

**City Council – Action Request Form**

**Date:** May 10, 2021

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

**From:** Ben Rowe, Assistant City Manager  
Johnnie Taylor, Director of Operations  
Meridith J. Martin, Strategic Initiatives Administrator  
Jerry Bates, Purchasing Director

**Council Action Requested:**

Resolution Awarding Construction Contract to Lomax Construction, Inc. for the Grand Pavilion and Conference Center Refresh Project (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:**

The City advertised for bids for the Grand Pavilion and Conference Center Refresh Project in April 2020. The scope of work includes new paint, wall coverings, refinishing or painting wood trim, upgrading all lighting to LED and a lighting control panel, vinyl floor tile, acoustical ceiling tile, and installation of custom carpet for the Grand Pavilion and Gaines Ballrooms, lobbies and corridor spaces. Restrooms will receive new paint and LED lighting. All meeting rooms will receive new paint, refinishing of wood trim, LED lighting, and replacement of damaged ceiling tile.

The bid contained the following Alternates:

- Alternate #1 for Lutron lighting control system, to match what is in The Benton.
- Alternate #2 to supply and install carpet in Ardmore 1, 2, 3 & 4, Ayers, Shobar, and Brown Boardrooms.

Custom carpet, purchased by the City, and accent lighting for the Grand Pavilion and Gaines Ballrooms, lobbies and corridors will be installed by the contractor as part of the base bid.

<b>Committee</b>	<u>Finance 5/10/2021</u>	<b>Action</b>	<u>Approval</u>
<b>For</b>	<u>Unanimous</u>	<b>Against</b>	<u></u>

**Remarks:**

Bids were received on April 16, 2021, with a summary of bids as follows:

	<u>City/State</u>	<u>Base Bid + Alternate #1</u>	<u>Alternate #2</u>
Lomax Construction, Inc.	Greensboro, NC	\$1,059,498	\$33,100
H.M. Kern Corporation	Greensboro, NC	1,143,000	18,900
Bar Construction Co., Inc.	Greensboro, NC	1,251,320	41,200
I.L. Long Construction Co., Inc.	Winston-Salem, NC	1,316,534	46,600

The low bidder, Lomax Construction, Inc., submitted subcontracting goals less than those established for this project of 7% with minority-owned businesses and 7% with women-owned businesses. Therefore, pursuant to the City's M/WBE Policy, the Citizen's M/WBE Advisory Committee met to review and consider all documentation of the bidder's good faith efforts which follow this resolution. The committee determined that the bidder did make the necessary good faith efforts to achieve the established project goals. N.C.G.S. 143-128.2(f) requires a contractor to accumulate a minimum of 50 out of 100 points to demonstrate a Good Faith Effort. In addition to the point system, state legislation explicitly lists the efforts required by a contractor. In the review conducted by the M/WBE Citizens Advisory Committee, the contractor must accumulate a minimum of 115 out of 180 points to demonstrate a Good Faith Effort. The City's stringent modification ensures contractors are exhausting all opportunities, per the statute's specifications, to achieve certified minority and women-owned business participation.

Lomax Construction, Inc. will be required to subcontract, at a minimum, 0.0% of this contract with certified minority-owned businesses and 76.4% with certified women-owned businesses as indicated on the Affidavit "D" submitted by the company.

The total project budget is \$1,565,000. This includes purchase of the Owner-supplied Milliken carpet approved by the City Council on April 19, 2021, wall sconce light fixtures, and repairs to the elevator located at the skywalk in the Cherry-Marshall Parking Deck.

It is recommended that a contract be awarded to Lomax Construction, Inc., the low bidder meeting specifications, in the base bid amount of \$1,059,498 (including alternate #1) plus alternate #2 for \$33,100, for a total award of \$1,092,598.

M/WBE comment: This project was advertised on the City and State websites and with several electronic plan rooms. 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 that were notified about the bidding opportunity and the low bidder's Workplace Demographics form.

The attached exhibits illustrate sample images of the carpet for the project (Exhibit A), and a rendering of the Grand Pavilion Ballroom once the project is complete (Exhibit B).