



Durham County Government

Agenda Action Form Supplemental – CPA and Construction Contract Amendment, WC Construction

Agenda Action Form Overview

The Board is requested to approve Capital Project Amendment No.26CPA00000 Transferring \$276,244.80 of Budgeted Debt Service Fund Funding to support the Lincoln Community Health Center Parking Lot Expansion Capital Project: authorizing an increase to the owners contingency to the contract with WC Construction. in the amount of \$230,204.00, thus increasing total compensation for construction services to \$1,191,204.00 and increasing the owners contingency at (20%) in the amount of \$46,040.80, thus increasing the available construction amount by \$276,244.80.00, to execute any necessary change orders for the LCHC Parking Lot Expansion for a total Not-to-exceed of \$1,333,344.80.

Background/Justification

On March 9, 2020, the Board of County Commissioners created the Lincoln Community Health Center Parking Lot Expansion Project account and authorized the execution of a contract with Surface 678 (S678) to provide Engineering services for this project. The scope of work includes demolition of existing lawn area to provide space for construction of an expanded parking lot, minor grading improvements, perimeter fence installation, storm drainage installation, and landscape plantings in and surrounding the parking lot. There are offsite drainage improvements that will cross Fayetteville Street to the west of the project site and will include storm drainpipe installation within the right-of-way of Fayetteville Street and along Linwood Avenue. The existing parking lot will remain in operation during the renovation period. The Lincoln Community Health Center Parking Lot Expansion project was advertised on June 18, 2023, and a pre-bid conference was held on June 28, 2023. Two (2) bid proposals were received on July 18th, a Re-bid was required due to lack of the required number of bids to open the bidding. The project was Re-bid on October 20, 2023, Two (2) bids were rejected due to noncompliance. The project was Re-bid again on December 28, 2023, (2) bids were received and opened. WC Construction submitted the lowest bid price of \$961,000. On January 22, 2024, the Board of County Commissioners approved a construction contract for the Lincoln Community Health Center Parking Lot Expansion Project account and authorized the execution of a contract with WC Construction (WCC) to provide construction services for \$1,057,100.00 for this project. The current amendment will include additional unforeseen conditions primarily include conflicts between storm piping and some existing utilities and existing rock encountered, resulting from the depth and necessary layout of proposed installation of the offsite storm utility improvements that were required along Linwood Avenue, across Fayetteville Street from the Community Health Center site.

As a result of previous renovations, Lincoln is providing services to an additional 2400 clients which required more than 30 new staff. Additional grants over time have added approximately 50 people to the staff and they have been parking on Massey, Spaulding, Linwood, and Merrick Streets. The expanded parking lot will help to alleviate complaints and provide security for staff. The Existing staff lot will have 36 spaces and was constructed when Lincoln had 148 staff. Currently

Policy Impact

Completion of this project will provide a secure parking environment for staff at this facility.

Fiscal Impact

Funding for this project will be deposited in the Lincoln Community Health Center Parking Lot Expansion Capital Project account.



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Recommendation

The Board is requested to authorize the Count Manager to approve Capital **Project Amendment No.26CPA00000 Transferring \$276,244.80 of Budgeted Debt Service Fund Funding** to support the Lincoln Community Health Center Parking Lot Expansion Capital Project: authorizing an increase to the Owners contingency to the contract with WC Construction. in the amount of \$230,204.00, thus increasing total compensation for construction services to \$1,191,204.00 and increasing the owners contingency at (20%) in the amount of \$46,040.80, thus increasing the available construction amount by \$276,244.80.00, to execute any necessary change orders for the LCHC Parking Lot Expansion for a total Not-to-exceed of \$1,333,344.80.