THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: October 24, 2023

Subject: Lewis McCormick Field CMAR Preconstruction Services Contract

Staff Resource(s): Chris Corl, Director, Community & Regional Entertainment Facility Department
Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Frank L. Blum Construction Company, in association with W.C. Construction Company in the amount of $92,435 for the McCormick Field pre-construction services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 10% ($9,243).

Background:

- 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.
- The Asheville Tourists are a Minor League Baseball team in the South Atlantic League and are an affiliate team of the Houston Astros.
- Major League Baseball (MLB) released updated facility standards for Minor League Baseball stadiums in 2020.
- In January 2022, the City Council authorized a two-year lease agreement with DeWine Seeds-Silver Dollar LL for the Tourists to continue operation out of McCormick Field.
- The lease was for a shorter duration in order to allow for planning to align with new MLB facility standards.
- In February 2023 City Council held a work session to review the MLB mandates, opportunities and constraints related to proposed improvements at Lewis McCormick Field.
- In March 2023 during two different budget work sessions, funding options for improvements at McCormick Field were discussed.
- 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 Tourism Development Authority (BCTDA) approved the financial commitment funding model on July 26, 2023.
- In July 2023 City Council authorized a professional services contract with Ewing Cole, Inc. for the design of the McCormick Field Improvements.
- 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
- Staff received six submittals from interested CMAR teams and a five member selection committee evaluated and ranked each team based on qualifications, project understanding and approach.
- The top two teams in the ranking were invited in to interview with the selection committee, where the selection committee again evaluated and ranked each team using the same criteria.
- The highest ranked team from this selection process was Frank L. Blum Construction Company (a North Carolina corporation), in association with W.C. Construction Company (a certified HUB North Carolina corporation).
- Staff negotiated the fee and scope for preconstruction services with Blum-WC Construction, as well as the general conditions and fee for future construction services.
- The preconstruction services in this agreement include close coordination with the design team and ownership group to carefully study and review preliminary design in terms of construction scheduling, sequencing, construction cost estimating, MWBE development and preparation of Guaranteed Maximum Price at the end of the design process.

Vendor Outreach Efforts:

- Staff performed outreach 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 having a 15% equity position on the team with limited risk exposure.
- Blum will not be requiring WC Construction to provide any portion of the bonding or insurances required for the team.
- For this preconstruction services contract, MWBE participation is 15%.
- For future construction phase services, Blum-WC has a longstanding commitment to maximize MWBE participation and regularly exceeds MWBE goals on all of their projects.
- Blum-WC Construction recognizes the importance that the City of Asheville places on utilizing minority-owned businesses and is committed to maximize opportunities for MBE participation.

Council Goal(s):
- A well planned and liveable community.

Committee(s):
- None

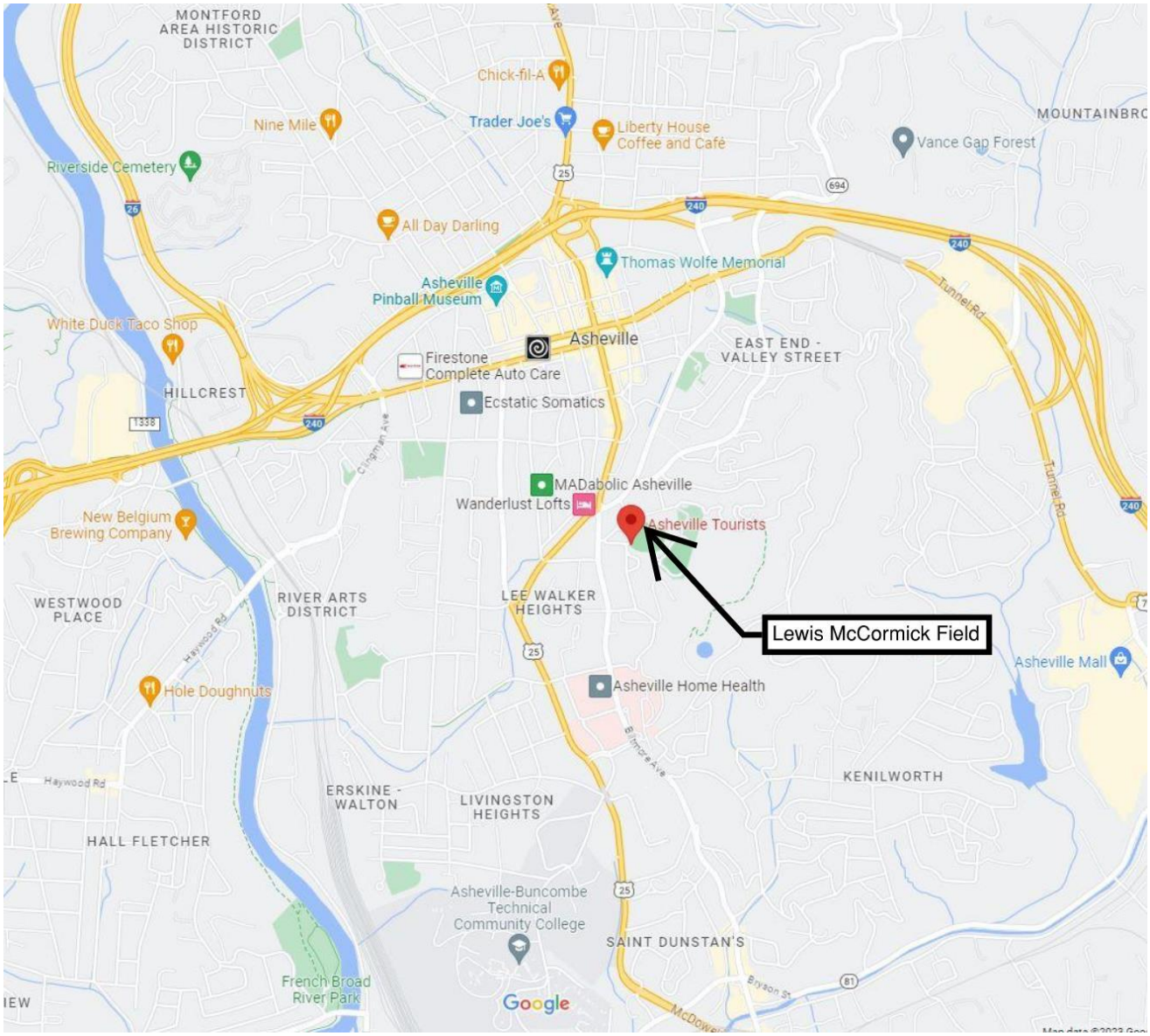
Pro(s):
- Provides for construction improvements on an asset with a demonstrated need for improvements.
- Provides construction scheduling and cost estimating services in advance of competitive bidding.
- Allows greater development and involvement by local and MWBE subcontractors using a CMAR delivery method.
- Utilizes grant and lease funding to maximize the local funding on a City owned asset.

Con(s):
- This phase of the work will not involve construction but ultimately this project, during construction, will have an impact on the adjacent communities.
- When under construction, this project will also have an impact on the activities that occur in this facility, in particular baseball.

Fiscal Impact:
- Funding for this contract was previously budgeted and is available in the General Capital Projects Fund.

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Frank L. Blum Construction Company, in association with W.C. Construction Company in the amount of $92,435. for the McCormick Field pre-construction services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 10% ($9,243.).

Attachment(s)
- Area Map
- Resolution


MONTFORD AREA HISTORIC DISTRICT
Chick-fil-A
Nine Mile
Trader Joe's
Liberty House Coffee and Café
MOUNTAINBRO
Vance Gap Forest
Riverside Cemetery
All Day Darling
Thomas Wolfe Memorial
Asheville Pinball Museum
White Duck Taco Shop
Asheville
EAST END - VALLEY STREET
Firestone Complete Auto Care
HILLCREST
Ecstatic Somatics
Tunnel Rd
MADabolic Asheville
Wanderlust Lofts
Asheville Tourists
New Belgium Brewing Company
WESTWOOD PLACE
RIVER ARTS DISTRICT
LEE WALKER HEIGHTS
Lewis McCormick Field
Asheville Mall
Hole Doughnuts
Asheville Home Health
KENILWORTH
ERSKINE - WALTON
LIVINGSTON HEIGHTS
HALL FLETCHER
Asheville-Buncombe Technical Community College
SAINT DUNSTAN'S
French Broad River Park
Google

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FRANK L. BLUM CONSTRUCTION COMPANY, IN ASSOCIATION WITH W.C. CONSTRUCTION COMPANY FOR PRECONSTRUCTION SERVICES OF THE LEWIS MCCORMICK FIELD IMPROVEMENTS

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, pursuant to N.C.G.S. § 143-128.1 and N.C.G.S. § 143-64.31, qualifications were solicited for the Construction Manager at Risk Services for Lewis McCormick Field**;** and

WHEREAS, the City issued a RFQ 298-McCormickCMAR-FY23 in July 2023, and Frank L. Blum Construction Company, in association with W.C. Construction Company. was selected based on their demonstrated competence and qualification for this type of professional service; and

WHEREAS, Frank L. Blum Construction Company, in association with W.C. Construction Company shall provide all labor, materials, and equipment for the preconstruction services of the Lewis McCormick Field improvement project; and

WHEREAS, the selected Blum-WC Construction team selected for this portion of the construction management services is structured as an association with WC Construction, a certified HUB firm having a 15% equity position on the team with limited risk exposure; and

WHEREAS, the amount of the agreement is $92,435. and funding for the project is allocated within the Capital Improvement Program Fund;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to enter into a contract with Frank L. Blum Construction Company, in association with W.C. Construction Company in the amount of $92,435. for the McCormick Field pre-construction services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 10% ($9,243.).

Read, approved and adopted this the 24th day of October, 2023.

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City Clerk Mayor

Approved as to form:

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City Attorney