

City Council – Action Request Form

Date: November 12, 2019

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 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 (East 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 April 2019, the Mayor and City Council approved the appropriation of resources to meet \$33.09 million in emerging capital needs. Improvements to Bowman Gray Stadium were included in these capital needs. The proposed funding of \$9,000,000 will include replacement of concession stands and restrooms, re-grading the football field, resurfacing the race track, utilities upgrades, facility repairs, and aesthetic improvements that will better identify the stadium as the home of Winston-Salem State University Rams Football.

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. 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 (authorized under General Statute 143-128.1). Under this method, the City will retain a construction manager who will manage both preconstruction and construction of the improvements at Bowman Gray Stadium. With this approach to the project, the construction manager will work with the City's architect during the

Committee Action:

Committee	<u>Finance 11/12/19</u>	Action	<u>Approval</u>
------------------	-------------------------	---------------	-----------------

For	<u>Unanimous</u>	Against	<u></u>
------------	------------------	----------------	---------

Remarks:

preconstruction phase to design the project. Once design plans are 60-80% complete, the City will negotiate a Guaranteed Maximum Price (GMP) with the construction manager in which the contractor will be paid the GMP, even if the actual cost of the project exceeds the negotiated price, unless authorized by the City.

In September, the City-County Purchasing Division posted a request for qualifications (RFQ) for construction manager at risk services for the Bowman Gray Stadium improvements project. The City 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. An evaluation team consisting of Damon Dequenne, Assistant City Manager; Ben Rowe, Assistant City Manager; Robert Prestwood, City Engineer; Robert Mulhearn, Public Assembly Venue Manager; and Tiesha Hinton, Assistant Director of Business Inclusion and Advancement, reviewed the proposals and scored them based on the following criteria:

- M/WBE Commitment (20%)
- Location of Business (20%)
- Proposed Project Approach (25%)
- Work Experience (25%)
- Staff Availability (10%)

Based on their scores, the evaluation team selected two finalists for interviews: Frank L. Blum Construction Company and New Atlantic Contracting, Inc. Based on the RFQ responses and interviews, the evaluation team selected Frank L. Blum Construction Company as the recommended firm for the project. Frank L. Blum Construction Company has completed numerous CMAR projects over the last ten years, including phased renovations to athletic facilities that were in operation during construction. Noteworthy projects include phased renovations to Wake Forest University's BB&T Field and video scoreboard, Tennis Complex, and Baseball Player Development Center. The complete scoresheet for all of the firms that submitted responses is attached.

In September, the Mayor and City Council awarded a contract for professional architectural services to Walter Robbs Callahan & Pierce Architects, P.A. for fees not to exceed \$698,854. Frank L. Blum Construction Company has worked with Walter Robbs Callahan & Pierce Architects, P.A. on numerous projects, including the projects for Wake Forest University noted above.

At the Public Assembly Facilities Commission's meeting on October 28th, representatives from Frank L. Blum Construction Company provided additional information about the project team, their qualifications and experience, and their proposed approach to constructing the improvements to the stadium. Commission members endorsed the evaluation team's selection and recommended to the Mayor and City Council awarding a contract for construction manager at risk services to Frank L. Blum Construction Company. The initial contract will provide for preconstruction services including project review, consultation during preconstruction services, value analysis, schedule, logistics plan, quality assurance/quality control, constructability review, construction cost model/estimates, coordination of contract documents, and development of a GMP for construction. 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%. The proposed price for preconstruction services for this project is 0.50% of the GMP, not to exceed \$40,000. Once City staff and Frank L. Blum Construction Company negotiate the GMP, staff will submit a Council Action to award a construction contract for the GMP, along with the construction fee and MWBE goals.