



Agenda Action Form Overview

The Board is requested to authorize the County Manager to execute a contract amendment in the amount of \$186,000, plus 5% design contingency (\$47,425) for a total revised contract amount not to exceed \$995,925 for additional design and construction admin services related to the Sheriff's Training Facility project.

The additional cost stems from unforeseen conditions related to a Dominion Energy gas line easement that conveys through a portion of the property, and site re-design to relocate the vehicle impound. The fee also covers extended construction admin services (8 months) that have been incurred as a result of the unforeseen conditions. Funding for this amendment is available within the Durham County Sheriff's Training Facility project account.

Background/Justification

RND Architects was determined to be the most qualified firm to provide design services for this project through a Request for Qualifications (RFQ) advertised on November 14, 2019. The initial services rendered under this contract included pre-design, project analysis and project programming design development, construction documents, bidding/negotiation support, construction administration, and LEED certification. This amendment provides additional design services and construction administration due to constraints placed on the site design by Dominion Energy.

Dominion Energy has an easement to the County's property for two gas lines that run along Electra Road. After a coordination meeting with Dominion Energy prior to bidding the project, it was found that Dominion Energy had revamped their safety program, which placed unforeseen constraints on the property. These constraints made it infeasible to move forward with bidding/construction, causing a redesign of the site plan. As such, RND Architects worked with their subconsultants to reconfigure the site to limit vehicle travel around and across the lines.

This project will pursue LEED Silver certification and will incorporate technologies aligned with the adoption of the Renewable Energy Resolution (Durham County's commitment to be off the grid by 2050). The current project budget includes rooftop photovoltaics, EV charging stations, and other sustainability strategies that will have budget implications now but will result in markedly reduced energy costs, carbon footprint, and maintenance for the duration of the building's anticipated life span.

Policy Impact

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

Procurement Background

Type of purchase

- Goods
- Services
- X - Architect, Engineer or Surveyor Services



Durham County Government
Agenda Action Form Supplemental Document

Construction and Repair

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

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

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

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

Adequate funding for this amendment is within the CIP project account.

Recommendation

The County Manager recommends that the Board authorize the County Manager to execute a contract amendment in the amount of \$186,000, plus 5% design contingency (\$47,425) with RND Architects, PA, for a total revised contract amount not to exceed \$995,925 for additional design and construction admin services related to the Sheriff’s Training Facility project.