



Board Meeting Agenda Abstract

Tuesday, July 7, 2026

Location:

Agenda Item

Contract Award - Design Build - Fleming Loop Park Turf Renovation - Parks, Recreation and Cultural Resources - (Cox) - Item 10.B

Item Explanation

The purpose of this agenda item is to consider awarding a contract to Edifice Construction for Design-Build services for the Fleming Loop Park Turf Renovation Project and to authorize the Town Manager or designee to execute the contract.

Staff Comments

Per NCGS 143-64.31, Town staff issued Requests for Qualifications (RFQs) for design-build consultants for the Fleming Loop Park project on February 23, 2026. Qualifications-based selection, prescribed by the NC General Statutes, selects firms based on experience, qualifications, and competency without regard to price. Afterward, the Town would attempt to negotiate an acceptable fee with the best-qualified firm. A copy of the Request for Qualifications is attached to this agenda item for reference. Town staff received eight RFQ responses from highly qualified design-build teams on March 27, 2026. At the May 4, 2026, Town Board meeting, management and staff recommended, and the Board selected, Edifice Construction as the best-qualified firm to serve as the design-build consultant for the Fleming Loop Park Turf Renovation Project. The Board authorized the Town Manager or designee to negotiate the scope and fee.

The proposed contract, a copy of which is provided with the agenda abstract for reference, defines a preconstruction design scope of services that includes topographical, environmental, and geotechnical surveys; conceptual and design development; cost estimating; and construction documents. Additional design services include an allowance for a site survey, if needed. At the conclusion of design services, Edifice Construction will present the Town with a Guaranteed Maximum Price (GMP) for review and authorization to proceed with construction.

The duration of preconstruction design services is expected to be six months. The proposed fee for preconstruction design services is \$440,700, which is consistent with industry norms for preconstruction design-build services for public projects of similar scope. Management and staff recommend approval of the negotiated scope and fee agreement, subject to the Town Attorney's review of form.

Fiscal Note

Yes

The \$440,700 preconstruction design services fee is included in the FY27 Budget, approved by the Town Board. The total project budget is \$10,500,000, including a \$4,250,000 award from the Raleigh/Wake County Hospitality Tax Grant.

Recommendation

MOTION TO: Award a contract to Edifice Construction for the Fleming Loop Park Turf Renovation Project, as presented and recommended, subject to the Town Attorney's review to form and authorize the Town Manager or his designee to execute the contract on the Town's behalf.

ATTACHMENTS

[Fleming Loop Park - Design Build RFQ.pdf](#)

[Edifice Fleming Loop Park RFQ.pdf](#)

[FLP Design & Preconstruction Services Scope Fee.pdf](#)