

Resolution #22-0590
2022 Resolution Book, Page 248

**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 PROJECT**

WHEREAS, on June 21, 2022, the Mayor and City Council approved the FY 2022-2023 budget, which included \$55 million in limited obligation bonds to meet capital needs; and

WHEREAS, improvements to Truist Stadium were included in these capital needs; and

WHEREAS, City staff presented a proposed plan in which the City would invest \$5,000,000 for improvements to Truist Stadium. These improvements will bring the site into compliance with new Major League Baseball mandatory standards. The improvements to be made 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 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; and

WHEREAS, because the City will construct these improvements during the baseball season; and

WHEREAS, due to the challenges of coordinating the construction work in a way that will minimize the impact on the baseball season, City staff intend to utilize the construction manager at risk (CMR) method for delivering this project; and

WHEREAS, in August, the City-County Purchasing Division posted a request for qualifications (RFQ) for construction manager at risk services, including preconstruction services, for the Truist Stadium improvements project and subsequently received letters of interest/statement of qualifications from two firms: Frank L. Blum Construction Company/WC Construction Company, a Joint Venture, and Samet Corporation; and

WHEREAS, an evaluation team reviewed the proposals, scored them based on certain criteria, and selected Frank L. Blum Construction Company/WC Construction Company, a Joint Venture, as the recommended firm for the Truist Stadium improvements project; and

WHEREAS, Frank L. Blum Construction Company will enter into a joint venture partnership with W.C. Construction Company, contracting 35% of the project to the firm, well above the City's MWBE participation goal of 10%; and

WHEREAS, once design plans are 60-80% complete, the City will negotiate a Guaranteed Maximum Price (GMP) with Frank L. Blum Construction Company/WC Construction Company, a Joint Venture, and establish new MWBE participation goals for construction; and

WHEREAS, the proposed price for preconstruction services for this project is 0.50% of the GMP, not to exceed \$30,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Winston-Salem that the contract for construction manager at risk services, including preconstruction services, for the Truist Stadium improvements project is hereby awarded to Frank L. Blum Construction Company/WC Construction Company, a Joint Venture.

BE IT FURTHER RESOLVED that the City Manager and City Clerk are authorized to

Winston-Salem City Council
APPROVED
October 17, 2022

execute the contract on behalf of the City, with contract and bond forms to be approved by the City Attorney.