



## Legislation Text

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**TO:** Mayor and Members of City Council

**THRU:** Kristoff Bauer, Deputy City Manager, ICMA-CM

**FROM:** Michael Gibson, Parks, Recreation and Maintenance Director

**DATE:** May 28, 2019

**RE:**  
**Award Design-Build Contract to Team Pain for Construction of the Skate Park (Park Bond Project) in Rowan Park**

**COUNCIL DISTRICT(S):**

All, but the Park is proposed to be located in District 2

**Relationship To Strategic Plan:**

Goal 4 - The City of Fayetteville will be a highly desirable place to live, work and recreate with thriving neighborhoods and a high quality of life for its citizens.

Target for Action - Capital Plan for Parks and Recreation (Bond)

**Executive Summary:**

All due diligence regarding the Rowan Park location for the skate park project included in the identified park bond projects has been completed. A proposed design-build contract has been developed for Council consideration. Approval is needed to provide a notice to proceed and initiate the design build process.

**Background:**

In March 2016, Fayetteville voters passed a \$35 million bond referendum for parks and recreation projects. The City has begun constructing projects consistent with the Council's adopted financial plan. That financial plan sets a \$1,000,000 budget for this project and that funding was appropriated by Council on August 14, 2017, by Capital Project Ordinance Amendment 2018-17.

Following an extensive proposal and interview process, Team Pain of Winter Spring, FL was selected as the Design-Build team. A contract has now been prepared for review and approval in order to begin work on the project.

**Issues/Analysis:**

There are only a few nationally recognized design-build teams with the demonstrated expertise to both design and construct the specialized features of a skate park. These features require unique knowledge and practical experience to both design a park that is interesting and safe as well as to execute that design successfully in concrete and steel. This is the City's first attempt at using the Design-Build process and getting the selection process and contract developed consistent with the complex North Carolina municipal procurement and contracting laws has been a bit of a learning opportunity.

The result is the proposed contract that teams up a nationally recognized skate park designer and builder (Team Pain) with a local general contractor and engineering designer (Alpha Builders and CLH Design) with North Carolina licenses. The scope includes the design of the skate park by Team Pain and all supporting infrastructure by CLH. It only includes, however, the construction of the skate park portion. Supporting infrastructure will, sidewalk if required for example, will be bid separately to create opportunities for small local contractors.

**Budget Impact:**

A total of \$1,000,000 has been appropriated by Council for the Downtown Skate Park project, one of Parks & Recreation Bond Projects approved in 2016. The value of the proposed contract is \$650,000. This leaves \$350,000 to prepare the site and provide any supporting infrastructure.

**Options:**

- City Council moves to approve the proposed contract for Team Pain.
- City Council does not move to approve the proposed contract for Team Pain and provides direction to staff.

**Recommended Action:**

Staff recommends that Council moves to authorize the City Manager to execute a Design build contract with Team Pain Ent., CLH Design, and Alpha Builders substantially in the form attached and for a value of \$650,000.

**Attachments:**

Proposed Design Build Contract with Team Pain Ent., CLH Design, and Alpha Builders