



Agenda Action Form Overview

Capital Project Amendment No. 20CPA000021 to Amend the Alliance Behavioral Backfill project by \$500,000 With a Funding Source of Pay-As-You-Go Capital Project Fund as well as the Execution of the Construction Contract with Riggs-Harrod Builders, Inc. for the Alliance Behavioral Healthcare Backfill Renovation Project No.: 4730DC145

Background/Justification

The project involves renovating the former Alliance Behavioral Health Care and Veteran Service spaces located within the Human Services Facility. The existing Alliance Behavioral space including lobby, will be subdivided to create two distinct spaces with conference rooms, private offices and workstations. One space for Veteran Services, and one for the Department of Social Services (DSS), each with their own secured access points. A space for an Environmental Health expansion will be adjacent to those two areas. The existing Veteran Services space on the first floor, once vacated will be renovated to accommodate the DSS coordinated intake office. Also, on the first floor, spaces will be renovated for a Public Health office, and a Risk room. The total interior area to be renovated is 12,000 square feet. To the degree possible, the work will include utilizing the existing demountable glass partitions, interior workstations and some centralized conference rooms with AV capabilities similar to those of the original project. The furnishing package will be brought to the BoCC as a separate package at a later date. The relocation of the DSS Childcare Division from the Briggs Avenue location will eliminate a lease cost of \$114, 927.00.

Policy Impact

The relocation of various departments into this facility also addresses Goal 5 by providing more efficient service delivery and better customer service.

Procurement Background

The Alliance Behavioral Healthcare Backfill Renovation Project IFB NO: 20-010 was advertised for Bids on November 14, 2019 and a Pre-bid conference was held on November 20, 2019. Zero (0) bid proposals were received on December 12, 2019. The project IFB NO: 20-010R was re-bid on December 17, 2019. Five (5) bid proposals were received and publicly opened and read on January 16, 2020. RHB submitted the lowest bid price of \$1,098,080.00. The Engineering Department has reviewed the recommendations with Perkins + Will and the Purchasing Department and recommends that the County proceed with awarding the contract to RHB.

Type of purchase

- Goods
- Services
- Architect, Engineer or Surveyor Services, CM@R
- 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



Durham County Government
AAF Supplemental Document – Capital Project Amendment, Contract Execution_ Alliance

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

The relocation of the DSS Childcare Division from the Briggs Avenue location will eliminate a lease cost of \$114, 927.00. The total project construction budget is \$1,567,400.00 including, design, construction, furnishing and equipment, and associated activities.

Recommendation

The Board is requested to authorize the County Manager to approve Capital Project Amendment No. 20CPA000021 to Amend the Alliance Behavioral Backfill project 4730DC145 by \$500,000 with a Funding Source of Pay-As-You-Go Capital Project Fund as well as the Execution of the Construction Contract to address furniture costs, cost elevation in the construction industry and to enter into a contract with Riggs-Harrod Builders, Inc.(RHB) for the Renovation of the Alliance Behavioral Healthcare backfill, inside the Health and Human Services Building located at 414 E. Main Street Durham NC, in the amount of \$1,098,080.00 and approve the owner’s construction contingency in the amount of \$68,920.00, to execute any other related contracts including change orders, if necessary, not to exceed the available budget of \$1,417,400.00.