Board Meeting
Agenda Abstract

Monday, November 2, 2026
Location:

Agenda Item

Fleming Loop Park - Guaranteed Maximum Price - Edifice Construction - (Cox) - Item 10.A

Item Explanation

The purpose of this agenda item is to consider approval of the Guaranteed Maximum Price (GMP) of $9,823,729 with Edifice Construction for the Fleming Loop Park Project and authorize the Town Manager to execute the GMP documents.

Staff Comments

On July 7, 2026, the Town Board approved the selection of Edifice Construction as the Design-Build partner for the Fleming Loop Park Project. The project scope includes converting seven existing grass multi-purpose fields to synthetic turf and constructing six dedicated pickleball courts. The pre-construction phase encompasses design development, the preparation of construction documents, and the presentation of a Guaranteed Maximum Price (GMP) to the Town.

Throughout the design development phase, Town staff evaluated several synthetic turf options. Pivot Turf was selected as the preferred product because its performance, safety, and feel most closely mimic natural grass. Key advantages of the selection include a low-maintenance profile and a high-density fiber structure designed to replicate the feel of Bermuda grass. Additionally, the product is free of known PFAS chemicals, features a robust twelve-year warranty, and incorporates 'Pivot Cool' technology without rubber infill material to significantly reduce surface temperatures.

On Monday, October 19, 2026, Edifice Construction submitted a GMP (Guaranteed Maximum Price) to the Town for $9,823,729 to convert all seven multi-purpose fields to synthetic turf and construct six pickleball courts. The GMP includes a total of $400,000 in allowances for unsuitable soils, to be used only if necessary and approved by the Town, and a 2% GC contingency, which is industry standard. Any unused contingency or allowances will remain with the Town at the conclusion of the project.

Upon approval of the GMP and execution of the contract documents, Edifice Construction anticipates mobilizing on-site starting Monday, November 16, 2026. The total project duration is expected to be twelve months, utilizing a phased construction approach to allow for ongoing youth sports programming. The first phase will focus on converting Fields 1 - 3; once complete, work will transition to converting Fields 4 - 7 and constructing the six dedicated

pickleball courts. All necessary permits for the project have been approved. This includes approval of the site plan, construction documents, and all required erosion and sediment control permits from the North Carolina Department of Environmental Quality (NCDEQ).

Management and staff recommend the approval of the Guaranteed Maximum Price (GMP) for the Fleming Loop Park Project with Edifice Construction. This contract will facilitate the conversion of all seven grass multi-purpose fields to high-quality synthetic turf. This strategic investment will provide greater scheduling flexibility, significantly reduce weather-related cancellations, and promote water conservation. Furthermore, the transition to turf will lower long-term maintenance costs and ensure reliable, all-weather playability for the community.

Fiscal Note

Yes
The total funding for the Fleming Loop Park Project includes a $6,250,000 allocation within the Town's FY 2027 budget. This is supplemented by an award of $4,250,000 from the Raleigh/Wake County Hospitality Tax Grant, bringing the total funding to $10,500,000.

Recommendation

MOTION TO: Approve the Guaranteed Maximum Price (GMP) of $9,823,729 for the Fleming Loop Park Project with Edifice Construction and authorize the Town Manager to execute all necessary GMP documents, subject to review by the Town Attorney as to form.

ATTACHMENTS
Fleming Loop Park Turf Conversion Wake County Funding Agreement Executed.pdf
Pivot Performance Turf.pdf
Pivot Cool.pdf
Max Flow Plus.pdf
Fleming Loop Park Construction Documents.pdf
FLP Site Plan.pdf
FLP GMP.pdf