



Board Meeting Agenda Abstract

Tuesday, May 19, 2026

Location:

Agenda Item

Consultant Selection - South Park Community Center Renovation - Parks, Recreation and Cultural Resources - (Cox) - Item 10.B

Item Explanation

The purpose of this agenda item is to consider the selection of the best-qualified construction manager at risk firm for the South Park Community Center Renovation 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 Construction Manager at Risk (CMAR) consultants for the South Park Community Center Renovation project on March 11, 2026. A copy of the Request for Qualifications is attached to this agenda item for reference. Town staff received seven RFQ responses from highly qualified design build firms on April 10, 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, Public Buildings Superintendent Ed Kuczynski, Recreation Program Superintendent Leslie Poole, Assistant Director of Athletics/Recreation Anthony DiMarzio, and Community Center Administrator, Thomas DeGruchy. Based on the scoring criteria established in the request for qualifications, three firms were invited to interview with the Town on Tuesday, May 5, 2026. The interview panel consisted of the same staff that reviewed the initial RFQ submittals.

Considering the entire evaluation process, Town Staff determined Edifice Construction to be the most qualified CMAR team to complete the South Park Community Center Renovation 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 CMAR firm without respect to price, and following this selection, may attempt to negotiate a fair and reasonable price for the proposed scope of work.

Considering the entire evaluation process, Town Staff determined the team of Edifice Construction to be the most qualified CMAR team to complete the South Park Community Center Renovation 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 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, as well as Blum Construction, demonstrated both CMAR firms have extensive relevant experience and project familiarity and are well-qualified to perform CMAR services for the South Park Community Center Renovation Project. Edifice Construction was identified as the most qualified CMAR team based on their extensive experience with comparable projects, including 104 public CMAR projects including the construction of the Hilltop Needmore Town Park Community Center. Edifice Construction also demonstrated strong staff availability dedicated to the South Park Community Center Renovation Project.

Management and staff recommend the Town Board designate Edifice Construction as the best-qualified design build firm and designate Blum Construction 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 South Park Community Center Renovation 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 Blum Construction.

Fiscal Note

Yes

Qualifications-based selection is the process prescribed by NC General Statutes for selecting CMAR 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. At the April 21, 2026, Town Board meeting, the Board approved a Budget Amendment and Project Ordinance providing funding for preconstruction services. 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: Designate Edifice Construction as the best-qualified and preferred firm, and Blum Construction as the next ranked preferred firm to perform the construction manager at risk services for the South Park Community Center Renovation Project and authorize the Town Manager or designee to negotiate scope and fee, subject to the Town Attorney review as to form.

ATTACHMENTS

[SPCC CMAR RFQ FINAL.pdf](#)

[Edifice Construction RFQ Response .pdf](#)

[Blum Construction RFQ Response.pdf](#)