



City of Greensboro

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

Agenda Report

File Number: 2025-332

Agenda Item# I.6.

Agenda Date: 4/15/2025. **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025 - 332 Resolution Approving Use of Design Build and Selection of Samet Corporation as the Design Builder for the Greensboro Science Center Gateway Project Phase One

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 Briefly Explain 3 word maximum |

Council District: 3

Public Hearing: No

Advertising Date/By: Click or tap to enter a date./by City Clerk

Contact 1 and Phone: Phil Fleischmann, ext. 7360

Contact 2 and Phone: James Dickens, ext. 2320

PURPOSE:

The City Manager, on behalf of the Greensboro Science Center, is requesting approval to pursue the Design Build Construction Delivery Method for the design and construction of its Expedition Rainforest which includes the Greensboro Biodome and Aquatic Rehabilitation and Conservation Center. City Council approval of the criteria to be considered before using the Design Build delivery method for this project is requested along with approval of the Design Builder selected, Samet Corporation.

BACKGROUND:

On February 21, 2023, Council approved a resolution to allocate Twenty Million Dollars (\$20,000,000) in Parks and Recreation bond funds to the Greensboro Science Center for Phase 1 of its Gateway Project, which includes a rainforest biodome (Expedition Rainforest – The Greensboro Biodome) and a sea creature care, conservation, rescue, rehabilitation and reintroduction center (the ARCC – Aquatic Rehabilitation and Care Complex). On May 31, 2023, the City entered into a contract with the Science Center to obligate these funds so that the Science Center could begin the design and construction. During its October 24, 2024 work session, the City Council received an update on the status of the project as a part of broader Battleground Parks District presentation and had an opportunity to view preliminary renderings.

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Per contract, the City traditionally authorizes the Science Center to manage capital projects and City staff advises on and monitors for adherence to policies and requirements. In consultation with City staff, the Science Center chose to use the Design Build method of construction. Pursuant to North Carolina General Statute (“NCGS”) §143-128.1A, it solicited for Design Builders on two separate occasions, and both times, only one firm, Samet Corporation submitted a proposal. Samet Corporation was selected and the design has been completed. NCGS §143-128.1A, however, requires governmental entities to first “establish in writing the criteria used for determining the circumstances under which the design-build method is appropriate for a project” and to select the Design Builder. Using the criteria established in NCGS §143-128.1A, the Science Center requests Council’s ratification of the application of these criteria and the selection of Samet Corporation as the Design Builder.

Criteria 1-Ability to adequately and thoroughly scope the project requirements in the Request for Proposals (RFP): The scope for design and construction of animal habitats in zoo environments is very specialized. For the Greensboro Biodome and Aquatic Rehabilitation and Conservation Center project this includes a rainforest habitat and new conservation center. The plans include the specific habitats for animals from three continents including sloths, clouded leopards, toucans, crocodilians, tortoises, sifakas, exotic birds, reptiles, amphibians and invertebrates. The building structure, mechanical system, electrical system, and rock work construction must meet the standards for the American Alliance of Museums and Association of Zoos & Aquariums for accreditation purposes. With the experience of previous expansion projects through public private partnership with the Greensboro Science Center the project requirements on scope experience were clearly defined in the RFP.

Criteria 2-Timeline constraints for project delivery: As noted above the Greensboro Science Center is an accredited agency from the American Alliance of Museums and Association of Zoos & Aquariums. In order to maintain this accreditation the Greensboro Science Center must meet the program goals for incorporating and planning for biologically sound populations as part of their commitment to cooperative populations and program management. This requires planning and definite timelines for incorporating the specific animals into these new habitats. The Greensboro Science Center has also been able to leverage funding through fundraising efforts to support both the construction for the Greensboro Biodome and Aquatic Rehabilitation and Conservation Center, with the goal of supporting and executing the project by matching the bond funding with private contributions. Design Build is the only method of delivery that fits this aggressive delivery schedule for American Alliance of Museums and Association of Zoos & Aquariums accreditation requirements along with expectations of private donor and public funding.

Criteria 3-Ability to ensure that a quality product can be delivered: The design and construction of the Greensboro Biodome and Aquatic Rehabilitation and Conservation Center will be performed by one entity. The architect, zoo design consultant, civil, structural and mechanical design engineers will be employed by the Contractor and a single entity is contractually responsible for design and construction of the Greensboro Biodome and Aquatic Rehabilitation and Conservation Center. The City will provide oversight.

Criteria 4-Staff familiarity or City consultant’s familiarity with Design Build: A firm sufficiently experienced with Design Build is necessary. City staff in conjunction with the Science Center Staff have sufficient experience to manage a Design Build project. City staff has managed or is

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managing Design Build Projects on several Fire Stations and the TZO Osborne Water Reclamation Facility Incinerator.

Criteria 5-Comply with HUB participation efforts and City of Greensboro M/WBE Program Plan: The Design Build construction delivery method is subject to the Mini-Brooks laws and Design Build teams are selected by qualifications. Criteria for the evaluation of the Request for Qualifications included M/WBE outreach efforts and inclusion of qualified M/WBE's to perform parts of the services for Design Build. The Design Build Team consists of 1. Architect- Lindsey Architecture (WBE) 2. Consultant- Zoo Horticulture Consulting & Design (NY, NY)(Non-MWBE) 3. Cambridge Seven Associates, Inc. (Cambridge, MA)(Non MWBE) 4. Westcott, Small & Associates – Civil Design (Greensboro) (WBE) 5. Lynch Mykins (Greensboro) – Structural Design (WBE) 6. Revington Reaves Landscape Architecture and Planning, PLLC – Landscape Architecture (Greensboro) (WBE). M/WBE Goals have been set for the construction portion of this project at MBE 11.67% and WBE 10.48%. The City of Greensboro M/WBE Program Plan will continue to be followed throughout this project.

Criteria 6-Overall comparison of cost and benefits of the Design Build delivery method: As stated previously, the specialized design work and construction timeline of the work for animal habitats is a major driver of the Design Build delivery method. When the schedule for design and construction of a project is condensed, it can eliminate cost overruns that result from construction material escalation.

BUDGET IMPACT:

None

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council (1) approve the criteria used by the Science Center to determine the circumstances for entering into a Design Build Contract, (2) approve the use of Design Build for Phase 1 of the Greensboro Science Center Gateway Project, and (3) approve the selection of Samet Corporation as the Design Builder for this project.