



Agenda Action Form Overview

Capital Project Amendment No.25CPA000XX Appropriating \$16,555,735 of Limited Obligation Bond (LOBs) Funding to the Durham County Sheriff's Training Facility Project No. 4310DC091; and Authorizing the Execution of the Construction Manager At-Risk Guaranteed Maximum Price Contract with CT Wilson Construction for the Construction of the Sheriff's Training Facility at a Total Amount Not-To-Exceed \$15,929,463 (Base Bid, Alternates, Plus Owner Contingency)

Background/Justification

On October 9, 2023, the team of CT Wilson Construction Company/Rankin III Grading was selected as the Construction Manager at Risk (CM@R) for Pre-construction Services. The Pre-Construction Services phase of the project was the first step in the Construction Manager at Risk process, during which the contracting team provided cost estimating, constructability reviews, schedule development and value analysis of the project design. Following the pre-qualification of subcontractors, bids were received, publicly opened and read by CT Wilson Construction on August 22, 2024. Fourteen (14) packages did not receive the statutory requirement of three (3) bids necessary to open them, thus a second bid opening was scheduled for the remaining packages. Those packages were publicly opened and read by CT Wilson Construction on September 5, 2024. Bids for the various subcontractor packages are incorporated into the Guaranteed Maximum Price (GMP) proposal submitted for the project.

The contractor is currently tracking MWBE participation at 19.7%. For M/WBE information, See MWBE attachment. The contractor is also pursuing additional MWBE participation if the opportunity is available.

This project will pursue LEED Silver 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). The current project budget includes rooftop photovoltaics, EV charging stations, and other sustainability strategies that will have budget implications now but will result in markedly reduced energy costs, carbon footprint, and maintenance for the duration of the building's anticipated life span.

Overall, the upgrades will provide for a safe, orderly, and compliant training facility that will enhance DSO recruitment, retention, and morale.

Policy Impact

This project was approved during the FY 20-29 Capital Improvement Plan.

Procurement Background

Construction Managers At Risk are selected using qualification based RFQ processes as outlined in NC G.S. 143-64.31. This statute requires that State and all public subdivisions and Local Governments units thereof, except in cases of special emergency involving the health and safety of the people or their property, to announce all requirements for architectural, engineering, surveying, construction management at risk services, design-build services, and public-private



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partnership construction services to select firms qualified to provide such services on the basis of demonstrated competence and qualification for the type of professional services required without regard to fee other than unit price information at this stage, and thereafter to negotiate a contract for those services at a fair and reasonable fee with the best qualified firm.

Type of purchase

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

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 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?

- Qualification based RFQ process as required by G.S. 143-64.31.

Fiscal Impact

This CPA will provide the required funding needed to carry out a GMP Contract with CT Wilson Construction.

Recommendation

The County Manager recommends that the Board approve Capital Project Amendment No.25CPA000XX Appropriating \$16,555,735 of Limited Obligation Bond (LOBs) Funding to the Durham County Sheriff's Training Facility Project No. 4310DC091; and Authorizing the Execution of the Construction Manager At-Risk Guaranteed Maximum Price Contract with CT



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Wilson Construction for the Construction of the Sheriff's Training Facility at a Total Amount Not-To-Exceed \$15,929,463 (Base Bid, Alternates, Plus Owner Contingency)