

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.