



Board Meeting Agenda Abstract

Tuesday, April 21, 2026

Location:

Agenda Item

Project Ordinance Amendment POA-26-18 and Budget Amendment BA-26-47 - South Park Community Center Renovation - Parks, Recreation, and Cultural Resources - (Cox) - Item 8.C

Item Explanation

The purpose of this agenda item is to consider a Project Ordinance Amendment and Budget Amendment for the South Park Community Center Renovation Project.

Staff Comments

The South Park Community Center Design and Renovation project is included in the 2024 Comprehensive Systemwide Parks, Recreation & Cultural Resources Master Plan, with design funding approved in the FY 2026 Operating Budget and construction funding scheduled for FY 2027. At the March 9, 2026 Town Board of Commissioners meeting, the Board unanimously selected Concept 2 as the preferred design. This concept best meets the renovation goals by expanding the fitness room, improving circulation and user experience throughout the facility, clearly defining the main entrance, and maximizing additional program space. It also enhances acoustics and customer service by relocating the front desk, establishing a dedicated lobby, and adding a gym lobby to help reduce noise.

Since the selection of Concept 2, Town staff have negotiated a scope and fee with HH Architecture of \$497,000, which includes design development, construction documents, bidding, construction administration, and project closeout. HH Architecture has also proposed an additional \$14,000 for topographical surveys, geotechnical investigations, and subsurface utility engineering, if needed. The proposed design fee for the South Park Community Center Renovation Project is \$511,000. This amount aligns with industry standards for public projects of similar scope. Staff recommends approval of POA-26-18.

Town staff recommend using a Construction Manager at Risk (CMAR) as the delivery method for the South Park Community Center Renovation Project. In accordance with North Carolina General Statutes, staff initiated the required procurement process and advertised a Request for Qualifications on April 10, 2026. POA 26-18 includes funding of \$150,000 for CMAR pre-construction services, including schematic design, design development, construction documents, cost estimating, and bidding. Once bidding is complete, the CMAR will submit a Guaranteed Maximum Price (GMP) for Board consideration to complete the renovation project. This approach, including engaging a CMAR during the design phase, was used successfully in delivering the Hilltop Needmore Town Park Community Center on time and

within budget.

Management and staff recommend approval of a budget amendment and project ordinance amendment to fully fund design and pre-construction services for the South Park Community Center renovations project.

Fiscal Note

Yes

The Town Board approved a budget of \$200,000 in FY 2026 for the design of the South Park Community Center renovations. Of this total, \$44,900 has been allocated for the facility assessment and conceptual design phase. POA-26-18 allocates an additional \$478,000 to support the full design scope associated with the selection of Concept 2, and pre-construction services for a Construction Manager at Risk for the project. Construction cost estimates will be refined throughout the design process, with funding to be identified in the FY 2027 budget.

Recommendation

CONSENT AGENDA

MOTION TO: Approve Project Ordinance Amendment POA 26-18 and Budget Amendment BA-26-47 as presented and recommended.

ATTACHMENTS

[POA-26-18.docx](#)

[BA-26-47 - South Park Community Center Design.docx](#)