



# City of Greensboro

Melvin Municipal  
Office Building  
300 W. Washington Street  
Greensboro, NC 27401

## Agenda Report

File Number: 2022-932

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### Agenda Item# I. 3.

**Agenda Date:** 9/20/2022. **Department:** Parks & Recreation  
**Meeting Type:** Council Meeting **Category:** Choose an item.

**Title:** 2022 -932 Resolution Authorizing Amendment #3 in the Amount of \$6,494,965 for Contract #2019-5160 Between the City of Greensboro and Vines Architecture, Inc. in Association with EVOKE Studio, for the Design and Construction Development of the Windsor Cha

**Council Priority: Place an 'x' in the box.**

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

**Council District:** 2

**Public Hearing:** No

**Advertising Date/By:** NA

**Contact 1 and Phone:** Nasha McCray, 433-7360

**Contact 2 and Phone:** Brigitte Blanton, 373-2716

**PURPOSE:**

To extend the existing agreement between the City of Greensboro and Vines Architecture/EVOKE Studio, in the amount of \$6,494,965, for completion of design development, construction documents, and construction administration for the Windsor Chavis Nocho Community Complex project.

**BACKGROUND:**

In 2016, residents approved a bond referendum which included funding for the planning of a joint facility to combine Windsor Community Recreation Center and the Vance Chavis Branch Library. On May 21, 2019, City Council approved a professional services contract in the amount of \$1,259,500 between the City of Greensboro and Vines Architecture, Inc./EVOKE Studio for the development of the project's conceptual and 50% schematic design. On August 18, 2021, City Council approved contract amendment #1 for \$667,300 for completion of the schematic

design at 100%. On February 8, 2022, the City completed amendment #2 to extend the contract timeline in order to complete project marketing materials. A third amendment will increase the contract value by \$6,494,965 in order to complete design development, construction documents and construction administration through project close out.

On August 16, 2022, City Council allocated \$8,000,000 of American Rescue Plan Act (ARPA) funds to support the requested contract extension. A portion of these funds will also be allocated toward the Construction Manager at Risk (CMAR) delivery method with a proposal being accepted through August 31, 2022, and initial reviews to be completed in September 2022.

The MWBE office did not set goals for the professional services contract; however, prospective respondents were required to solicit and use certified M/WBEs if they were potential sources for services necessary to fulfill the contract. Respondents to the RFQ received additional evaluations points based on MBE/WBE participation. Vines Architecture, Inc./Evoke Studios are minority and minority-woman owned firms that will lead the project, along with a commitment of 39.74% MBE subcontractor participation utilization to include Evoke Studio Architecture, PLLC (MBE 34.29%), JC Waller & Associates (MBE 1.86%), Glimmer & Glow, LLC (MBE 1.43%) and Surface 678, PA (2.16%).

**BUDGET IMPACT:**

Funding to cover the contract amendment of \$6,494,965, is currently budgeted in the account number 493-5002-01.

**ACCOUNT NUMBER:**

493-5002-01

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the amendment of the professional services contract with Vines Architecture, Inc./EVOKE Studio in the amount of \$6,494,965 for a total contract amount of \$8,421,765 for the completion of design development, construction documents and construction administration through project close out for the Windsor Chavis Nocho Community Complex.