



Agenda Action Form Overview

The Board is requested to authorize the County Manager to execute a contract with CPL Architects and Engineers, P.C., to provide Design Narrative Services for the New Durham County Junction Road Fleet Operations Center, in the amount of \$180,500 (See Attachment 1) plus ten percent (10%) contingency in the amount of \$18,050 for a total contract not to exceed \$198,550.

Background/Justification

The Request for Qualifications (RFQ) for Architectural and Engineering Services was advertised on August 10, 2025. Nine (9) responses were received on September 4, 2025, and were evaluated by a selection committee represented by County Engineering, Office of Emergency Services, General Services, and the Finance Department. CPL Architects and Engineers were rated as the most qualified firm for the project. For this phase CPL Architects and Engineers will complete a design narrative study that will test, refine, and confirm the scope of work, and conceptual cost, that will advance into the subsequent design phases. The project is based on the Programming Evaluation Study dated July 6, 2023, authored by O'Brien Atkins Architecture, and CPL will use the preliminary programming work of the County as a starting point for the phase. We understand that the project will include a Fleet Maintenance Facility, Warehouse for OES Logistics and vehicle storage, fuel station, wash bay, and storage sheds.

This project will pursue LEED Gold 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). This phase of the project will include a Sustainability Workshop to identify the goals, requirements, and strategies that will inform the subsequent phases of the project design. The workshop will include a design team presentation of goals and strategies from the survey and Immersion tasks, best practices from similar projects, and opportunities for innovative approaches that align with the County's operations and maintenance goals. EV charging, alternative fuels, on-site solar strategies, and green stormwater infrastructure will be included in the initial analysis and workshop. A draft sustainability memo will be prepared after the workshop to outline expectations and findings in the design process and be circulated for review and signoff. The final memo will be included in the end of task deliverable.

In addition to advancing the programmatic and sustainability goals for this project, it is important to note that the new Junction Road Fleet Operations Center is intended to replace two separate facilities that the County currently leases for OES Fleet Services and OES/Sheriff's Department operations and storage. The new center will also allow for expansion of vehicle maintenance services for all County owned vehicles including the Sheriff's department. Consolidating these functions into a single, purpose-built County-owned facility will eliminate ongoing lease obligations, reduce operational inefficiencies caused by the separation of services, and support long-term fiscal stewardship.

Policy Impact

This project was approved in the Capital Improvement Plan.



Procurement Background

Type of purchase

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

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

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
- X Other – Qualifications based selection based on advertisement and receipt of proposals from interested firms (RFQ 26-006)

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 approve execution of a contract with CPL Architects and Engineering P.C., for the Design Narrative proposal for the New Junction Road Fleet Operations Center, in the amount of \$180,550 plus ten percent (10%) contingency in the amount of \$18,050, for a total contract not to exceed \$198,550