

City Council – Action Request Form

Date: May 9, 2023

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

From: Aaron King, Assistant City Manager
Robert Prestwood, City Engineer
Shantell McClam, Purchasing Director

Council Action Requested:

Resolution Awarding Construction Contract for Union Station 2nd Floor Upfit (East Ward)

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Commercial Development in Economically Disadvantaged Areas

Strategic Plan Action Item: No

Key Work Item: Yes



Summary of Information:

The City advertised bids for Union Station 2nd Floor Upfit project. The scope of work involves converting the existing shell space into a full office environment with new walls and doors for offices, painting, carpet, ceilings, climate control, electrical and plumbing. Winston-Salem State University will lease the space once complete.

Three bids were not received on the advertised date of March 22, 2023, due to reported lack of major trade subcontractor interest; therefore, the bid was re-advertised for March 30th, then subsequently extended to April 12, 2023, at which time the following bids were received:

	<u>City/State</u>	<u>Total Bid</u>
DreamBuilt Construction, Inc.	Advance, NC	\$474,100
Central Builders, Inc. of Mebane	Haw River, NC	617,000
Lomax Construction, Inc.	Greensboro, NC	662,800
Holden Building Company, Inc.	Greensboro, NC	674,000
W.C. Construction Company, LLC	Winston-Salem, NC	748,000

The lowest apparent bidder, DreamBuilt Construction, Inc., submitted subcontracting goals less than those established for this project, but failed to submit their good faith effort documentation by the required deadline. Under the City's M/WBE Policy, this failure causes their bid to become non-responsive and it cannot be considered for award.

Committee FC May 9, 2023

Action

Approval

For Unanimous

Against

Remarks:

The lowest responsive bidder, Central Builders, Inc. of Mebane, submitted subcontracting goals less than those established for this project of 10% with minority-owned businesses and 10% with woman-owned businesses; therefore, pursuant to the Commission's M/WBE Policy, the Internal M/WBE Committee and Citizen's Advisory Committee met to consider the bidder's good faith efforts which follow this resolution.

After reviewing the documentation submitted by the bidder, the Committee determined that the bidder did make a good faith effort to achieve the goals. Therefore, it is recommended that the contract be awarded to Central Builders, Inc. of Mebane, the low bidder meeting specifications.

Winston-Salem State University has committed \$225,000 toward the upfit, in addition to providing furniture and fixtures for the space. The City will fund the remainder. It is recommended that the project be awarded to Central Builders, Inc. of Mebane in the total bid amount of \$617,000. The architect's estimate was \$503,002.

M/WBE comment: This project was advertised on the City and state websites and sent directly to 60 general contractors. 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 the bidding opportunity and the low bidder's Workplace Demographics form. DreamBuilt Construction, Inc. and Central Builders, Inc. of Mebane are woman-owned businesses. W.C. Construction Company, LLC is a minority-owned business.

Update on Redevelopment of Third Level

City staff continue to study the feasibility of redeveloping the third level (i.e., street level) space into a full-service restaurant. The City has retained Ersoy Brake Appleyard Architects to evaluate the feasibility of operating a restaurant and to develop conceptual designs for the space. As part of the design work, the firm is working with historic resource and code officials to determine whether the design will work for the space. In the meantime, the Winston-Salem Fairgrounds continues to receive interest from individuals and community groups about booking the third level for fundraisers, wedding receptions, and other community events. Through June 2023, Union Station has hosted or will host 13 events representing 32 usage days.