



Agenda Action Form Overview

Authorize the County Manager to Enter into a Contract with Southern Wall Systems, LLC in the Amount of \$1,193,227.00 to Provide Exterior Refurbishment and Exterior Window Replacement at the DCo Justice Services Center, and the Authority to Execute Change Orders/Amendments to the Contract as Long as Funds are Available in the CIP Fund.

Background/Justification

The Justice Services Center, formerly Criminal Justice Resource Center, went through a renovation in 2009. During that renovation it was not approved to replace the exterior windows of the building. The specifications of that work called for the original steel window frames, circa 1924, to be removed, sandblasted, repainted and reinstalled with double pane glass. Over the years, since, the frames have been allowing water infiltration into the interior of the building, and the double pane glass has been cracking. The steel frames also allow thermal transference of heat and cold from the outside of the building to the inside.

This makes it difficult to keep the space temperatures, in the offices around the exterior of the building, at programmed temperatures during our summer and winter months. It also drives up our energy consumption, causing our HVAC systems to work harder and longer than they should.

The proposed project and contract will replace the original window frames with period styled aluminum, thermal-break window frames and glazing. These windows and exterior face refurbishments and repairs were approved for installation by the Durham Historic Preservation Commission. The new windows will address the thermal transference of heat and cold, as well as the water infiltration through the frames.

The project will also repair/replace the terra cotta copings along the roofs parapet walls. Again, alleviating any water infiltration access into the building. We will also be repairing any cracks that are in the walls surfaces as well as cleaning and repairing the limestone and it's joints on the face of the building.

Policy Impact

This project aligns with the Sustainable Infrastructure objective under DCo Forward 2029 and specifically with the Sustainable Infrastructure 1b Initiative- Asses Utilization and maintenance needs of current County facilities, equipment, and vehicles.

Procurement Background

Type of purchase

- ☐ Goods
- ☒ Services
- ☐ Architect, Engineer or Surveyor Services
- ☐ Construction and Repair



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

This project was budgeted and will be paid for utilizing the County's Capital Improvements Projects program- County Building Envelope Upgrades- 4190420030078301

Recommendation

The Board is recommended to authorize the County Manager to enter into a contract with Southern Wall Systems, LLC in the amount of \$1,193,227.00 to provide exterior refurbishment and exterior window replacement at the DCo Justice Services Center, and the authority to execute change orders/amendments to the contract as long as funds are available in the CIP fund.