



Board Meeting Agenda Abstract

Monday, May 4, 2026

Location:

Agenda Item

*Consultant Selection - Fleming Loop Park - Parks, Recreation and Cultural Resources - (Cox)
- Item 10.A*

Item Explanation

The purpose of this item is to consider the selection of the best-qualified design/build firm for the Fleming Loop Park Project and authorize the Town Manager or designee to negotiate the scope and fee.

Staff Comments

Per NCGS 143-64.31, town staff solicited Request of Qualifications (RFQs) for design build consultants for the Fleming Loop Park project on February 23, 2026. A copy of the Request of Qualifications is attached to this agenda item for reference. Town staff received eight RFQ responses from highly qualified design build firms on March 27, 2026. The RFQs were reviewed and scored by a selection committee consisting of Assistant Town Manager Mark Matthews, Parks, Recreation and Cultural Resources Director Jonathan Cox, Engineering Director Matt Poling, Parks and Grounds Superintendent Brett Embler, Athletic Program Superintendent Adam Hairr, Assistant Director of Athletics/Recreation Anthony DiMarzio, and Assistant Director of Parks/Public Buildings Chris Newsom. Based on the scoring criteria established in the request for qualifications, two firms were invited to interview with the Town on Tuesday, April 21 and Wednesday, April 22, 2026. The interview panel consisted of the same staff that reviewed the initial RFQ submittals.

Considering the entire evaluation process, Town Staff determined the team of Edifice Construction and Geo Surfaces to be the most qualified design build team to complete the Fleming Loop Park Project with J. D. Goodrum second. Under the Qualifications Based Selection process prescribed by the NC General Statutes, the Town is required to select the best-qualified design build firm without respect to price, and following this selection, may attempt to negotiate a fair and reasonable price for the proposed scope of work.

The qualifications and interview presentation submitted by Edifice Construction and Geo Surfaces, as well as J. D. Goodrum, demonstrated both design build firms have extensive relevant experience and project familiarity and are well-qualified to perform the design and construction of Fleming Loop Park. Edifice Construction and Geo Surfaces were identified as the most qualified design build team based on their extensive experience with comparable projects, including more than 300 synthetic field conversions. Edifice Construction also

demonstrated strong staff availability dedicated to this project and presented a clear understanding of the site specific conditions, including the existing stormwater infrastructure.

Management and staff recommend the Town Board designate Edifice Construction as the best-qualified design build firm and designate J. D. Goodrum as the next best-qualified firm. Upon selection, Management and staff will work with Edifice Construction to develop a scope of work and fee that aligns with the Fleming Loop Park project identified in the FY 2027 Budget. If acceptable scope and fee terms cannot be reached with Edifice Construction, Town Staff will move to negotiations with J. D. Goodrum.

Fiscal Note

Yes

Qualifications-based selection is the process prescribed by NC General Statutes for selecting design firms based on experience, qualifications, and competency without regard to price. Upon the town board selecting the best-qualified firm, Management and staff will attempt to negotiate a fair and reasonable price consistent with industry norms. Town management and staff anticipate bringing a negotiated scope and fee with terms to a future Town Board meeting. Town funding for the Fleming Loop Park Project is included in the Manager's recommended FY 2027 Budget of \$6,250,000. In addition, the Town has been awarded funding of \$4,250,000 from Raleigh/Wake County Hospitality Tax Grant.

Recommendation

MOTION TO: Designate the team of Edifice Construction and Geo Surfaces as the best-qualified and preferred firm, and J.D. Goodrum as the next ranked preferred firm to perform the design and construction of Fleming Loop Park and authorize the Town Manager or designee to negotiate scope and fee, subject to the Town Attorney review as to form.

ATTACHMENTS

[Fleming Loop Park - Design Build RFQ.pdf](#)
[Edifice Construction Fleming Loop Park.pdf](#)
[JD Goodrum Fleming Loop Park.pdf](#)