



Agenda Action Form Overview

The Board is requested to authorize the County Manager to execute a Construction Manager at Risk contract with Holt Brothers Construction for the Project Build at Shoppes of Hope Valley Renovation project located at 3825 S. Roxboro St., Suite 122, Durham NC 27713, at the Guaranteed Maximum Price (GMP) of \$1,683,426.16 (bid packages, plus alternates, allowances), as well as execute any other related contracts – including change orders if necessary – for a not-to-exceed budget of \$1,733,929.00

Background/Justification

The Request for Qualifications (RFQ) for a Construction Manager at Risk was advertised on January 26, 2025. Eight (8) responses were received on February 25, 2025, and were evaluated by a selection committee represented by County Engineering, Purchasing, and General Services. Holt Brothers Construction was rated as the most qualified firm for the project.

Construction Manager at Risk (CMAR) is a project delivery method in which the construction manager commits to completing the project within a Guaranteed Maximum Price (GMP). The CMAR acts as a consultant to the owner during the design and preconstruction phases, providing valuable input on constructability, cost estimating, scheduling, and risk management. Once the design is complete, the CMAR assumes the role of the general contractor, overseeing the construction process, managing subcontractors, and ensuring that the project is completed on time and within budget. The CMAR's responsibilities include coordinating all aspects of the construction, maintaining quality control, addressing any issues that arise during construction, and ensuring compliance with safety and regulatory requirements.

Holt Brothers Construction advertised the construction bids on November 9, 2025, with the first public bid opening taking place on December 9, 2025, and a re-bid public opening on December 18, 2025, for the packages that did not meet the minimum requirements for opening. Holt Brothers Construction completed reviews of the received bids to confirm completeness and RND Architects, the design team for the renovation, has certified the bid tabulation.

The Project Build program has been in operation for many years without space dedicated to their operations. This renovation project is essential to provide the necessary infrastructure to support the program's expansion and enhance its capacity to serve the community. The new facilities will enable the Project Build team to conduct their activities more efficiently, offering a more conducive environment for both staff and participants. Additionally, the renovation will include updated safety and accessibility features to ensure a secure and inclusive space for all users. By investing in this renovation, the County demonstrates its commitment to fostering community development and improving the quality of services offered to its residents.

Policy Impact

This project was approved during the FY 24-25 budget process.

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 no, why?

- Sole source exemption
- Cooperative purchasing program exemption
- State and federal contract exemption
- Contract is an amendment to an existing contract
- Other –

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

Additional funding for these services is needed in the CIP project account.

Recommendation

The County Manager recommends that the Board approve the execution of a Construction Manager at Risk contract with Holt Brothers Construction for the Project Build at Shoppes of Hope Valley Renovation project located at 3825 S. Roxboro St., Suite 122, Durham NC 27713, at the Guaranteed Maximum Price (GMP) of \$1,683,426.16 (bid packages, plus alternates, allowances), as well as execute any other related contracts – including change orders if necessary – for a not-to-exceed budget of \$1,733,929.00