



Agenda Action Form Overview

The Board is requested to authorize the County Manager to approve and execute a CM@R contract with Samet Corporation for the Office of Emergency Services (OES) Fleet Maintenance Facility Renovation at 1129 E. Geer St. Durham N.C. to proceed with Guaranteed Maximum Price GMP #1 early release packages for the sprinkler main, mechanical, and electrical scopes of work, based on allowances not to exceed \$434,687.59 in total, and approve the owners construction contingency at (3%) in the amount of \$13,045.49, to execute any other related contracts including change orders, if necessary, not to exceed the available budget of \$447,732.98.

Background/Justification

On June 9, 2025, the BOCC awarded the Construction Manager at Risk (CM@R) pre-construction services contract to Samet Corporation. The pre-construction services phase of the project was the first step in the CM@R process in which the contracting team provided cost estimating, constructability reviews, schedule development and value analysis of the project design. For an efficient scheduling process, the project has been broken down into 3 packages. GMP #1 early release packages which consists of which were immediate and long lead time. (1) Site Utilities - Sprinkler Service (2) Electrical Switchboards, Panels, MTS and (3) Mechanical HVAC Units and Exhaust Capture.

GMP #2 will cover critical renovations required for Office of Emergency Services (OES) to move operations into the facility, while GMP #3 will address renovations that will take place after OES begins operations on-site. Both GMP #2 and GMP #3 will be brought to the Board for review and approval. This mode of bidding allows for timely completion of construction activities and the turnover of the facility, currently scheduled for November 26, 2025.

The goal of the Office of Emergency Services project is to renovate approximately 8,000 square feet of space at 1129 E. Geer St., formally used as a metal fabrication facility, to house the OES Fleet Maintenance Facility. The new facility delivery is critical as the current facility is scheduled for demolition in December 2025. The scope of work includes interior renovations and building system upgrades and replacements.

Policy Impact

This action is consistent with North Carolina General Statute §143-128.1 governing Construction Manager at Risk (CM@R) project delivery. While the Board traditionally approves the full Guaranteed Maximum Price (GMP) following receipt of all bids, this request authorizes the use of early release packages based on defined allowances and delegates authority to the County Manager to execute the final GMP upon completion of bidding. This approach maintains statutory compliance and project oversight while allowing flexibility to address critical-path items and long lead times in a timely manner.

Procurement Background

Type of purchase



Durham County Government
Agenda Action Form Supplemental Document

- ☐ Goods
- ☐ Services
- X - Architect, Engineer or Surveyor Services, CM@R
- X Construction and Repair

Did this request for purchase go through a bid process? Yes x 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
- X Other – Qualification based RFQ process as required by G.S. 143-64.31

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

If no, why?

Fiscal Impact

Adequate funding for these services has been budgeted and is within the CIP project account.

Recommendation

The County Manager recommends that the Board authorize the County Manager to approve and execute a CM@R contract with Samet Corporation for the Office of Emergency Services (OES) Fleet Maintenance Facility Renovation at 1129 E. Geer St. Durham N.C. to proceed with early release packages for the sprinkler main, mechanical, and electrical scopes of work, based on allowances not to exceed \$434,687.59 in total, and approve the owners construction contingency at (3%) in the amount of \$13,045.49, to execute any other related contracts including change orders, if necessary, not to exceed the available budget of \$447,732.98.