



# City of Greensboro

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

## Agenda Report

File Number: 2026-161

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### Agenda Item# I.4.

**Agenda Date:** 3/17/2026. **Department:** Water Resources

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

**Title:** 2026 – 161 Resolution Approving Contract 2025-0510 in the amount of \$33,961,432 with Crowder Construction Company for the Townsend Water Treatment Plant Advanced Treatment Facility Design Build Project

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

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

**Council District:** 3

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext. 2494

**Contact 2 and Phone:** Virginia Spillman, Ext. 3260

### **PURPOSE:**

Water Resources Department is requesting approval of Contract 2025-0510 for the Townsend Water Treatment Plant Advanced Treatment Facility (ATF) Design Build Project. City Council approval of Contract 2025-0510 with Crowder Construction Company for \$33,961,432 is requested. This request is for preconstruction services which include design, equipment purchase, design builder fees and an early site construction package.

### **BACKGROUND:**

On September 16, 2025, City Council approved the use of the Design Build Alternative Delivery method for construction of the Townsend Water Treatment Plant ATF to address emerging contaminants. The project will address pre and polyfluoroalkyl substances (PFAS) within the City's source water. The design build method was chosen because of the aggressive schedule of the project. The City has regulatory requirements that need to be met by April 2029 and an intermediate milestone of advanced treatment sampling by April 2028.

As required by general statutes, Design Builders are selected based upon qualifications. A Request for Qualification was issued by Water Resources on October 3, 2025. Statements of

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

Qualifications (SOQ) were received from six perspective Design Builders on November 25, 2025. After SOQ review and interviews, the design build team of Crowder Construction Company and CDM Smith was selected as most qualified.

In order to meet an April 2028 milestone, the Design Build team is including allowances for early procurement of long lead items such as pumps, motors, variable frequency drives, electrical gear, generator, and large diameter piping. The Design Build team has identified early construction packages (demolition, clearing and grubbing, erosion control, temporary fencing, and site grading) that can be quickly designed and permitted while the treatment process design is being completed. The Design Build team has identified and will solicit to a number of MWBE firms that are capable of doing the work, as well as others identified by the Office of Business Opportunity (OBO) in order to obtain a competitive bid for those scopes of work. Allocating the dollars for these construction allowances is important to progressing the project as quickly as possible. The Design Build team will continue to work with the OBO to set construction goals on the Guaranteed Maximum Price (GMP) and all construction related activities. At 60% of design, a construction phase change order for the GMP will be submitted to Council for approval to include the remainder of the construction by Crowder Construction Company.

The Design Build team led by Crowder Construction Company was selected in accordance with North Carolina General Statute 143-128.1A for Design-build contracts and OBO procedures for selection of qualified firms. Engineering services account for 39.53% of the total preconstruction services contract amount. The Crowder Construction Company will team with Crittek Engineering Group (MBE), Stewart (MBE), DiverseCity (MBE) and Froehling and Robertson (MBE), to provide engineering design services which accounts for 9.21% of the total engineering design services cost. Equipment procurement accounts for 38.01% of the preconstruction services amount. Early construction packages allowances have the potential to add an additional 4.10% of MWBE participation of the total preconstruction services amount. Current MWBE participation for the preconstruction services is 3.65%. Crowder Construction Company has also committed to working with North Carolina A&T career services for construction candidates for hire within their company.

**BUDGET IMPACT:**

Funding in the amount of \$33,961,432 is budgeted in the Water Resources Capital Bond Fund. A Budget Ordinance is required to fund this project.

**ACCOUNT NUMBER:**

518-70-7099226.5410	\$13,425,950
518-70-7099226.6019	\$20,535,482

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve Contract 2025-0510 for the Townsend Water Treatment Plant Advanced Treatment Facility Design Build project with Crowder Construction Company for \$33,961,432.