



Board Meeting Agenda Abstract

Monday, June 1, 2026

Location:

Agenda Item

Contract Award - Construction Manager at Risk (CMAR) - South Park Community Center Renovation - Parks, Recreation and Cultural Resources - (Cox) - Item 10.C

Item Explanation

The purpose of this agenda item is to consider an award of a contract with Edifice Construction for Construction Manager at Risk (CMAR) services for the South Park Community Center Renovation Project and authorize the Town Manager or designee to execute the contract.

Staff Comments

Per NCGS 143 -64.31, town staff solicited Request of Qualifications (RFQs) for Construction Manager at Risk (CMAR) consultants for the South Park Community Center Renovation project on March 11, 2026. Qualifications based selections is the process prescribed by NC General Statutes for selecting firms based on experience, qualifications, and competency without regard to price, after which 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 seven RFQ responses from highly qualified CMAR firms on April 10, 2026. At the May 19, 2026, Town Board meeting, management and staff recommended and the Board selected Edifice Construction as the best qualified firm to serve as the CMAR for the South Park Community Center Renovation Project and authorized the Town Manager or designee to negotiate the scope and fee.

The proposed contract, a copy provided with the agenda abstract for reference, defines a preconstruction scope of services that includes schematic design, design development, construction documents, cost estimating, bid documents and bidding. Additional preconstruction services include a building scan of existing conditions, site logistics mapping and site survey, and an allowance for a site existing conditions investigation. At the conclusion of preconstruction services, Edifice Construction will present the Town with a GMP for review and authorization to proceed with construction.

The duration of preconstruction services is expected to take eight months. The proposed fee for preconstruction services is \$44,510, which is consistent with industry norms for preconstruction services for public projects of similar scope, staff recommends approval of the negotiated scope and fee agreement, subject to the Town Attorney's review of its form.

Fiscal Note

Yes

The preconstruction services fee of \$44,510 is funded by the Project Ordinance and Budget Amendment that was approved by the Board at the April 21, 2026, Town Board meeting. Town funding for construction of the South Park Community Center Renovation Project is included in the Manager's Recommended FY 2027 Budget at \$6,000,000.

Recommendation

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

ATTACHMENTS

[SPCC_CMAR_RFQ_FINAL.pdf](#)

[Edifice RFQ SPCC.pdf](#)

[SPCC - Exhibit D - Fee.pdf](#)

[SPCC - Exhibit C - Scope of Services.pdf](#)