

City Council – Action Request Form

Date: April 12, 2021

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

From: Ben Rowe, Assistant City Manager
Meridith J. Martin, Strategic Initiatives Administrator

Council Action Requested:

Resolution Awarding Purchase Order for Grand Pavilion and Conference Center Refresh Project Carpet

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 January 2020, the Mayor and City Council appropriated \$1,565,000 from the remaining balance of the Union Station redevelopment project to update the Grand Pavilion and Conference Center space. Updating the Grand Pavilion and Conference Center space is vital to attracting large meeting events to The Benton and increasing the number of room nights at downtown hotels. City staff have been working with Hospitality Ventures Management Group (HVMG) on an initial scope of work and cost estimates to “refresh” the Grand Pavilion and Conference Center space. The scope of work includes the replacement of carpet, new wall coverings, painting, new light fixtures, and lighting controls. The City also has contracted with Hayden Design Interior Architecture firm to complete the specifications for the project and assist with project administration. The local, M/WBE firm created a new vision that blends with the Benton, produced project plans and a finish schedule, and assisted with bid specifications. The advertisement for bids is currently open and an action item to award a contract is anticipated for May. Over the coming months, City staff will work with HVMG and Visit Winston-Salem on rebranding the Grand Pavilion and Conference Center to market the space as a continuation of The Benton.

The project completion date is set for late August 2021 in order to offer and utilize the space

Committee Action:

Committee	<u>Finance 4/12/2021</u>	Action	<u>Approval</u>
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For	<u>Unanimous</u>	Against	<u></u>
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Remarks:

for the 2021 fall conference season. To meet the project timeline, the City needs to purchase the specialty carpet for the space, outside of the construction contract, to ensure that production and delivery of the specialty carpet will not delay the project schedule. The contractor will be responsible for the installation of the carpet.

Hayden Design was tasked with designing the space to blend with the recently renovated Benton. Custom designed carpet is standard for hospitality environments to properly fill and connect spaces. Hayden Design recommended the use of the same manufacturer that supplied the carpet in the Benton and existing carpet in the Grand Pavilion, which after 20 years was in commendable shape. Milliken Floor Coverings was selected as the carpet manufacturer. Milliken Floor Coverings is well known for hospitality-style flooring. Hayden Design and Milliken have collaborated closely throughout this intricate and multiphase design process. Several rounds of preliminary concepts evolve into tread spools, paper strikes and prefatory renderings that are reviewed and modified. Milliken is providing a customized pattern that is within budget, meets the project timeline, and blends the color palette of the Benton starting from the existing gray-blue carpet that is underscored with brown in the tunnel with the “refresh” concept of the Grand Pavilion. Milliken Flooring Coverings will produce customized carpet for the Grand Pavilion and the Gaines Ballrooms, as well as the connecting corridors and lobbies. The combined areas to receive Milliken flooring is 36,000 square feet. The cost of the carpet is \$176,750.00. Labor and materials to install the Milliken floorings are included in the project bid package.

M/WBE goals were established for the construction contract to be awarded in May with construction beginning in June.

These recommendations are based upon provisions of N.C.G.S. 143-129(e)(6) which provides that the formal bid requirements “do not apply to purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply.”

The attached exhibits illustrate the carpet currently in the space (Exhibit A), sample images of the carpet for the project (Exhibit B), and renderings of the Grand Pavilion Ballroom once the project is complete (Exhibit C).