

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution Approving Use of Construction Manager at Risk Services for the Downtown Mixed - Use Project

From: Terry Houk, Director of Public Services

Meeting Date: January 16, 2018

Public Hearing: No

Advertising Date: N/A

Advertised By:

Attachments: Resolution Approving Construction Manager at Risk Services

Purpose/Background:

City Council is requested to adopt a resolution approving the use of construction manager at risk services for the Downtown Mixed-Use Project.

Replacement of outdated and obsolete utility systems is needed to serve the Downtown Mixed-Use Project. City staff has compared the advantages and disadvantages of using construction manager at risk services for the Downtown Mixed-Use Project, and recommends that in accordance with N.C.G.S. 143-128.1, City Council finds that it is in the best interests of the project that the use of a construction manager at risk delivery system is the most effective and efficient method of delivery the project on time and on budget.

Budget Impact:

N/A

Recommendation:

Staff recommends, in accordance with N.C.G.S. §143-128.1, City Council adopt a resolution approving the use of construction manager at risk services for the Downtown Mixed-Use Project.

**RESOLUTION OF HIGH POINT CITY COUNCIL APPROVING USE OF
CONSTRUCTION MANAGER AT RISK SERVICES FOR THE DOWNTOWN MIXED-
USE PROJECT**

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, the Catalyst Project will involve several aspects, one of which will be a multi-use stadium; and

WHEREAS, the goal of the multi-use stadium portion of the Catalyst Project is to activate the private development of retail, commercial and entertainment businesses in the downtown area, and

WHEREAS, the City is responsible for construction and provision of additional utilities to serve the Catalyst Project, including the multi-use stadium that is part of the catalyst project; and

WHEREAS, the design and construction of the multi-use stadium associated with the Catalyst Project is underway, with a projected completion date of the start of the 2019 baseball season; and

WHEREAS, the City needs to replace outdated and obsolete utility systems to serve the Catalyst Project area be completed consistent with this projected completion date, and

WHEREAS, the City's "Downtown Mixed-Use Project" includes the design and construction of additional required utilities for the mixed-use stadium; and

WHEREAS, the professional staff of the City has compared the advantages and disadvantages of using various delivery systems authorized by the North Carolina General Statutes for the Downtown Mixed-Use Project, including the possible use of construction manager at risk services and have recommended to the City Council the use of the construction manager at risk delivery system as the most effective and efficient method of delivering the project on time and on budget, and

WHEREAS, in accordance with N.C.G.S. §143-128.1, the City has concluded that using construction manager at risk services for the Downtown Mixed-Use Project is in the best interest of the project, and the public entity has compared the advantages and disadvantages of using the construction management at risk method for a given project in lieu of the delivery methods identified in G.S. 143-128(a1)(1) through G.S. 143-128(a1)(3).

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF HIGH POINT finds the following facts and draws the following conclusions with regard to the use of construction manager at risk services for the Downtown Mixed-Use Project:

1. The completion of the multi-use stadium by no later than the start of the 2019 baseball season is critical to the economic projections supporting the Catalyst Project. Delay in completing construction past the start of the 2019 baseball season will likely subject the parties to additional costs or the loss of the ability to play in the 2019 season. These time constraints dictate a fast track design and construction schedule.

2. The City has retained an experienced design-build team to design and construct the multi-use stadium by the start of the 2019 baseball season.

3. The City is responsible for replacement of outdated and obsolete utilities to serve the Catalyst Project, including the multi-use stadium that is part of the Catalyst Project. The City's provision of utility services to serve the multi-use stadium must be completed consistent with this required project completion date.

4. The City's "Downtown Mixed-Use Project" includes the design and replacement of outdated and obsolete utilities for the mixed-use stadium.

5. The City has compared the advantages and disadvantages of using various delivery systems authorized by the North Carolina General Statutes for the Downtown Mixed - Use Project, including the possible use of construction manager at risk services. The City has concluded that using construction manager at risk services for the Downtown Mixed-Use Project is in the best interest of the project and the City in light of the time deadlines for completion of the project.

6. The City will require the construction manager at risk services for the Downtown Mixed-Use Project 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 project. The City will publicize the project and the small business opportunities that may be available for participation, and will monitor the selected construction manager at risk's performance in selecting and utilizing small business entities in the project.

NOW THEREFORE, based on the above Findings and Conclusions, in accordance with N.C.G.S. §143-128.1, the City Council of the City of High Point finds and concludes that using construction manager at risk services for the Downtown Mixed Use Project is in the best interest of the project, and the public entity has compared the advantages and disadvantages of using the construction management at risk method for a given project in lieu of the delivery methods identified in G.S. 143-128(a1)(1) through G.S. 143-128(a1)(3).

ADOPTED this the 16th day of January 2018.

Mayor Jay W. Wagner

Attested to:

Lisa Vierling, City Clerk