architect’s cost estimate was \$629,740.00.

M/WBE comment: This project was advertised on the City and State websites and with several electronic plan rooms. Bid invitations/documents were sent directly to 188 contractors and subcontractors, including 47 minority-owned and 16 woman-owned businesses. Notifications were sent to all local M/WBE and regional HUB businesses on a bi-weekly basis. See Exhibit A for a complete list of businesses notified of the bid opportunity and workplace demographics of the low bidder. Exhibit B summarizes the sufficient good faith efforts of the low bidder.

Analysis of Fiscal Impact

The cost of the construction is within the available funds.

Attachments

- Resolution
- Exhibit A – workforce demographics
- Exhibit B – MWBE documentation

Committee Action	FC 4/14/2026
For:	Against:
Remarks: Unanimous Approved	

