



# City of Greensboro

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

## Agenda Report

File Number: 2025-198

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### Agenda Item# I.2.

**Agenda Date:** 3/18/2025. **Department:** Parks & Recreation  
**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2025 – 198 Resolution to Authorize Execution of Guaranteed Maximum Price Amendment #2 for Contract 2023-006A for \$11,947,078.00 with Samet Corporation for Windsor Chavis Nocho Community Complex - Nocho Park Construction

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

- |  |  |
|--|--|
| <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 - Nocho Park only located at 1010 Duke St., Greensboro.

**BACKGROUND:**

In 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 result of proposals received, reviewed, and scored 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 for preconstruction services for the Windsor Chavis Nocho Community Complex. Samet Corporation has worked over the two years in coordination with Vines Architecture and Evoke Studios to oversee the package development and bidding, pre-qualification processes, and M/WBE outreach in coordination with the City and Guilford County.

On December 19, 2023, the City Council approved the acceptance of a \$4,384,285.83 matching grant from the federal Outdoor Recreation Legacy Partnership (ORLP) program. The City

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

provided a match of \$4,384,285.83 and this will be utilized for the park improvements. The funds must be spent by September 2026; the City will be reimbursed upon reporting completion.

As the Construction Manager, Samet Corporation gave a Guaranteed Maximum Price (GMP) in the amount of \$11,947,078 for the construction of the Nocho Park portion of the Windsor Chavis Nocho Community Complex.

The goals were set at 16.4% MBE and 6.90% WBE. Though the outreach efforts, Samet Corporation achieved 19.3% MBE and 9.88% WBE meeting the goals for the project. The City of Greensboro's M/WBE office memo is attached for review.

**BUDGET IMPACT:**

Funding for this project will be used to cover costs associated with the construction and development of the Windsor Chavis Nocho Community Complex – Nocho Park, located at 1010 Duke St.

**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 Nocho Park Construction, Contract 2023-006A in the amount of \$11,947,078.00.