



Agenda Action Form Overview

The Board is requested to approve Budget Ordinance Amendment [Xx] appropriating \$1,379,000 [from] for Facility Management at the Durham County Detention Center; as well as approving year-one of a five-year contract with TKC Management Services and authorize the County Manager to execute subsequent renewals not to exceed \$6,895,000.00. Contract years 2-5 will be budgeted during the annual budget process.

Background/Justification

Durham County General Services and the Durham County Sheriff's Office collaboratively solicited bids for a five-year facility maintenance and janitorial services contract for the Durham County Detention Center. On a daily basis, the Durham County Detention Center houses an average of 450 detainees. Approximately 100 staff members and contractors work in the detention center on a daily basis. The building has a complex infrastructure to meet the daily needs of the detainees and employees – including , but not limited to, plumbing (toilets, showers, sinks), heat and air conditioning, fire suppression systems, daily laundry services and more than 1500 meals served per day. All of these services are governed by state health and jail regulations and ACA accreditation standards. Recently, these major systems underwent a multi-million-dollar renovation to sustain the life, safety and security of the building. TKC Management Services will provide facility maintenance, warranty management, janitorial services and regular preventive maintenance as outlined in their proposal. This contract will transfer the building maintenance responsibilities from General Services to TKC Management Services, the lowest qualified bidder for this scope of work.

TKC Management Services was the lowest qualified bidder for this scope of work, focused on increasing system uptime, compliance outcomes, and lowering total cost of ownership. This contract will include a seasoned transition team, a dedicated on-site facility manager, and an in-house preventative maintenance program designed to reduce deferred maintenance and ensure life-safety system reliability.

Policy Impact

This contract will transfer the building maintenance responsibilities from General Services to TKC Management Services at the Detention Center. General Services will still serve as a resource for the Sheriff's Office and TKC during the transition. Larger scale projects such as capital improvements will still be reviewed and managed by General Services. See the attached RFP for more details.

Procurement Background

Requests for proposals were posted in **RFP No. 25-034R1** and TKC Management Services was the lowest qualified bidder.

Type of purchase

- Goods
- Services
- Construction Work



Did this request for purchase go through a bid process? Yes No

Goods: Bids required if \geq \$30,000, BOCC approval if \geq \$90,000

Services: Bids required if \geq \$30,000, BOCC approval if $>$ \$40,000

Construction/Repair work: Bids required if \geq \$30,000, BOCC approval if \geq \$500,000

If yes, attach a copy of bid tab and the minority and women business enterprise (MWBE) compliance review form provided by the Purchasing Division.

If no, why?

- Sole source exemption
- Cooperative purchasing program exemption
- State and federal contract exemption
- Contract is an amendment to an existing contract
- Other (please explain)

If exempted from bidding, has this request been reviewed and approved by the Purchasing Division in the agenda Legistar system? Yes No

If no, why?

Fiscal Impact

[...Budget Office to provide details]

Contract Year	Amount
One	\$ 1,379,000
Two	\$ 1,379,000
Three	\$ 1,379,000
Four	\$ 1,379,000
Five	\$ 1,379,000
TOTAL	\$6,895,000

Recommendation

The County Manager recommends that the Board approve Budget Ordinance Amendment [Xx] appropriating \$1,379,000 [from] for Facility Management at the Durham County Detention Center; as well as approving year-one of a five-year contract with TKC Management Services and authorize the County Manager to execute subsequent renewals not to exceed \$6,895,000.00. Contract years 2-5 will be budgeted during the annual budget process.