



Agenda Action Form Overview

The Board is requested to authorize the County Manager to increase the contingency by \$401,025.39 for the construction manager at risk contract with Samet Corporation for the OES Fleet Maintenance Facility project located at 1129 E. Geer St., Durham NC, to a not-to-exceed amount of \$3,100,944.

Background/Justification

On June 9, 2025, the BOCC awarded the Construction Manager at Risk (CM@R) preconstruction services contract to Samet Corporation. The pre-construction services phase of the project was the first step in the CM@R process in which the contracting team provided cost estimating, constructability reviews, schedule development and value analysis of the project design. For an efficient scheduling process, the project has been broken down into 3 packages.

On August 11, 2025, the BOCC approved GMP #1 early release packages which consists of which were immediate and long lead time. (1) Site Utilities -Sprinkler Service (2) Electrical Switchboards, Panels, MTS and (3) Mechanical HVAC Units and Exhaust Capture.

On November 10, 2025, the BOCC approved GMP#2 as presented but the contract authorization did not cover all elements of the GMP and owner contingency. This contingency adjustment will allow those elements to be added to the contract. Funding for these elements is available in the current CIP budget.

The goal of the Office of Emergency Services project is to renovate approximately 8,000 square feet of space at 1129 E. Geer St., formally used as a metal fabrication facility, to house the OES Fleet Maintenance Facility. The new facility delivery is critical as the current facility is scheduled for demolition in December 2025. The scope of work includes interior renovations and building system upgrades and replacements.

Policy Impact

This project was approved during the FY 24-25 budget process.

Procurement Background

Type of purchase

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

Did this request for purchase go through a bid process? Yes x 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
Agenda Action Form Supplemental Document

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

Funding for this change order is included in the CIP project account.

Recommendation

The County Manager recommends that the Board authorize the increase to the contingency by \$401,025.39 for the construction manager at risk contract with Samet Corporation for the OES Fleet Maintenance Facility project located at 1129 E. Geer St., Durham NC, to a not-to-exceed amount of \$3,100,944.