



Consent Agenda Contracts and Consultant Services

Agenda Title:	Contract Services - Convention Center Expansion and Red Hat Amphitheater Relocation Project - Commissioning Services - RMF Engineering, Inc. - Contract and Budget Amendments
Meeting Date:	May 5, 2026
Meeting Type:	City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department:	Convention and Performing Arts
Sponsor(s):	Kerry Painter
Fiscal Impact	Yes
Dollar Amount:	\$6,009,212
Budgeted	Yes
Budget Source:	Capital Improvement Program

Agenda Item Description:

Kerry Painter, Raleigh Convention Center and Performing Arts Complex

Following a Request for Qualifications (RFQ) procurement process it is appropriate at this time to contract with RMF Engineering, Inc. for building commissioning services as part of the construction project. A Commissioning Agent is an independent, third-party professional responsible for verifying that building systems are properly designed, installed, and operating in accordance with the owner's requirements and project specifications. The Commissioning Agent serves as a key intermediary among the owner, design team, and contractors to ensure optimal system performance. Following qualifications review and negotiation for professional services, a contract in the amount of 1,564,940 is recommended with RMF Engineering Inc.

In addition, project site conditions necessitate contract amendments related to the environmental conditions and utility infrastructure encountered in the field. Funding for the commissioning services contract all contract amendments is available from prior year reserves and requires appropriation of prior year reserves in the amount of \$4,612,342. Accounting details are included with the agenda materials.

Initial excavation activity revealed that soil conditions on the amphitheater site were more heavily impacted than previously identified. While environmental considerations

were anticipated, the extent of contamination required significantly expanded remediation efforts. To safely and responsibly manage this condition, the City has engaged environmental specialists and implemented controlled excavation, testing, and disposal procedures. These steps are necessary to ensure compliance with environmental regulations and to protect public health, resulting in additional cost and extended field durations.

Contract amendments with various vendors are necessary in the following amounts, attributable to the conditions described above:

Ratio USA, LLC (\$878,717); Skanska USA Building, Inc. (\$2,157,869); Terracon Consultants Inc. (\$207,686); Cumming Management Group Inc. (\$1,200,000)

Additional information is included with the agenda materials.

Recommended Action: Authorize the City Manager to execute a contract for professional services with RMF Engineering Inc. in the amount not to exceed \$1,564,940. Authorize the City Manager to execute four contract amendments in the amounts indicated. Authorize associated budget amendment and transfers in the amount of \$4,612,342.

Agenda Item Details:

As the expansion and relocation project moved from planning into active fieldwork conditions were encountered that were materially different from project understanding established at design and preconstruction. These conditions fall into two primary categories; 1) subsurface environmental conditions and 2) underground utility complexity.

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The project site is located in a highly constrained downtown corridor that serves as a hub for multiple major utility systems supporting both the existing Convention Center and surrounding infrastructure. As work has progressed, the team identified a higher-than-expected concentration of underground utilities, conflicts with existing and in some cases undocumented infrastructure, and the need for real-time coordination with multiple utility providers. This complexity directly impacted the duration and sequencing of underground work. The additional time required was driven by the need to safely navigate these conflicts, maintain service continuity, and prevent damage to critical infrastructure.

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The project team has taken a proactive approach to manage these conditions, including engaging environmental consultants to properly assess and remediate impacted soils, performing additional substrate investigation to reduce unknowns, and coordinating closely with utility providers to safely relocate and protect infrastructure.

Contract awards and amendments outlined below are tied to these site conditions and infrastructure constraints as a response to the conditions encountered in the field.

Contract Properties:

Name of Project:	Raleigh Convention Center Expansion and Red Hat Amphitheater Relocation
Name of Vendor:	Ratio USA, LLC
Vendor Type:	Design
Managing Division:	Raleigh Convention and Performing Arts Complex
Approval Request:	Contract Amendment
Reason for Council Review:	Contract Amount > \$300,000
Amendment Amount:	\$878,717

Name of Project:	Raleigh Convention Center Expansion and Red Hat Amphitheater Relocation
Name of Vendor:	Skanska USA Building, Inc.
Vendor Type:	Construction Manager/General Contractor Construction/Preconstruction
Managing Division:	Raleigh Convention and Performing Arts Complex
Approval Request:	Contract Amendments
Reason for Council Review:	Contract Amount > \$300,000
Amendment Amount:	\$2,157,869

Name of Project:	Raleigh Convention Center Expansion and Red Hat Amphitheater Relocation
Name of Vendor:	Terracon Consultants Inc.
Vendor Type:	Environmental & Site Consultants
Managing Division:	Raleigh Convention and Performing Arts Complex
Approval Request:	Contract Amendments
Reason for Council Review:	Contract Amount > \$300,000
Amendment Amount:	\$207,686

Name of Project:	Raleigh Convention Center Expansion and Red Hat Amphitheater Relocation
Name of Vendor:	Cumming Management Group Inc.
Vendor Type:	Owner's Project Management
Managing Division:	Raleigh Convention and Performing Arts Complex
Approval Request:	Contract Amendment
Reason for Council Review:	Contract Amount > \$300,000
Amendment Amount:	\$1,200,000

Name of Project:	Raleigh Convention Center Expansion and Red Hat Amphitheater Relocation
Name of Vendor:	RMF Engineering Inc.
Vendor Type:	Commissioning Agent
Managing Division:	Raleigh Convention and Performing Arts Complex
Approval Request:	Contract Award
Reason for Council Review:	Contract Amount > \$300,000
Amendment Amount:	\$1,564,940