
AGENDA
CROWN EVENT CENTER COMMITTEE MEETING
JUDGE E. MAURICE BRASWELL
CUMBERLAND COUNTY COURTHOUSE- ROOM 564
NOVEMBER 1, 2022
1:00 PM

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. Approval of March 23, 2022 Special Meeting Minutes, April 20, 2022 Special Meeting Minutes, May 16, 2022 Special Meeting Minutes, August 16, 2022 Special Meeting Minutes and September 20, 2022 Special Meeting Minutes
4. ITEMS OF BUSINESS
 - A. Consideration of Construction Delivery Method
5. OTHER ITEMS
6. CLOSED SESSION:
 - A. Real Property Acquisition Pursuant to NCGS 143-318.11(a)(5)

ADJOURN



OFFICE OF THE COUNTY MANAGER

**MEMORANDUM FOR AMERICAN RESCUE PLAN COMMITTEE AGENDA OF
NOVEMBER 1, 2022**

TO: CROWN EVENT CENTER COMMITTEE

FROM:

DATE:

**SUBJECT: APPROVAL OF MARCH 23, 2022 SPECIAL MEETING MINUTES, APRIL
20, 2022 SPECIAL MEETING MINUTES, MAY 16, 2022 SPECIAL
MEETING MINUTES, AUGUST 16, 2022 SPECIAL MEETING MINUTES
AND SEPTEMBER 20, 2022 SPECIAL MEETING MINUTES**



CROWN EVENT CENTER

MEMORANDUM FOR AMERICAN RESCUE PLAN COMMITTEE AGENDA OF NOVEMBER 1, 2022

TO: CROWN EVENT CENTER COMMITTEE

**FROM: JERMAINE WALKER, DIRECTOR OF ENGINEERING AND
INFRASTRUCTURE**

DATE: 10/27/2022

SUBJECT: CONSIDERATION OF CONSTRUCTION DELIVERY METHOD

BACKGROUND

In order to adhere to the restrictive timeline required to deliver the new Crown Event Center as a complete and useable facility by October 2025, it is important to finalize discussions regarding the construction delivery methods available to the County for this project. Over the years, changes in North Carolina legislation have provided local governments with more options for construction of public facilities.

Attached is a presentation that details aspects of both the Design-Bid-Build and Construction-Manager-at-Risk construction delivery methods for the Crown Event Center Committee's information and consideration before making a recommendation to the Board of Commissioners.

RECOMMENDATION / PROPOSED ACTION

The recommendation of the Project Delivery Team is to use Construction Manager-at-Risk as the construction delivery method for the Crown Event Center Project.

The proposed action is to approve the recommendation pending the presentation to the Board of Commissioners for final approval.

ATTACHMENTS:

| Description | Type |
|-------------------------------------|-----------------|
| Construction Delivery Method Update | Backup Material |

Crown Event Center Committee

Project Update

November 1, 2022



Agenda



Delivery Method Presentation



Architect Selection Process Update



Site Selection Process Update



Crown Event Center Committee Actions



Project Next Steps

Action Items



Delivery Method| Vote on recommendation to present to Board for approval

CONSTRUCTION PROJECT DELIVERY METHODS

Design-Bid-Build

- Most common used in North Carolina
- Procure architect, complete design to 100%, Procure contractor
- Sequential, longest process for schedule
- Good competition, cannot select on quals, most problematic if bids over budget
- Design issue change orders additional costs to the project

CONSTRUCTION PROJECT DELIVERY METHODS

Construction Management-at-Risk (CMAR)

- Commonly used at the state level in North Carolina
- Similar with Design-Bid-Build, but contractor comes on early in design
- Can shorten schedule, fast track approach
- Process includes Value Engineering
- Change orders generally are unforeseen and owner requests. Design issues change orders are part of CMAR requirements
- Allows for early packages and early procurement of long lead items
- Can select on quals, CMAR can help identify savings during design, need to require competition

CONSTRUCTION PROJECT DELIVERY METHODS

Design-Build

- Not common in North Carolina
- Hired architect needs to put together “bridging documents”
- Architect and contractor are procured as single entity, usually “bridging documents” needed to bid
- Can combine price/qualifications selection
- Can shorten schedule, fast track approach
- Owner sets scope requirements for the project
- Design-Build team works with owner for design, and controls final decisions on equipment and materials meeting the owner scope of work
- Change orders generally are unforeseen and owner requests. Design issues change orders are part of CMAR requirements

Architect Selection Process

10/11/22

- Architect RFQ responses received

11/8-9/22

- County staff will conduct in-person interviews with the shortlisted firms and develop a ranking of firms to present to the Crown Event Center Committee

11/16/22

- Crown Event Center Committee to review the recommended ranking and finalize recommendation on Architect selection to be presented to the Board

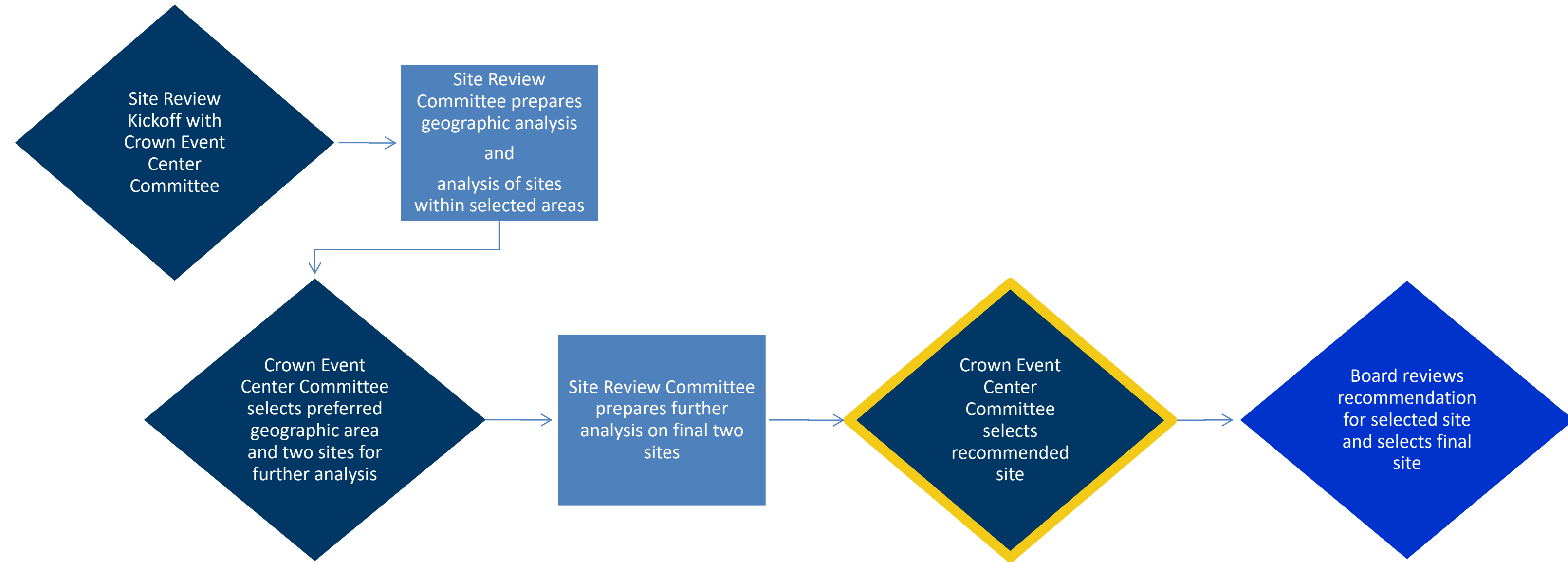
11/21/11

- Board to review the recommended Architect and hold vote for County staff to move forward with contract negotiations with the selected firm

11/28/22

- Board to vote on Architect contract presented by County staff

Site Selection Process



Action Items



Delivery Method| Vote on recommendation to present to Board for approval

Project Next Steps



Contractor Information Session



Contractor solicitation, pending delivery method selection



Architect Shortlist Interviews



Continue site selection process