



City of Greensboro

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

Agenda Report

File Number: 2025-51

Agenda Item# I.2.

Agenda Date: 2/18/2025. **Department:** Parks & Recreation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025 -51 Resolution to Authorize Execution of Contract #2023-0060 in the Amount of \$48,252,241.00 with Samet Corporation for Windsor Chavis Nocho Community Complex Building Construction

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

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|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Phil Fleischmann, Ext. 7360

Contact 2 and Phone: Shawna Tillery, Ext. 7808

PURPOSE:

City Council is requested to approve the contract award to Samet Corporation for the construction of the Windsor Chavis Nocho Community Complex building and adjacent support amenities located on the north parcel at 1601 E. Gate City Blvd.

BACKGROUND:

In 2016, residents approved a bond referendum which included funding for the planning of the Windsor Chavis Nocho Community Complex. In 2021, the design development of the project was completed at 50%. In September 2021 Council approved a resolution requesting funding for the project from Guilford County. In July 2022 residents approved a \$50 million bond referendum for the construction of the facility.

In August 2022 the Greensboro City Council approved \$8,000,000 for American Rescue Plan Act (ARP) enabled funds for the completion of design development, construction document and construction delivery method. In the same month the Guilford County Board of Commissioners approved an allocation of \$15 million in ARP enabled funds for the construction of the building. In September 2022, the City enlisted a Construction Manager at Risk (CMAR) delivery method for soliciting pre-construction services for the Windsor Chavis Nocho Community Complex. As a

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

result of proposals received and evaluated, Samet Corporation was determined to be the most qualified firm to perform this delivery method. On December 20, 2022 City Council approved a contract in the amount for \$750,112 with Samet Corporation for pre-construction services for the Windsor Chavis Nocho Community Complex.

Over the last two years, Samet Corporation has worked in coordination with Vines Architecture and Evoke Studios for final design completion. Samet has also worked with the City and Guilford County M/WBE offices for collaboration and process requirements to oversee the package development and pre-qualification process, to complete M/WBE outreach, and related bidding for the project.

The prequalification process began in February 2024 and lasted for a total of 232 days. During this period 42,769 messages were sent, 3,307 phone calls made, nine newspaper advertisements ran, four outreach events were conducted hosting over 150 attendees, a Contractor's College was held with 15 students, and a 2nd-Tier subcontractor interest meeting occurred with 31 attendees.

The prequalification process included 1,180 firms invited to prequalify. 485 of the invited firms completed the prequalification process. A total of 188 M/WBE bidders completed the prequalification process with 138 MBE bidders and 50 WBE bidders.

As the Construction Manager, Samet gave a Guaranteed Maximum Price (GMP) in the amount of \$48,252,241 for the Windsor Chavis Nocho Community Complex building only located at 1601 E. Gate City Blvd.

The goals were set at 17% MBE and 15% WBE. Though the outreach efforts of Samet achieved 11.45% MBE and 2.43% WBE. Samet did not meet the goals but did meet good faith efforts. Guilford County M/WBE Office has reviewed the bid documentation and provided approval in the December 10, 2024 email attached for review. The City of Greensboro's M/WBE office memo is attached for review.

Construction of the Nocho Park portion of the complex located across E. Gate City Blvd. will be handled through future authorization by the Council.

BUDGET IMPACT:

Funding budgeted for this project will be used to cover costs associated with the construction and development of the Windsor Chavis Nocho Community Complex building and adjacent support amenities located on the north parcel at 1601 E. Gate City Blvd.

ACCOUNT NUMBER:

493-50-5099229

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the award to Samet Corporation for the Windsor Chavis Nocho Community Complex Building Construction, Contract 2023-0060 in the amount of \$48,252,241.00.