

City Council – Action Request Form

Date: June 13, 2022

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 to Enter into an Agreement with Walter Robbs Callahan & Pierce Architects, P.A. for Professional Architectural Services for the Design for Truist Stadium MLB Updates (Northwest Ward)

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 2020 Major League Baseball (MLB) took over leadership of all levels of Professional Baseball. The vision that they have is for improved player development, which includes elevating and standardizing player facilities in all Minor League Ballparks across the country. This elevation of facilities includes the need to provide separate, private locker rooms for female coaches, staff, and umpires. To address these standards, MLB issued updated facility standards in 2021 and a grading system to evaluate the compliance of each Minor League Ballpark. MLB hired the architectural firm of Ewing-Cole to prepare a facility assessment for Truist Stadium.

They identified the following areas of non-compliance with the new facility standards: the home and visiting team clubhouse areas; team and umpire facilities; and 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 increased floor space for the dressing area; upgrades to the commissary, shower and toilet facilities, training room, and coaches' locker room; and a separate office, with amenities, for the visiting manager. Additional team facilities will include adding a second hitting/pitching tunnel. Both tunnels

Committee Action:

Committee	<u>Finance 6/13/22</u>	Action	<u>Approval</u>
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For	<u>Unanimous</u>	Against	<u></u>
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Remarks:

must be protected from the elements. Improvements to the playing field include heights and slope of bullpen mounds, wall height in the rightfield corner, field drainage, and a review of existing lighting.

The City selects firms to provide architectural, engineering, and surveying services in accordance with public policy established in N.C.G.S. §143-64.31, which provides for a qualifications-based selection process. In April 2022, the City posted a Request for Letters of Interest/Statement of Qualifications (LOI/SOQ) to perform architectural design services on the City website. Three firms submitted LOI/SOQ's; however, one firm was considered non-responsive so only two proposals were evaluated. A panel consisting of an Assistant City Manager, Director of Property and Facilities Maintenance, the City Engineer, Senior Special Projects Coordinator, and Business Inclusion Manager evaluated the proposals based on the following criteria:

- M/WBE Commitment (20%)
- Location of Business (20%)
- Work Experience / Job References (25%)
- Past Performance (20%)
- Project Understanding (10%)
- Innovative Approach (5%)

In accordance with N.C.G.S. §143-64.31, the City entered into contract negotiations with Walter Robbs Callahan & Pierce Architecture, P.A. which included identifying the full scope of services to be provided and a proposed fee for this work. Staff is finalizing the scope and schedule for fees not to exceed \$500,000. Based on the total scope of work, staff believes that this is a fair and reasonable fee. The City will finance the improvements to Truist Stadium, including design services, with limited obligation bonds (LOBS), which are included in the proposed FY 2023 Capital Project Budget. The preliminary budget for these updates total \$5 million, including design, construction, and overall project contingency.

The proposal opportunity was advertised on the City website and sent to architectural firms. See Exhibit A and Exhibit B for a complete list of businesses notified of this solicitation, the workforce demographics of Walter Robbs Callahan & Pierce Architects, P.A., and the scoring matrix for the firms that were evaluated.

Walter Robbs Callahan & Pierce Architects, P.A. has committed to subcontracting 10% of their work to HUB-certified minority/women business enterprises. The City's goal is 10% for professional architectural and engineering services.