City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** 10/24/25

2. **Primary contact person and Department requesting agenda item:**
Chris Corl, Director, Comm/Reg Ent Facil. Comm & Reg Entmt Facility Dept
Walter Ear, Interim Capital Projects Director and Dustin Clemens, CP Div Manager

3. **Requested Council meeting date:** Nov 18, 2025

4. **Subject:** Lewis McCormick Field Construction Manager at Risk Construction Amendment

5. **Action Requested:** Adoption of a resolution authorizing the City Manager to amend a contract amendment with Frank L. Blum Construction Company, in association with W.C. Construction Company in the amount not to exceed $405,224. for the construction of the McCormick Field improvements; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of ~10% ($40,522).

6. **Note if time sensitive, and why:** Time sensitive to meet construction deadlines

7. **Potential fiscal impact(s) - if known by staff at time of request:** Funding for this contract was previously budgeted and is available in the General Capital Projects Fund. As previously shared with Council, the funding model for the project includes debt service contributions from the Asheville Tourists, Buncombe County, and BCTDA. Additional contributions have been committed to the project by the Asheville Tourists throughout the construction phase of the project.

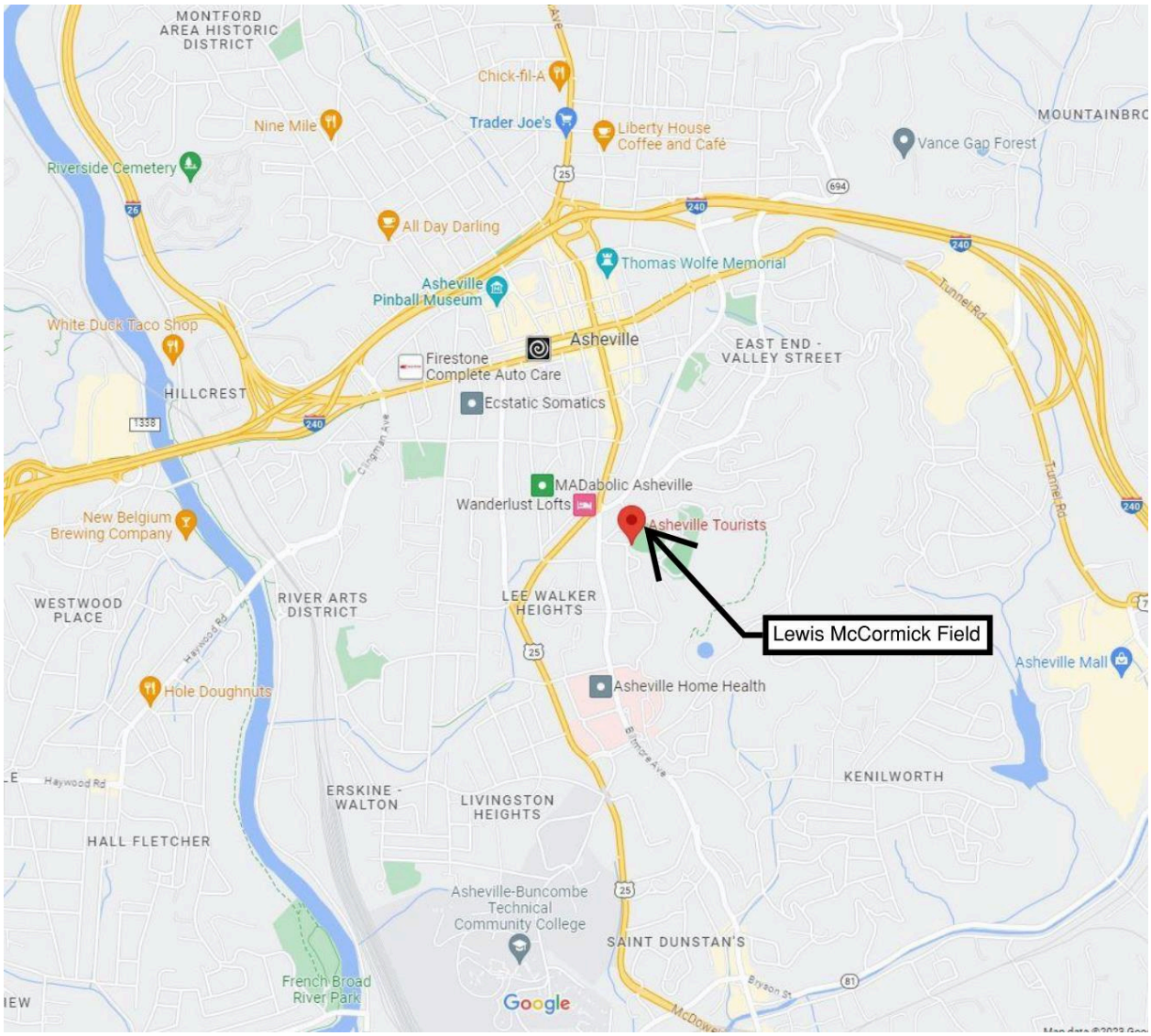
8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).**

- Staff performed outreach on the CMAR selection to minority and women owned businesses, through solicitation processes using the State's Interactive Purchasing System and requesting prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- The selected Blum-WC Construction team is structured as an association with WC Construction, a certified HUB firm.
- MWBE Subcontractor participation as of September 2025 is tracking at 12.2% MWBE participation.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:** None.

10. **Identify key issues:**
    - The City of Asheville has owned the property located at 30 Buchanan Place, known as Lewis McCormick Field, since 1984 and leases the property for operation as a minor league baseball stadium.
    - On March 14, 2023, the City Council authorized the City Manager to sign a funding letter of commitment to MLB regarding the City's intent to bring McCormick Field into compliance with new facility standards.
    - Buncombe County Government approved funding towards the project on March 21, 2023.
    - In July 2023, staff advertised a request for qualifications for Construction Manager at Risk (CMAR) services in accordance with N.C.G.S. 143-128.1. A construction contract was awarded in July 2024.

- In September 2024 the first phase of a three phase construction project began in the off season of Tourists baseball. The second construction phase began during the 2025 baseball season. The project is currently in its final phase, with completion planned by April 2026 in time for the Tourist baseball's 2026 season.
- An increase in the construction contract is necessary to accommodate the addition of sports light poles, concrete repairs and parking lot improvements that were not anticipated in the original construction scope.
- The increase in construction contract is being funded by $175,000 in lease payments and the remaining balance by previously budgeted McCormick project contingency.



Revision date 10.04.2023