



Agenda Action Form Overview

The Board is requested to authorize the County Manager to execute a contract with Trifecta Services Company to provide furniture removal and asbestos remediation for 220 E. Main Street, in the amount of \$290,300 plus ten percent (10%) contingency in the amount of \$29,030, for a total contract not to exceed \$319,330.

Background/Justification

At the request of the Fire Marshals Office, the County is initiating the physical decommissioning of the building located at 220 E. Main St. to ensure the facility no longer presents life safety, environmental, or operational risks. The Fire Marshals Office has identified that the building’s current condition does not meet required safety standards, particularly regarding aging systems, fire protection infrastructure, and potential hazardous materials. Proceeding with decommissioning allows the County to disconnect utilities, remove remaining contents and materials, secure the structure, and comply with all applicable regulatory requirements. This action protects staff and the public, reduces liability, and prepares the site for future planning, abatement, or redevelopment efforts.

An Invitation for Bids for furniture removal and asbestos remediation at 220 E. Main St. was published on March 1, 2026, with bids received on April 9, 2026. Three responses were received, and Trifecta Services Company was identified as the lowest responsive bidder following evaluation by our consultant ECS Southeast, LLC. ECS Southeast developed the asbestos abatement plan contained in the project documentation and will oversee onsite monitoring and final clearance activities throughout abatement operations, ensuring the work aligns with regulatory requirements and the technical specifications detailed in the IFB package.

Approval of this recommendation will enable the County to move forward with the abatement and clearance activities necessary to mitigate life safety and environmental risks at 220 E. Main St. and advance the building toward a fully decommissioned state. This work represents an essential early step in preparing the site for future planning and ensuring the property is stabilized and ready for any subsequent Board-directed actions. Funds required to complete this scope are already allocated within the existing Capital Improvement Program project for the site, and no additional appropriations are needed to proceed.

Policy Impact

This project was approved during Capital Improvement Plan planning.

Procurement Background

Type of purchase

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



Durham County Government
Agenda Action Form Supplemental Document

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 tabulation.

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

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

Recommendation

The County Manager recommends that the Board approve execution of a contract with Trifecta Services Company to provide furniture removal and asbestos remediation for 220 E. Main Street, in the amount of \$290,300 plus ten percent (10%) contingency in the amount of \$29,030, for a total contract not to exceed \$319,330.