

Resolution #19-260
Resolution Book 1, Volume 1, Page 260

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO
FRANK L. BLUM CONSTRUCTION COMPANY TO PROVIDE
CONSTRUCTION MANAGER AT RISK SERVICES FOR THE
BOWMAN GRAY STADIUM IMPROVEMENTS PROJECT**

WHEREAS, in April 2019, the Mayor and City Council approved the appropriation of resources to meet \$33.09 million in emerging capital needs; and

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

WHEREAS, Mayor Joines and City staff presented a proposed plan in which the City would invest \$9,000,000 in improvements to the stadium site and facilities including replacement of concession stands and restrooms, re-grading the football field, resurfacing the race track, utilities upgrades, facility repairs, and aesthetic improvements that would better identify the stadium as the home of Winston-Salem State University Rams Football; and

WHEREAS, because the City will construct these improvements mainly during the months after Winston-Salem State University's football season and before the start of the NASCAR racing season, this project will be phased in over three years, starting in 2020 and finishing in 2022; and

WHEREAS, due to the challenges of coordinating the construction work in a way that will minimize the impact on the football and racing seasons, City staff intend to utilize the construction management at risk (CMAR) method for delivering this project; and

WHEREAS, in September, the City-County Purchasing Division posted a request for qualifications (RFQ) for construction manager at risk services, including preconstruction services, for the Bowman Gray Stadium improvements project and subsequently received letters of interest/statement of qualifications from five firms: Barton Malow, Frank L. Blum Construction

Company, I.L. Long Construction Company, Inc., New Atlantic Contracting, Inc., and Samet Corporation; and

WHEREAS, an evaluation team reviewed the proposals, scored them based on certain criteria, held interviews with finalists, and selected Frank L. Blum Construction Company as the recommended firm for the Bowman Gray 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 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 \$40,000.

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 Bowman Gray Stadium improvements project is hereby awarded to Frank L. Blum Construction Company.

BE IT FURTHER RESOLVED that the City Manager and City Secretary are authorized to execute the contract on behalf of the City, with contract and bond forms to be approved by the City Attorney.

**Winston-Salem City Council
APPROVED
November 18, 2019**