



Board Meeting Agenda Abstract

Tuesday, July 7, 2026

Location:

Agenda Item

Consultant Selection - Hilltop Needmore Town Park - Parks, Recreation and Cultural Resources - (Cox) - Item 10.A

Item Explanation

The purpose of this agenda item is to consider the selection of the most qualified design-build firm for the Hilltop Needmore Town Park Project and to authorize the Town Manager or designee to negotiate the scope and fee.

Staff Comments

Per NCGS 143-64.31, town staff issued Requests for Qualifications (RFQs) for design-build consultants for the Hilltop Needmore Town Park project on April 27, 2026. A copy of the RFQ is attached to this agenda item for reference. Town staff received seven RFQ responses from highly qualified design-build firms on May 29, 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, Recreation Superintendent Leslie Poole, 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 RFQ, two firms were invited to interview with the Town on Tuesday, June 23, 2026. The interview panel consisted of the same staff who reviewed the initial RFQ submittals.

Considering the entire evaluation process, Town staff determined that the team of Balfour Beatty, McAdams, and HH Architecture was the most qualified design-build team to complete the Hilltop Needmore Town Park Project, with Blum Construction 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 regard to price. Following this selection, the Town may attempt to negotiate a fair and reasonable price for the proposed scope of work.

The qualifications and interview presentations submitted by Balfour Beatty and Blum Construction demonstrated that both design-build firms have extensive relevant experience and project familiarity and are well qualified to perform the design and construction of Hilltop Needmore Town Park. Balfour Beatty was identified as the most qualified design-build team based on its extensive experience with more than fifty-five comparable park projects. It also demonstrated significant staff availability for this project and a clear understanding of site-

specific conditions, including dam remediation and rehabilitation.

Management and staff recommend that the Town Board designate Balfour Beatty as the best-qualified design-build firm and Blum Construction as the next best-qualified firm. Upon selection, Management and staff will work with Balfour Beatty to develop a scope of work and fee that aligns with the Hilltop Needmore Town Park project identified in the FY 2027 Budget. If acceptable scope and fee terms cannot be reached with Balfour Beatty, Town staff will move to negotiations with Blum Construction.

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. After the Town Board selects 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, fee, and terms to a future Town Board meeting. Town funding for the Hilltop Needmore Town Park Project is included in the adopted FY 2027 budget of \$10,000,000.

Recommendation

MOTION TO: Designate Balfour Beatty as the best-qualified and preferred design-build firm and Blum Construction as the next-ranked preferred firm to perform the design and construction for the Hilltop Needmore Town Park Project, and authorize the Town Manager or designee to negotiate scope and fee, subject to the Town Attorney's review of form.

ATTACHMENTS

[RFQ - HNTB - Design Build.pdf](#)

[Balfour Beatty RFQ.pdf](#)

[Blum RFQ.pdf](#)