



Agenda Action Form Overview

The Board is requested to approve Capital Project Amendment No.24CPA00023 and Budget Ordinance Amendment No.24BCC00093 appropriating \$350K of Debt Service Fund Fund Balance, transferring \$350K of Debt Service Fund Fund Balance to the PAYGO Fund, and appropriating \$350K of PAYGO funding to the Durham County Sheriff's Training Facility Capital Project (4310DC091). The Board is also requested to authorize the County Manager to execute a contract with CT Wilson Construction Company and Rankin III Grading for Pre-Construction Services required for the Durham County Sheriff's Training Facility located at 100 Electra Road, Durham NC, in an amount not to exceed \$202,003.00. (See Attachment 1). The balance of transferred funding not used for the pre-construction services contract will be utilized for other required project costs to include site surveying, envelope commissioning services, permit/design fees, site logistics, etc.

Background/Justification

The Request for Qualifications (RFQ) for Construction Manager at Risk Services for the Durham County Sheriff's Training Facility was advertised in local newspapers on July 27, 2023. A pre-proposal conference was held on August 8, 2023, and three proposals were received on August 31, 2023. An evaluation committee comprised of representatives from the County Manager's Office, Durham County Sheriff's Office, General Services, and Engineering Department reviewed proposals, interviewed all three firms, and found CT Wilson Construction/Rankin III Grading as the most qualified for the project.

The Pre-Construction Services phase of the project is the first step in the Construction Manager at Risk process in which the contracting team will provide cost estimates, constructability reviews, schedule development and value analysis of the project design. This initial contract is necessary for the CM @ R to provide analysis of the schematic design and design development of the project. Funding for this service will be available in the Durham County Sheriff's Training Facility Capital Project account provided the associated CPA is approved.

This project will entail construction of a new 10,000 square feet training and administrative building, fully renovated outdoor firing range facilities, and site improvements to include improved drainage, walkways, driveways, and parking at the existing Sheriff's Firing Range. The project is scheduled to receive LEED Silver Certification upon completion. The work will be completed in compliance with the North Carolina Existing Building Code and Durham County's construction standards.

The balance of transferred funding not used for the pre-construction services contract will be utilized for other required project costs to include site surveying, envelope commissioning services, permit/design fees, site logistics, etc.

Policy Impact

This project was approved during the FY 20-29 Capital Improvement Plan.

Procurement Background

Type of purchase



Durham County Government
Agenda Action Form Supplemental Document

- 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) – RFQ Process

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?

_____ Qualification based RFQ process as required by G.S. 143-64.31 _____

Fiscal Impact

\$350K of Debt Service Fund Fund Balance will be transferred to the PAYGO Fund, and \$350K of PAYGO funding will be appropriated to the Durham County Sheriff’s Training Facility Capital Project (4310DC091).

Recommendation

The County Manager recommends that the Board approve Capital Project Amendment No.24CPA00023 and Budget Ordinance Amendment No.24BCC00093 appropriating \$350K of Debt Service Fund Fund Balance, transferring \$350K of Debt Service Fund Fund Balance to the PAYGO Fund, and appropriating \$350K of PAYGO funding to the Durham County Sheriff’s Training Facility Capital Project (4310DC091). The Board is also requested to authorize the County Manager to execute a contract with CT Wilson Construction Company and Rankin III Grading for Pre-Construction Services required for the Durham County Sheriff’s Training Facility located at 100 Electra Road, Durham NC, in an amount not to exceed \$202,003.00.