



Legislation Text

File #: 18-4981, Version: 1

Title:

Construction Manager At-Risk Selection - American Legion Memorial Stadium

Summary

ACTION:

Authorize the County Manager to negotiate a fee and execute contracts with Barton Malow Company/Edifice, Inc. for Pre-Construction and Construction Management

At- Risk services for the American Legion Memorial Stadium, and in the event negotiations with this firm are unsuccessful, approve negotiations with the second ranked firm of Rodgers Builders, Inc./R.J. Leeper Construction

Staff Contact: Bert Lynn, PLA, ASLA Project Manager, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

The American Legion Memorial Stadium project includes the reconstruction of the American Legion Memorial Stadium. This historic property located at 310 N. Kings Drive in Charlotte, NC was originally constructed in 1936 behind the Armory Auditorium (Grady Cole Center) on land previous included in Independence Park. The stadium was named in honor of Mecklenburg County veterans who had fought in World War I.

American Legion Memorial Stadium hosted its first event on September 10, 1936 with a speech by President Franklin D. Roosevelt. Other events hosted at the stadium over the past 82 years include high school, college, and professional football, professional soccer, professional lacrosse, equestrian events, professional wrestling, concerts, fireworks shows, marching band competitions, and other civic events.

The planned reconstruction of American Legion Memorial Stadium will allow the site to host future events for decades to come. The project will include:

- A playing field sized to host professional and amateur sporting events (e.g., soccer, lacrosse, football)
- Flexibility to host other civic events, including concerts, band competitions, civic gatherings, etc.

- Capacity for 12,000 spectators
- Competition support facilities (e.g., video board, training room, referee room, locker rooms, etc.)
- Venue support facilities (e.g., restrooms, ticket booths, press box, concessions, etc.)
- Preservation of and inspiration drawn from historically significant elements of the venue
- Dedicated, public memorial to the United States Armed Forces
- Continued access and connection to Grady Cole Center
- Continued access to adjacent roads, driveways, and parking
- Public connection to Little Sugar Creek Greenway and Independence Park

The Board of County Commissioners authorized the use of the Construction Manager at Risk Contract Methodology for the project at the July 10, 2018 meeting.

G.S. 143-64.31 requires a Construction Manager at-Risk be selected through a qualifications-based process. Accordingly, a Request for Qualifications (RFQ) was advertised in the Charlotte Observer, the Charlotte Post, and the State of North Carolina Interactive Purchasing System. Notices were also provided to the County MWSBE office.

A Pre-Submittal Meeting was held on August 6, 2018 to present information about the project and to allow interested firms to ask specific questions about the RFQ.

Four firms (4) submitted Qualifications Statements, expressing an interest in the project and a desire to be interviewed:

- Barton Malow Company/Edifice, Inc.
- JE Dunn Construction/McFarland Construction
- Rodgers Builders, Inc./R.J. Leeper Construction
- Turner Construction Company/All-Pro Builders

On Wednesday, October 3, 2018, the Selection Committee interviewed the following two (2) firms:

- Barton Malow Company/Edifice, Inc.
- Rodgers Builders, Inc./R.J. Leeper Construction

The Selection Committee submits the following report:

COMMITTEE MEMBERS:

Vilma D. Leake - County Commissioner, District 2
Jim Puckett - County Commission, District 1
Leslie Johnson - Assistant County Manager
W. Lee Jones, AIA - Director of Park and Recreation
Greg Godley - General Contractor, appointed by the County Commission
Mark Hahn, AIA - Director of Asset and Facility Management

Based on the information presented in the written submittals and at the oral presentations, the Committee recommends the following ranking of firms:

1. Barton Malow Company/Edifice, Inc.
2. Rodgers Builders, Inc./R.J. Leeper Construction

PROCUREMENT BACKGROUND:

Qualification-based selection process for selection of Construction Manager at- Risk Contract (G.S. 143-64.31)

POLICY IMPACT:

N/A

FISCAL IMPACT:

N/A