

CITY OF HIGH POINT

AGENDA ITEM



Title: Design-Build Criteria

From: JoAnne Carlyle

Meeting Date: August 7, 2017

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Resolution

Purpose/Background:

N.C.G.S. §143-128.1A requires a governmental entity to establish, in writing, the criteria used for determining the circumstances the design-build method is appropriate for a project. The statute sets forth minimum findings and conclusions that must be met. A key element of the catalyst project will be a multi-use stadium and the timing of the design and construction, is essential to the project's success.

Budget Impact:

None

Recommendation:

Council adopt a resolution approving design-build method of contracting for the construction of a multi-use stadium.

**RESOLUTION OF HIGH POINT CITY COUNCIL APPROVING DESIGN-BUILD
METHOD OF CONTRACTING
FOR THE CONSTRUCTION OF A MULTI-USE STADIUM**

WHEREAS, the City Council of the City of High Point has authorized the pursuit of a catalyst project in the downtown area, with the goal of increasing commercial activity, tax base, jobs, and further economic development, and

WHEREAS, a key element of the catalyst project will be a multi-use stadium, with the goal of activating the private development of retail, commercial and entertainment businesses in the area, and

WHEREAS, the construction of a multi-use stadium requires complex agreements with team owners and leagues, and timing the construction and opening of the stadium to coincide with the beginning of a multi-use season is critical to the first year success of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT makes the following facts and draw the following conclusions with regard to the use of a design-build contract for the multi-use stadium:

1. The project requirements can be adequately and thoroughly defined for a design-build contract for a multi-use stadium based on the building elements in similar sized stadiums in other American communities, and by following the specifications required by governing bodies for the stadiums utilized by teams in their leagues. Public record documents detailing the projects proposed and constructed by other cities and counties are available to the City of High Point for reference in defining the scope and elements of the High Point project.

2. The ability to begin construction of the multi-use stadium no later than the spring of 2018, and have it completed no later than the start of the 2019 baseball season, is critical to the economic projections supporting the project. Delay in completing construction past the start of the 2019 baseball season would subject the parties to additional costs for an alternate venue for staging baseball games, or the loss of the ability to play in the 2019 season, and the potential increase in construction costs for waiting an extra year to begin construction. These time constraints dictate a fast track design and construction schedule that is best accomplished through use of a design-build contract.

3. The City will utilize the services of an experienced design-build team, along with close inspection of the project by qualified professionals on City staff, to ensure delivery of a quality design and quality construction of the multi-use stadium. City staff is experienced at the management of major public construction projects, and the appropriate staff will be assigned to the management and inspection of this project. The assembled project team for the multi-use stadium will also include outside consultants with significant relevant experience in large public/private partnership projects similar to the catalyst projects the City envisions with the stadium and surrounding development. Staff has been in the process of reviewing the credentials of development consultants and are aware of specialized consultants that are able to assist the City in these projects and they bring experience with both public/private collaborations and design build construction projects.

4. The City will require the design-build team to make a good faith effort to comply with N.C.G.S. §143-128.2, N.C.G.S. §143-128.4 and to recruit and select small business entities to participate in the stadium project. The City will publicize the project and the small business opportunities that may be available for participation, and will monitor the selected design-build contractor's performance in selecting and utilizing small business entities in the project.

5. The professional staff of the City, in conjunction with outside consultants, have reviewed the advantages and disadvantages of using the design-build method of construction for the multi-use stadium project, and have compared those factors to the construction bid methods identified in subdivisions (1), (2), and (4) of N.C.G.S. §143-128 (a1), and have concluded that because of the time pressure on the design phase of this project, and the specific deadline for construction completion and occupancy of the facility by a baseball team by the start of the 2019 baseball season, design-build is the most effective and efficient method of delivering the project on time and on budget.

THEREFORE, based on the above Findings and Conclusions, the City Council of the City of High Point finds that using the design-build method of contracting for the construction of a multi-use stadium incorporated into the Catalyst Projects for the downtown area is the most effective and efficient contracting method for this project.

ADOPTED this the 7th day of August, 2017.

Mayor William S. Bencini, Jr.

Attested to:

Lisa Vierling, City Clerk