



June 25, 2026

Durham County Engineering and Environmental Services
201 E. Main Street, Fifth Floor, Suite 561
Durham, NC 27701

Subject: DCO Utilities Administration Building

Attn: Peri Manns

Metcon appreciates the opportunity to have partnered with Durham County on the Durham Utilities Administration Building project. We are, however, profoundly disappointed that the culmination of over five years of dedicated preconstruction estimating services—combined with hundreds of hours invested in bid solicitations, subcontractor descoping, contract administration, operational scheduling, planning, and logistics—did not materialize into an executed Guaranteed Maximum Price (GMP) contract.

Throughout this entire process, Metcon maintained complete openness and transparency with Durham County regarding our estimates, going so far as to provide the actual bid tabulations weeks before the final GMP submission. It is deeply regretful that we were given no indication or feedback that the bid results significantly exceeded the budget Durham Utilities was holding for this project. Had we been notified, Metcon could have immediately redirected our efforts toward deep scope reductions and aggressive value engineering alternatives. Instead, lacking this vital communication, our team spent extensive labor and operational resources developing the detailed GMP, an expenditure that could have been completely mitigated.

Because these extensive services were rendered in good faith under the assumption of project continuation, we must now formally request reimbursement for the uncompensated time and specialized resources invested in your project.

Enclosed for your review is Metcon's formal proposal for preconstruction overages, rock scanning services, and Building Information Modeling (BIM) coordination efforts. The total amount due is \$388,191.84. A comprehensive, itemized recap of these charges is attached, along with all necessary supporting backup documentation.

CORPORATE

763 Comtech Drive
P.O. Box 1149
Pembroke, NC 28372
Phone: 910.521.8013
Fax: 910.521.8014

FAYETTEVILLE

110 Anderson Street
Fayetteville, NC 28301
Phone: 910.849.4197

RALEIGH

3050 Hammond Business Place
Suite 121
Raleigh, NC 27603
Phone: 919.322.2220
Fax: 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Drive
Suite 650
Charlotte, NC 28273
Phone: 980.209.9680
Fax: 980.209.9698

GREENSBORO

1612 E. Market Street
Suite 210
Greensboro, NC 27401
Phone: 336.671.2866

MYRTLE BEACH

981-C Hackler Street
Myrtle Beach, SC 29577
Phone: 843.839.8911

KINGS MOUNTAIN

305 East King Street
Kings Mountain, NC 28086
Phone: 704.750.3040



Durham County Utilities Admin Building - Precon Settlement of Costs		
Authorizing Document	Description Of Work	Amount To Be Paid
LOI Dated February 26, 2026	Earth Scan and Clearing Site	\$46,200.00
	- UES Rock Scanning	\$16,500.00
	- Mid-South Turf Management Clearing	\$15,500.00
	- Metcon Supervision	\$14,200.00
	Subtotal Earth Scan and Clearing Site	\$46,200.00
LOI Dated February 26, 2026	BIM Coordination Prior to GMP	\$54,050.00
	- Metcon Coordination	\$12,750.00
	- Foresight Modeling Services	\$41,300.00
	Subtotal BIM Coordination Prior to GMP	\$54,050.00
	Preconstruction Service Overage	\$287,941.84
	Job Cost Summary PRECON Through 05/27/26	\$287,258.51
	Job Cost Summary INTERNAL Through 05/27/26	\$683.33
	Subtotal Preconstruction Service Overage	\$287,941.84
	TOTAL COST SETTLEMENT	\$388,191.84

Please review the enclosed materials as backup to the overage we sustained. Whereas it does not truly reimburse Metcon for the total costs we incurred as a result of the project not going forward—such as benching staff proposed to start the project in June or the cost of reimbursing subcontractors for work done under the Letters of Intent we issued in good faith to protect the project schedule—we trust you agree it to be fair and reasonable. Unlike the large national CM firms that can absorb the financial impact of a project being tabled, Metcon is a smaller North Carolina HUB CM firm, with limited backlog and the financial impact of a project going away is significant to us and will be felt for some time to come.

Please instruct us on the proper procedure to submit this for final payment. We apologize for the delay in responding, as we needed to confirm the final costs with our accounting department. Should you have any questions or require further clarification regarding the attached documentation, please contact me directly.

Sincerely,

Michael J. Konieczka
Vice President / RDU Division
Metcon, Inc.

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Engineering and Environmental Services

March 3, 2026

Scott McAllister
Project Executive
3050 Hammond Business, suite 121
Raleigh, NC 27603

Re: Durham County Utilities Administration Building Project Building Letter of Intent to reimburse Metcon for Site Scanning & Clearing & BIM Services

Dear Mr. McAllister,

This letter is to inform you that Durham County intends to reimburse Metcon for the BIM Services contract with Foresight Modeling for \$41,300.00 for the Durham County Utilities Administration Building Project. If, for any reason, Durham County does not move forward with the GMP project, Metcon will be reimbursed for BIM Supervision in the amount of \$12,750.00.

This letter is to inform you that Durham County intends to reimburse Metcon for the Site Scanning & clearing Services contract with UES Rock Scanning for \$16,500.00 & Mid South Turf Management for \$15,500.00 for the Durham County Utilities Administration Building Project. If, for any reason, Durham County does not move forward with the GMP project, Metcon will be reimbursed for Site Scanning & clearing Supervision in the amount of \$14,200.00.

Let this serve as a Notice-To-Proceed for Site Scanning and Clearing and BIM Services for the Durham County Utilities Administration Building Project, including the Warehouse.

If you have any questions or need additional information, please contact me at 919-560-7991 or Dan Nosbusch at 919-943-2268.

Sincerely,

Brenda Hayes-Bright

Brenda Hayes-Bright, Assoc. AIA, CDT, MPM, Project Manager

cc: Jay Gibson, P.E., Engineering Director
Peri Manns, Deputy of Director Engineering & Environmental Services
File



Brenda Hayes-Bright & Dan Nosbusch
 Durham County Engineering Department & Environmental Services
 201 E. Main Street, 5th Floor, Suite 561
 Durham, North Carolina 27701

February 26, 2026

Reference: Letter of Intent — Earth Scan, Land Clearing, and BIM Coordination
 Durham Utilities Project

Dear Ms. Hayes-Bright and Mr. Nosbusch:

Per your request, attached are the competitive quotes obtained by Metcon Construction for site clearing and earth scanning and Mechanical BIM coordination.

The proposed clearing and scanning will enable accurate determination of rock depths in critical utility and building service areas (electrical, plumbing, sanitary, and water). This effort is expected to reduce uncertainty, minimize excessive rock handling, and help control overall site costs. The work is anticipated to require no more than ten (10) working days.

Site Scanning and Clearing

Metcon Supervision (equipment, fuel, labor, and burden — 10 days): \$14,200.00

Subcontractors

- UES Rock Scanning: \$16,500.00
- Mid-South Turf Management Clearing (16 acres): \$15,500.00

Total Site Scanning and Clearing: \$46,200.00

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 Fayetteville, NC 28301
 Phone: 910.849.4197

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3050 Hammond Business Place,
 Suite 121
 Raleigh, NC 27603
 Phone : 919.322.2220
 Fax : 919.322.2222

CHARLOTTE/COLUMBIA

2401 Whitehall Park Dr., Ste. 650
 Charlotte, NC 28273
 Phone: 980.209.9680
 Fax: 980.209.9688

GREENSBORO

1612 E. Market Suite 210
 Greensboro, NC 27401
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981-C Hackler St.
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Metcon also solicited pricing from Foresight Modeling Services for Mechanical BIM coordination, including architectural and structural modeling for 3D coordination and full MEP coordination drawings.

BIM Coordination

Metcon Coordination (oversight by Jeremy Register): \$12,750.00

Foresight Modeling Services: \$41,300.00

Total BIM Coordination: \$54,050.00

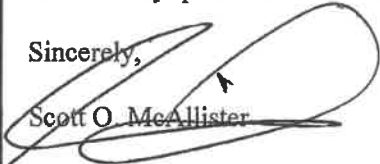
Site Scanning and Clearing: \$46,200.00

BIM Coordination: \$54,050.00

Total Proposed Cost: \$100,250.00

Upon approval, Metcon is prepared to proceed on the date directed by the County. Please contact me with any questions or to authorize commencement

Sincerely,


Scott O. McAllister

Project Executive
Metcon Construction
919-740-9511

Durham County Approval

Notice to Proceed Date

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Job Cost Summary

05/27/26

Job Cost Summary

Job# 2021015 - PRECON Durham Co. Utilities Admin Bldg

Cost Code	Budget	Changes	New Budget	Costs	%	Balance
1040.300 - VDC				8,190.19		-8,190.19
1052.000 - Project Management				574.82		-574.82
1052.002 - SR. Project Manager				8,677.67		-8,677.67
1059.000 - Vehicle				20.25		-20.25
1060.000 - Fuel				4,797.69		-4,797.69
1076.001 - Drawings and Specifica				573.16		-573.16
1113.000 - Advertising/Marketing				3,072.20		-3,072.20
1325.000 - CM's Bonds and Insura				2,530.00		-2,530.00
17000.000 - Miscellaneous				32,228.20		-32,228.20
99010.000 - Labor - Estimating CM	149,600.00	43,340.00	192,940.00	302,655.77	156.87	-109,715.77
99020.000 - Labor - Operations C				116,878.56		-116,878.56
Sub Totals:	149,600.00	43,340.00	192,940.00	480,198.51	248.88	-287,258.51
Grand Totals:	149,600.00	43,340.00	192,940.00	480,198.51	248.88	-287,258.51



Job Cost Summary

05/27/26

Job Cost Summary

Job# 2025033 - INTERNAL Durham Co. Utilities Admin Bldg

Cost Code	Budget	Changes	New Budget	Costs	%	Balance
1075.007 - Office Supplies				306.77		-306.77
1076.001 - Drawings and Specifica				376.56		-376.56
Sub Totals:				683.33		-683.33
Grand Totals:				683.33		-683.33