



November 25, 2025

Subject: Upcoming RFQs for Construction Manager at Risk Services (CMAR)

Project: Dix Park Rocky Branch Creek and Grove Project

Project Website: <https://dorotheadixpark.org/rockybranch>

Procurement Method: Request for Qualifications (RFQ)

Anticipated RFQ Timeline:

- Advertisement: December 2025 for 60 days
- Evaluation, interviews, negotiations: February – March 2026
- City Council approval & contract execution: April – May 2026

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Summary of Work: Raleigh Stormwater will advertise a construction management at risk (CMAR) RFQ for the Dix Park Rocky Branch Creek and Grove project in December 2025. Raleigh Stormwater is seeking firms with expertise in the construction of parks on sites with a history of environmental contamination; urban stream restoration; stormwater treatment; floodplain storage and restoration; pedestrian pathways, boardwalks, and bridges; and native plant landscapes.

CMAR services include but are not limited to pre-construction and construction phase services. The CMAR scope of work is anticipated to include at a minimum:

- Coordination with project design team,
- Value engineering,
- Review and identification of constructability issues,
- Coordination with nearby construction projects,
- Remediation Action Plan (RAP) implementation,
- Cost model(s)/estimate(s) in coordination with project design team,
- Requests for information and shop drawings,
- Quality control, and
- Schedule and staffing plan.

Project Background: The City of Raleigh, the Capital City of North Carolina, remains one of the fastest growing areas in the country. A great economy, top educational institutions, and exceptional health care facilities are some of the characteristics that attract people to the triangle area. The mild climate, diverse work force and proximity to Research Triangle Park combine to make Raleigh a great place to live.

Raleigh is a 21st Century City of Innovation focusing on environmental, cultural, and economic sustainability. The City conserves and protects our environmental resources through best practice and cutting-edge conservation and stewardship, land use, infrastructure and building technologies. The City welcomes growth and diversity through policies and programs that will protect and enhance Raleigh's existing neighborhoods, natural amenities, history, and cultural and human resources for future generations. The City leads to improve quality of life for neighborhoods and standard of living for all citizens. The City works with universities, colleges, citizens, and local partners to promote new technology, create new job opportunities, and encourage local businesses and entrepreneurs. The City enlists and prepares 21st Century staff with the skill sets to carry out the duties of the City through transparent civic engagement and by providing the very best customer service to our citizens.

The Engineering Services Department is recognized as a leader in providing full-service, comprehensive engineering and facility operational service for the City. The department's vision focuses on innovative, efficient and effective management and delivery of modern public infrastructure assets for the Raleigh community. This is accomplished through strategic planning, key partnerships, teamwork and collaborative implementation leading to focused, measurable and beneficial results and outcomes.

In 2019, City Council approved the Dix Park Master Plan, which calls for the ecological restoration of Rocky Branch as it flows through Dix Park. Alongside a restored creek, gathering spaces and paths are envisioned to bring park visitors close to the water. Uphill from Rocky Branch, "The Grove," also identified in the park's master plan, will receive improvements to circulation and spaces for passive recreation. These neighboring landscapes are included in the Rocky Branch Creek and Grove project to fully integrate stormwater management strategies in uphill areas from Rocky Branch and to create an easy to navigate green space between Downtown Raleigh, the newly opened Gipson Play Plaza, and the future Wake Bus Rapid Transit (BRT): Western Corridor (project completed by others) via a pedestrian bridge crossing over Rocky Branch.

Rocky Branch is a "303d" impaired stream that extends from east Cary, through west Raleigh and south of Downtown Raleigh where it meets Walnut Creek. Within Dix Park, Rocky Branch is heavily channelized, characterized by a linear channel path and hardened concrete and riprap banks to mitigate erosion. Following the adoption of the master plan for the park, the City engaged a consultant team to produce the "Rocky Branch Enhancement Project Feasibility Study" (RBEPFS). This feasibility study completed in 2024 prepared a fine-grained site analysis, design "test-fit" plans

showing varying levels of improvement, and recommendations for next steps. The City will be implementing stream restoration projects in phases at Dix Park.

Following the RBEPFS's recommendation for a first phase scope, the City is advancing the section of Rocky Branch between S. Boylan Avenue and S. Saunders Street into design and construction. Adjacent to this section of the creek, The Grove drains directly into Rocky Branch and will further act as a stormwater collection system, improving water quality and slowing the flow of park stormwater as it flows towards Rocky Branch.

The Rocky Branch Creek and Grove Project is currently in schematic design. The project area is approximately 27 acres in size. Rocky Branch's stream channel is around 1,700 linear feet within the project area. The most intensive design work will take place in the creek channel, drainage paths to the creek, and a pedestrian bridge crossing over Rocky Branch connecting the Grove to the future Wake BRT: Western Corridor. The Grove improvements are anticipated to preserve the existing character through careful tree preservation and extending pathways between Gipson Play Plaza and Rocky Branch. Funding for design has been sourced from the 2022 Parks Bond and a grant from the NC Land and Water Fund. Construction funding is being identified and will likely be covered by multiple sources from City funds, philanthropy, and grants.