



**Date:** December 4, 2023

**To:** Wanda S. Page, City Manager  
**Through:** Bertha T. Winbush, Deputy City Manager  
**From:** Jina B. Propst, Director, General Services Department  
**Subject:** Construction Contract with Central Builders, Inc. of Mebane for Former Wheels Skating Center Upfit Project

### **Executive Summary**

On October 11, 2023, six (6) bids were received for the Former Wheels Skating Center Upfit Project. The lowest, responsive, responsible bid was submitted by Central Builders, Inc. of Mebane. The bid for the base scope of work is \$2,350,000, and includes accessibility, code, life safety and risk deficiency corrections as well as maintenance and operations, aesthetic and concessionaire upgrades.

The Department of Parks and Recreation (DPR) and General Services Department recommend accepting bid Alternates G-1: Add to install roof coating system for \$125,000, G-2: Add to install a rooftop fall protection system for \$31,000, G-4: Add to install roof access ladder for \$3,500 and G-5: To provide and install interior picnic tables for \$72,000 for a total contract amount of \$2,581,500.

### **Motion**

To authorize the City Manager to execute a construction contract with Central Builders, Inc. of Mebane for the Former Wheels Skating Center Upfit Project in the amount of \$2,581,500;

To establish a contingency fund for the contract in the amount of \$387,225; and

To authorize the City Manager to negotiate and execute amendments to the construction contract, provided that the total project cost does not exceed \$2,968,725.

### **Background**

In 2021, the City entered into a professional services contract for development of park renovation concepts for Long Meadow and East End Parks as well as the former Wheels Fun Park (Wheels) site. The primary intent of the project was to evaluate and assess the sites with a focus on identifying opportunities to implement recommendations included in the City's 2013 Parks and Recreation Master Plan and 2017 Aquatics Facilities Master Plan. Priority was given to the Wheels site for development of a large outdoor aquatics facility as recommended in the 2017 Aquatics Facilities Master Plan, and identification of other program elements to supplement and compliment the newly developed Merrick-Moore Park, located directly across the street.

Through the project's public engagement process, a clear desire was expressed by community members for the preservation and re-opening of the Wheels Skating Center as part of the overall Wheels redevelopment. General Services staff presented the Wheels Skating Center Assessment and Probable Opinion of Cost to City Council on October 6, 2022. The recommendations presented to Council included correcting deficiencies related to accessibility,

code, life safety, risk and deferred maintenance and upgrades related to future food service and concessionaire requirements. Council directed staff at that time, to move forward with a project to update the facility and correct deficiencies required to re-open the facility as a City-owned skating center.

In February 2023 DTW Architects + Planners, Ltd. was selected through a Request for Qualifications (RFQ) process to complete design and construction administration services for renovations to the facility. Subsequently, through negotiations with an outside concessions operator, additional scope for interior renovations was added to the project to enhance visitor experience, allow for additional programming opportunities and allow a concessionaire to successfully operate the facility. Scope enhancements included:

- Reconfiguration of concessions area to streamline food preparation and service needs for individual patrons and events.
- Reconfiguration of ticketing queue by adding transaction windows.
- Reconfiguration of skate rental area to allow for incorporation of an arcade/game area into the space and allow for better flow of visitors in space
- Reconfiguration of viewing areas and rink access including.

**Issues and Analysis**

The Former Wheels Skating Center Project was bid on October 11, 2023 and the results are outlined below. Five (5) Alternates were included in the bid and four (4) are being recommended. Six (6) Bids were received, however, due to clerical errors identified on their bid forms, two (2) bidders submitted requests to withdraw bids per General Statute 143-129. Hearings were held on October 31, 2023 and the City approved the request for bid withdrawal in both cases. Notice to Proceed is anticipated to be issued in December 2023 and construction to be completed in August 2024.

<u>Company</u>	<u>Base Bid</u>	<u>Base + Alternates</u>
Central Builders, Inc. of Mebane	\$2,350,000.00	\$2,581,500.00
Riggs-Harrod Builders, Inc.	\$2,498,362.00	\$2,734,137.00
Salisbury & Moore Construction	\$2,489,000.00	\$2,759,390.00
Trend Construction, Inc.	\$3,457,799.00	\$3,734,662.00
Harrod & Associates Constructors, Inc.	Bid Withdrawn Per G.S. 143-129.1	
MLB Construction Services, LLC	Bid Withdrawn Per G.S. 143-129.1	

**Alternatives**

City Council could choose not to approve the contract. If the contract is not approved, there will be no renovations to the Former Wheels Skating Center.

**Financial Impact**

Funds for this project are currently budgeted and available as follows:

<u>FUNDING SOURCES</u>	<u>City of Durham</u>
CIP FY 2024	\$3,327,225
<b>Total Revenues</b>	<b>\$3,327,225</b>

**PROJECT COSTS****City of Durham**

Design	\$ 293,000	
Design Contingency	\$ 50,500	
Owner's Other Expenses	\$ 15,000	
Construction	\$2,581,500	Current Request
Construction Contingency	\$ 387,225	Current Request
<b>Total Expenditures</b>	<b>\$3,327,225</b>	

Funding for this project is available in the following accounts:

Fund	Organization Code	Object Code	Project Code	Amount
Construction in Progress	3000H000	731000	CH430	\$2,581,500
Contract Contingencies	3000H000	731900	CH430	\$ 387,255

**Equal Business Opportunity Summary**

The Underutilized Business Compliance Division (UBC) has reviewed the proposal bid submitted by Central Builders, Inc. of Mebane to determine if they are following the Ordinance to Promote Equal Business Opportunities in City Contracting. The goal for this project were **Minority 11%** and **Women 7%**.

The firm failed to meet the assigned **Minority** and **Women** goals and are following the Ordinance to Promote Equal Business Opportunities in City Contracting which prompted the Good Faith Effort process. After reviewing the documentation provided, UBC finds Central Builders, Inc. of Mebane is compliant with the Equal Business Opportunity Program.

**UBE REQUIREMENTS:**

Central Builders, Inc. of Mebane will utilize the following certified firms:

Firm	ID	City/State	Amount	% of Contract
D9 Painting Group	MUBE	Youngsville, NC	\$33,385	1.42%
FloorChem, Inc.	WUBE	Raleigh, NC	\$13,824	0.59%

**Contractor Workforce Diversity & Hiring Practices**

According to the contractor's responses to the "Contractor Workforce Diversity Questionnaire," the contractor is a small employer (less than 50 employees) consisting of a mix of professional, skilled and unskilled workers and laborers. The contractor believes it has a diverse workforce because 4 of their 11 employees are either female or minority.

## WORKFORCE STATISTICS

### Employee Diversity Breakdown Table

Employment Category	Total Employees	Total Males	Total Females	M-----a-----l-----e-----s					F-----m-----a-----l-----e-----s					
				White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	
Project Manager	3	2	1	2						1				
Professional	1	0	1							1				
Labor	6	6	0	5	1									
Clerical	1	0	1							1				
<b>TOTALS</b>	<b>11</b>	<b>8</b>	<b>3</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Attachments

Proposed Contract

Contract Attachments – A201 General Conditions, Exhibit A