



# Durham County

200 E. Main Street  
Durham, NC 27701  
(919) 560-0025

## Meeting Agenda Board of County Commissioners

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Monday, December 9, 2019

7:00 PM

Commissioners' Chambers

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### Regular Session

### "Public Charge"

The Board of Commissioners asks its members and citizens to conduct themselves in a respectful, courteous manner, both with the Board and fellow citizens. At any time, should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to the public charge is observed.

As a courtesy to others, please turn off cell phones during the meeting.

### 7:00 pm Regular Session

1. Opening of Regular Session - Pledge of Allegiance (5 min)
2. Agenda Adjustments (5 min)
3. Announcements (5 min)

#### 19-0613 Announcements

#### Agenda Text:

1. **Public Input is Needed on the Regional Plan to Reduce Reliance on Single-Occupancy Vehicles** - What do you think about carpooling, vanpooling, public transit, biking, walking, teleworking, and flexible work weeks? The Durham-Chapel Hill-Carrboro Metropolitan Planning Organization is seeking your feedback on strategies and policies to reduce single-occupancy vehicles for travel. The proposed plan can be viewed by visiting [www.https://bit.ly/2O2PRms](http://www.https://bit.ly/2O2PRms) <<http://www.https://bit.ly/2O2PRms>>

The public comment period is open until Tuesday, December 10, 2019 and comments should be submitted directly to Dale McKeel at [dale.mckeel@durhamnc.gov](mailto:dale.mckeel@durhamnc.gov) <<mailto:dale.mckeel@durhamnc.gov>> or by calling 919-560-4366, ext. 36421.

2. **The HUB Pop-Up: Young Adult Resource Event** - All youth ages 14-26 are invited to attend a **FREE** Resource Event on December 11, 2019 from 2:30 p.m. - 5:30 p.m. at The Fruit located on 305 S. Dillard Street. This event offers free food, voter registration information, employment training resources, free haircuts, health services, clothing, STI testing and other activities.

For more information, please visit [www.hubdurham.org](http://www.hubdurham.org)  
<<http://www.hubdurham.org>>

3. **2019 Durham Holiday Parade and Fun Fest** - The Durham Holiday Parade will take place Saturday, December 14, 2019 at 10:00 a.m. in Downtown Durham on Main Street.

Come out and enjoy floats, bands and mascots. For those not able to attend, the parade will be streamed live on [www.CBS17.com](http://www.CBS17.com)  
<<http://www.CBS17.com>>

4. **Health Insurance Marketplace Open Enrollment Period Ending Soon** - Need health insurance for 2020? Open enrollment through the Health Insurance Marketplace is open now until December 15, 2019. To learn more and enroll, please visit [www.healthcare.gov](http://www.healthcare.gov)  
<<http://www.healthcare.gov>>

5. **The Santa Train is Coming to the Museum of Life + Science** - Climb aboard the Ellerbe Creek Railway now through December 22nd for a journey to the North Pole. Families can enjoy a ride through thousands of twinkling lights as you make your way to meet Santa and his elves.

Pre-registration is required and children under two are free. For additional information, please visit [www.lifeandscience.org/santatrain](http://www.lifeandscience.org/santatrain)  
<<http://www.lifeandscience.org/santatrain>>

6. **Art of Mental Health at the Reubenstein Art Center** - Discover Durham invites you to the community exhibit of artwork by local artist showcasing mental health and wellness. The exhibit which ends January 24, 2020 is open to the public Monday - Friday from 10 a.m. - 8 p.m. and Saturday/Sunday from 1 p.m. - 6 p.m.

Please visit [www.discoverdurham.com](http://www.discoverdurham.com) <<http://www.discoverdurham.com>>

#### 4. Minutes (5 min)

[19-0612](#)

Minutes

Attachments:      [Regular Session - October 28, 2019](#)  
                             [Regular Session - November 12, 2019](#)

## 5. Ceremonial Items (40 min)

### [19-0617](#)      **Eno River Association Calendar Presentation (10min)**

Agenda Text:      The Board is requested to receive the 2020 Eno River calendars.

**Alignment with Strategic Plan:** This item aligns with Goal 4: Environmental Stewardship and Community Prosperity

**Resource Persons:**      Jessica Sheffield, Executive Director of the Eno River Association

**County Manager's Recommendation:**      The County Manager recommends that the Board receive the 2020 Eno River calendars.

### [19-0611](#)      **Resolution - "Guns Down, Lives Up" Rally (10min)**

Agenda Text:      The Board is requested to approve the resolution of support for the "Guns Down, Lives Up" rally and initiative organized by Southern High School's football team last month. In light of the escalating gun violence in the community, Southern High School football team members put together a rally against recent gun violence that hit close to home for many. Durham Athletes United Against Violence, Project Build and a host of other youth focused groups are building a movement that will work collaboratively to develop strategies to help middle and high school students learn to avoid violence. Over the coming weeks local high schools will be the setting for similar rallies to share the goal of helping youth combat peer pressure and prevent incidences of gun violence.

**Alignment with Strategic Plan:** This item aligns with Goal 2: Health and Well-Being for All and Goal 3: Safe Community.

**Resource Persons:**      Wendy Jacobs, Chair, Durham Board of County Commissioners

**County Manager's Recommendation:**      The County Manager recommends that the Board hear from "Guns Down, Lives Up" supporters and approve the resolution of support.

Attachments:      [Resolution - Guns Down Lives Up Rally](#)

### [19-0616](#)      **Proclamation - Together for Resilient Youth (TRY) Violence Prevention (10min)**

Agenda Text:      The Board is requested to issue a proclamation to join Together for Resilient Youth (TRY) in reducing violence in the Durham community.

The purpose of this proclamation is to promote resilience and increase environmental

strategies to all residents in Durham.

**Alignment with Strategic Plan:** Goal 1: Community & Family Prosperity and Enrichment; Goal 3: Safe & Secure Community

**Resource Persons:** Dr. Wanda Boone, Founder of Together for Resilient Youth (TRY)

**County Manager's Recommendation:** The County Manager recommends that the Board issue a proclamation to join Together for Resilient Youth (TRY) in reducing violence in the Durham community.

**Attachments:** [Proclamation - TRY Violence Prevention - Dec 2019](#)

**19-0610**

**Support Legislation Protecting Federal Benefits for Pre-Trial Detainees (10min)**

**Agenda Text:**

The Board is requested to urge members of Congress to support legislation that strengthens counties' ability to address health care in jails as requested by the National Association of Counties (NACo). The Medicaid Inmate Exclusion Policy (MIEP) strips federal health benefits from individuals admitted to jail before they are convicted of a crime. This policy violates constitutional rights and individuals' fundamental presumption of innocence. Further, it strains our local judicial, law enforcement, public safety and human services systems and results in higher rates of recidivism and poorer health outcomes.

Two bills are in the U. S. Senate to aid pre-trial individuals who have not yet been convicted of a crime. S. 2626 -Restoring Health Benefits for Justice involved Individuals Act and S. 2628 -Equity in Pretrial Medicaid Coverage Act.

NACo urges that we ask our Senators to co-sponsor the bills in the Senate and ask House members to introduce similar legislation.

**Alignment with Strategic Plan:** This item aligns with Goal 2: Health and Well-Being for All and Goal 3: Safe Community

**Resource Persons:** Wendy Jacobs, Chair, Durham Board of County Commissioners

**County Manager's Recommendation:** The County Manager recommends that the Board instruct staff to forward to appropriate letters to Senators Burr and Tillis and Representatives Butterfield and Price.

**Attachments:** [Rep. Price PreTrial Medicaid](#)  
[Senator Tillis PreTrial Medicaid](#)  
[Senator Burr PreTrial Medicaid](#)  
[Rep. Butterfield PreTrial Medicaid](#)

**6. Consent Agenda (15 min)****19-0560****Enterprise Agreement with Microsoft in the amount \$1,079,672****Agenda Text:**

The Board is requested to authorize the use of existing operational funds in the amount of \$1,079,672.66 for this fiscal year for licenses and services for the Enterprise Agreement with Microsoft. Licenses and services will be purchased through SHI, per the State Convenience Contract 208C.

The Microsoft enterprise 3-year agreement keeps Durham County in line with the shift to cloud services and best practices across the private and government sectors including the City of Durham, Mecklenburg County, Wake County, Guilford County and many other counties and municipalities in North Carolina.

**Alignment with Strategic Plan:** Efficient and effective operations of business applications supporting citizens across our County departments aligns with Goal 5 (Accountable, Efficient and Visionary Government) of the Strategic Plan

**Resource Persons:** Greg Marrow, Chief Information Officer

**County Manager's Recommendation:** The County Manager recommends that the Board authorize the use of existing operational funds in the amount of \$1,079,672.66 for this fiscal year for licenses and services for the Enterprise Agreement with Microsoft.

**Attachments:**

[SHI Microsoft EA CONTRACT FY20](#)

[AAF Supplemental Document -Enterprise Agreement](#)

**19-0561****Execution of the Amendment to the Architectural Design Service Contract with O'Brien/Atkins Associates, P.A. for the Detention Center Security Modifications Project No. DC008****Agenda Text:**

The Board is requested to authorize the County Manager to amend the Contract for Architectural Design Services with O'Brien/Atkins Associates, P.A. of Durham, to provide additional architectural services for Security Modifications to the Durham County Detention Center located at 219 South Mangum Street, Durham, in the amount of \$21,560.00 thus totaling a not to exceed amount of \$278,898.00 (See Attachment 1, pages 1 & 2.)

Funds for the Architectural Design Services for this project were approved by the BOCC in January 2017. The project to replace the officers' stations was advertised for Bids in July of 2018 with C.T. Wilson Construction Co. submitting the low bid. Before work began on this project, the Board of County Commissioners requested that safety improvements be made to the detainee's beds and the HVAC grilles within the Detention Center housing units. The Officers' Station project was delayed in order to allow the work of both projects to occur simultaneously in each housing unit. The Contractor mobilized at the Detention Center to conduct the work of both projects in February 2019 after required construction materials had been ordered and received,

thereby further minimizing disruptions to the Sheriff's Department operations. This coordinated dual project effort extended the contract completion date for the Officers' Station project by four months and the completion date for the concurrent projects became February 16, 2020.

We are requesting a fee increase of \$21,560 that includes four additional months of construction administration services that are necessary to accommodate the revised project completion date of February 2020.

**Alignment with Strategic Plan:** This aligns with Goal 3 - "Safe and Secure Community" as the overall goal of the Detention Center is the secure custody of inmates and safety of the public and our staff.

**Resource Persons:** Peri D. Manns, ASLA, LEED GA, Deputy Director of Engineering, James Faress, P.E., Senior Project Manager, Linda C. Salguero, AIA, CPD, Project Manager

**County Manager's Recommendation:** The County Manager recommends that the Board authorize the execution of the Amendment to the Architectural Design Service Contract with O'Brien/Atkins Associates, P.A. to provide additional design services for the Detention Center Security Modifications Project in the amount of \$21,560 for a not to exceed contract amount of \$278,898.00 and extend the contract completion date to February 16, 2020.

**Attachments:**

[Attachment 1 - OBA additional services amendment 11-2019.pdf](#)

[AAF - Supplemental Document Form - Detention Center Staff Entrance Officers](#)

**19-0570**

**Approve the acceptance of a donated conservation easement on Herndon Farm II with the County paying transaction costs. Approve Capital Project Amendment No. 20CPA000013 decreasing the Open Space & Farmland Preservation Capital Project up to \$14,000 and Budget Amendment No. 20BCC000033 transferring an equal amount to the General Fund to support the transaction costs related to the donation of an easement on the Herndon Farm.**

**Agenda Text:**

The Board is requested to approve the donation of a conservation easement on a 22-acre addition to the Herndon Farm Conservation Easement and approve Capital Project Amendment No. 20CPA000013 decreasing the Open Space & Farmland Preservation Capital Project up to \$14,000 and Budget Amendment No. 20BCC000033 transferring an equal amount to the General Fund to support the owner's transaction costs related to the donation of an easement. The Herndon family previously conveyed a conservation easement in 2001 on 55 acres of their farm in southern Durham. The Herndon's run Herndon Hills Farm, a popular pick-your-own farm with blueberries, blackberries and grapes on the north side, and cattle on the south side. The family is interested in donating an easement on an additional 22-acre parcel that adjoins the south side of the current easement, as shown on the maps and photos in Attachment 1.

Both the current and proposed easements are located in a rapidly urbanizing portion of southern Durham. While the vast majority of the surrounding area is urban or will become urban, retaining some areas in active farmland provide an opportunity for southern Durham residents to have access to locally convenient farmland. Without a permanent easement in place, it is unlikely there would be any remaining farms in this part of Durham. The Farmland Protection Board reviewed and recommended acceptance of the conservation easement at their meeting on October 17, 2019. A resolution passed by that Board in support of the Herndon easement is attached (Attachment 3).

The Herndon's are donating the easement based on their desire to see this additional tract of land remain in agricultural use. The easement allows for one homesite on the property. The owners are responsible for obtaining an appraisal of the value of the easement for tax purposes. They also will have expenses related to the legal review of the easement. While they are very generous in their commitment and desire to donate the easement on this valuable parcel, they would like to be reimbursed for their out-of-pocket costs related to the donation, estimated at no more than \$14,000. This money would be paid at closing. The transfer of \$14,000 from the Open Space and Farmland capital project account to the General Fund is a technical transfer that provides the Finance Department with a more concise end-of-year accounting of assets acquired by the County in each fiscal year for projects that have used capital project funds.

**Alignment with Strategic Plan:** This acquisition helps to implement Strategic Plan Goal 4, "Environmental Stewardship and Community Prosperity," by increasing the amount of open space and farmland that has been protected by Durham County.

**Resource Persons:** Jane Korest, Open Space and Real Estate Manager; Celeste Burns, Open Space and Real Estate Coordinator, Peri Manns, Deputy Director of Environmental Engineering, Keith Lane, Budget Director

**County Manager's Recommendation:** The County Manager recommends that the Board approve the acceptance of a conservation easement for 7000 Herndon Road from the Herndon Family and approve Capital Project Amendment No.20CPA000013 decreasing the Open Space & Farmland Preservation Capital Project up to \$14,000, and Budget Amendment No. 20BCC000033 transferring the same amount to the General Fund to reimburse the family for their transaction costs associated with the conveyance of the conservation easement.

**Attachments:**      [AAF Supplemental Document - 2019 Herndon Conservation Easement](#)  
[AAF-33 Legal Form Herndon Farm transaction cost for Easement Purchase \(\\$14](#)  
[CPA-13 Legal Form Herndon Farm transaction cost for Easement Purchase \(\\$14](#)  
[Attach 1- Herndon Farm Maps and Photos](#)  
[Attach 2 Durham Co. Farmland Conservation Easements 2019](#)  
[Attach 3 Herndon Easement Farm Bd Resolution](#)  
[Attach 4 Herndon Farm Easement 2019 - General Easement Description](#)

**19-0571**

**Approve the purchase of a conservation easement on 7723 Johnson Mill Road from Karen O'Neal to be held jointly with Triangle Land Conservancy. Approve Capital Project Amendment No. 20CPA000014 decreasing the Open Space & Farmland Preservation Capital Project \$78,000 and Budget Amendment No. 20BCC000034 transferring \$78,000 to the General Fund to support Durham County's portion of the easement costs.**

**Agenda Text:**

The Board is requested to purchase of a conservation easement on the 27.4-acre Karen O'Neal property at 7723 Johnson Mill Road (Parcel ID 190119), and to approve Capital Project Amendment No. 20CPA000014 decreasing the Open Space & Farmland Preservation Capital Project \$78,000 and Budget Amendment No. 20BCC000034 transferring \$78,000 to the General Fund to support the purchase of the easement. The O'Neal property is located on the north side of the Little River, located less than one mile upstream from the Little River Reservoir, as shown on the attached maps. It is also adjacent to the County's 158-acre tract purchased in 2008 with significant grant funding from the N.C. Clean Water Management Trust Fund to support water quality for the Little River Reservoir, as well as for its significant natural heritage values. Since the Little River Corridor Open Space Plan was adopted, Durham County has protected 790 acres in the watershed, in a combination of land purchases and conservation easements.

Triangle Land Conservancy (TLC) is able to work with landowners in the Little River watershed with funding support from the City of Raleigh's watershed protection program (formerly called UNCWI). TLC has been working with Karen O'Neal who lives on the property at 7723 Johnson Mill Road. The proposed conservation easement on the property will protect the property in its currently wooded condition, with the exception of her one existing homesite. The property scores highly for its water quality protection values, with an UNCWI score of 6.67 (a minimum score of 4.49 is required for consideration, with 7 the highest score), and a Durham County Open Space score of 57; most Durham County acquisitions have score in the range of 50 or above. TLC will provide annual stewardship and monitoring of the easement, and Durham County will be a co-holder on the easement. The BOCC recently affirmed the Little River Corridor Open Space Plan protection priorities upstream from the Little River Reservoir at its work session meeting on November 4, 2019. The Durham Open Space and Trails Commission recommended approval of



the easement at their meeting on November 20th.

The easement was appraised at \$202,000 with TLC providing an overall project cost of \$230,087 which includes TLC's related expenses including surveys, appraisal, legal fees, etc. TLC requested \$73,581 from the City of Raleigh's watershed protection program, and \$77,706 from the City of Durham's watershed protection program. Since 2017, the City of Durham's watershed protection program assists with open space protection in the Lake Michie and Little River watersheds. The City of Durham's portion of the funding was approved on November 18, and the City of Raleigh's funding is anticipated to be approved on December 3. Durham County has been requested to provide \$78,000, or roughly one-third of the project's overall cost.

The budgetary transfer of \$78,000 from the Open Space and Farmland capital project account to the General Fund is a technical transfer that provides the Finance Department with a more concise end of year accounting of assets acquired by the County in each fiscal year for projects that have used capital project funds. The County's open space and farmland capital project account has sufficient funds to pay for the county's portion of this project, so no additional funding is needed for these easements.

**Alignment with Strategic Plan:** This acquisition helps to implement Strategic Plan Goal 4, "Environmental Stewardship and Community Prosperity," by increasing the amount of open space and farmland that has been protected by Durham County.

**Resource Persons:** Jane Korest, Open Space and Real Estate Manager; Celeste Burns, Open Space and Real Estate Coordinator, Peri Manns, Deputy Director of Environmental Engineering, Keith Lane, Budget Director

**County Manager's Recommendation:** The County Manager recommends that the Board approve the purchase of a conservation easement at 7723 Johnson Mill Road from Karen O Neal to be co-held with Triangle Land Conservancy. Approve Capital Project Amendment No. 20CPA000014 decreasing the Open Space & Farmland Preservation Capital Project up to \$78,000 and Budget Amendment No. 20BCC000034 transferring \$78,000 to the General Fund to support Durham County's portion of the acquisition costs.

**Attachments:**

[AAF Supplemental Document - O Neal Conservation Easement](#)

[AAF-34 Legal From Johnson Mill Rd. Easement Purchase \(\\$78,000\)](#)

[CPA-14 Legal Form Johnson Mill Rd. Easement Purchase \(\\$78,000\)](#)

[Attach 1 - Little River OS- ONeal Easement Context](#)

[Attach 2 TLC Map of ONeal LR Natural Heritage Corridor](#)

[Attach 3 O'Neal Conservation Easement Summary](#)

[Attach 4 O Neal Easement Photos](#)

**19-0573**

**Extend Contract with Robert Half International**

**Agenda Text:**

The Board is requested to authorize the County Manager to: enter into a collaborative agreement and pay Robert Half International (RHI) to increase the current contract an additional \$36,000 for the contracted services for a Technical Support Analyst to work with the IS&T Client Services team and give the County Manager authority to sign subsequent renewals. This contracted position will assist in several capital improvement projects. The approved funding for this action is from the fiscal year 2019-2020 operational budget.

The IS&T Client Services team is responsible for all first and second level IT support, and responsible for managing capital improvement projects for all Life Cycle Replacement of client systems (desktop, laptops, phones, tablets) and Audio Video equipment. Monthly the IS&T Client Services team of six Technical Support Analyst receive over 1,000 requests for incident repair or services. Extending this contract will also serve to fill a vacancy as one of the Technical Support Analyst moves into another role.

**Alignment with Strategic Plan:** This item aligns with Goal 5 - Accountable, efficient, and visionary government

**Resource Persons:** Greg Marrow, Chief Information Officer; Aaron Stone, Assistant Director of Information Technology

**County Manager's Recommendation:** The County Manager recommends approval amending Robert Half International contract and increase in the amount of \$36,000.

**Attachments:**

[AAF Supplemental Document - Contract Approval RHI MAY2019 v. 2](#)

[RHI AMENDED CONTRACT 012218-043020](#)

[RHI INITIAL AMENDMENT THRU 013120](#)

**19-0575**

**Approve Budget Ordinance Amendment No. 20BCC0035 to recognize \$100,663 in state funding for the Juvenile Crime Prevention Council, and approve the council's funding allocation recommendations**

**Agenda Text:**

The Board is requested to approve Budget Ordinance Amendment No. 20BCC0035 to recognize \$100,663 in state Department of Public Safety funding for the County's Juvenile Crime Prevention Council (JCPC). The Board is also requested to approve the Council's recommended funding allocations to JCPC programs.

In 2017, the North Carolina General Assembly passed the Juvenile Justice Reinvestment Act, which will allow for most 16- and 17-year-olds charged with crimes to be served in the juvenile justice system instead of being charged as adults. The law becomes effective on December 1, 2019. Both the Governor and the General Assembly made significant budget enhancements to implement Raise the Age, and all JCPC county allocations have received expansion dollars to address programming needs.

On November 20, 2019, with a quorum present, the Durham County Juvenile Crime Prevention Council members voted to recommend to the Board of Commissioners the attached allocation of the additional funding. Most of the funding will be allocated to several local organizations that offer tutoring and academic enhancement services, home-based family counseling, and interpersonal skill building.

Since the additional dollars are coming late in the fiscal year, the N.C. Department of Public Safety waived the county match requirement for expansion dollars awarded to programs this year.

**Alignment with Strategic Plan:** This agenda item aligns with Goal 3 of Durham County's Strategic Plan: Safe Community.

**Resource Persons:** Drew Cummings, Chief of Staff and JCPC Treasurer, Gudrun Parmer, CJRC Director.

**County Manager's Recommendation:** The Board is requested to approve Budget Ordinance Amendment No. 20BCC0035 to recognize \$100,663 in state Department of Public Safety funding for the County's Juvenile Crime Prevention Council (JCPC). The Board is also requested to approve the Council's recommended funding allocations to local organizations that offer tutoring and academic enhancement services, home-based family counseling, and interpersonal skill building.

**Attachments:**

[AAF Supplemental Document - JCPC Funding, Nov 2019](#)

[FY19-20 JCPC Funding Plan, Additional Allocation](#)

[JCPC Allocations Expansion to Counties Letter 10-14-2019](#)

[JCPC Allocations Expansion.10.14.2019](#)

[AAF-35 Legal Form Recognize State DPS Funding for JCPC \(\\$100,663\)](#)

**19-0577**

**Temporary Construction Easement to 802 Washington Street LLC**

**Agenda Text:**

The Board is requested to approve conveyance of a Temporary Construction Easement on a portion of the County-owned property located at 721 Foster Street to 802 Washington Street LLC, developers of townhomes at 802 Washington Street.

802 Washington Street LLC is the developer of a planned townhome project adjacent to the County-owned Cooperative Extension property on Foster Street in downtown Durham. The developer is seeking a Temporary Construction Easement for a 10-foot wide area along the shared property lines on the southern boundary of the County parcel to provide access for equipment and materials during site clearing and construction. The easement will be needed for approximately one year. The easement area is on a steep slope covered by dense vegetation, accumulated debris, fallen trees and brush. In exchange for the easement, the developer has offered to clean up the undergrowth and deadfall on the slope to make the area between the

Cooperative Extension parking lot and the townhomes less of an eyesore. No other financial consideration will be paid for this temporary easement.

**Alignment with Strategic Plan:** Approval of the attached Temporary Construction Easement supports Goal 4 “Environmental Stewardship and Community Prosperity”.

**Resource Persons:** Jane Korest, Division Manager of Open Space and Real Estate; Nancy Mitchell, Sr. Real Estate Officer.

**County Manager’s Recommendation:** The County Manager recommends that the Board approve conveyance of a Temporary Construction Easement on a portion of the County-owned property located at 721 Foster Street to 802 Washington Street LLC, developers of townhomes at 802 Washington Street.

**Attachments:** [Final Temporary Construction Easement](#)  
[Exhibit A A1-SITE Construction Easement-EA-2.0](#)

## **20-003**

### **RFP For Life Safety Systems Testing and Inspections at Durham County Buildings**

**Agenda Text:**

The Board is requested to approve a Contract with BFPE International in the amount of \$78,553.00 for testing and inspections within Durham County facilities. This contract also includes monthly fire system monitoring services for applicable buildings. Proposals submitted for RFP No. 20-003, Life Safety at Durham County facilities, were received on October 22, 2019 and have been evaluated by General Services’ Project Facilitator and Contract Compliance Officer. The evaluation team recommends that the contract be awarded to BFPE International base on the qualifications demonstrated in their RFP submission. Given the importance and essential need for life safety systems to be operational within County facilities at all times. The Board is also requested to give the County Manager authority to execute future amendments for repairs/upgrades to life safety systems as needed if within the General Services budget.

The testing of our Life Safety Systems is to assure that the systems are working properly and as required to protect our occupants and the citizens that visit and use our facilities.

In review of the MWBE Compliance for RFP 20-003 Life Safety Systems Testing and Inspections at Durham County Facilities, BFPE International is an MWBE Certified Woman-Owned business and will be utilizing 100% of their own MWBE workforce to perform this particular service on the project.

**Alignment with Strategic Plan:** This item aligns with Goal 3 - Safe and Secure Community: Partner Goal with the community to prevent and address unsafe conditions, protect live property and respond to emergencies.

**Resource Persons:** Motiryo Keambiroiro, Director General Services; Shawn Swiatocha, Assistant Director General Services; Charles King, Project Facilitator

## General Services

**County Manager's Recommendation:** The County Manager recommends that the Board authorize the county manager to execute the proposed contract BFPE international in the amount of \$78,553.00 for the testing and inspections of the life safety systems for Durham county buildings and be given authority to execute future amendments for this project if within the project budget.

**Attachments:**[Copy of BID TAB RFP NO. 20-003](#)[MWBE Compliance Review Form-AAF for 20-003 RFP 110619](#)[AAF Supplemental Document - Contract Approval 20-003](#)**19-0581****Lease Amendment - Durham Center for Senior Life at 406 Rigsbee Street****Agenda Text:**

The Board is requested to approve an amendment to the Durham Center for Senior Life lease at 406 Rigsbee Street to permit the sale and consumption of alcohol at the facility, pursuant to the Ordinance Enacting Article III of Chapter 2 of the Durham County Code of Ordinances, Regulating the Possession, Sale, and Consumption of Alcoholic Beverages on County Property.

On June 24, 2019, The Board of County Commissioners adopted the Ordinance Enacting Article III of Chapter 2 of the Durham County Code of Ordinances, Regulating the Possession, Sale, and Consumption of Alcoholic Beverages on County Property. This Ordinance applies to specific County-owned facilities, including the Center for Senior Life. Amendment of the existing lease is necessary to permit the Center for Senior Life to serve or sell alcohol onsite and set forth the rules and regulations for alcohol service, pursuant to the Ordinance.

**Alignment with Strategic Plan:** The proposed Lease Amendment supports Goal 5: Accountable, Efficient and Visionary Government.

**Resource Persons:** Nancy Mitchell, Sr. Real Estate Officer; Jane Korest, Open Space and Real Estate Division Manager.

**County Manager's Recommendation:** The County Manager recommends that the Board approve an amendment to the Durham Center for Senior Life lease at 406 Rigsbee Street to permit the sale and consumption of alcohol at the facility, pursuant to the Ordinance Enacting Article III of Chapter 2 of the Durham County Code of Ordinances, Regulating the Possession, Sale, and Consumption of Alcoholic Beverages on County Property.

**Attachments:**[AAF Supplemental Document - Contract Approval](#)[Durham Center for Senior Life Amendment](#)**19-0582****Capital Project Amendment No. 20CPA000015 - Appropriating \$10,029,049 to the Administration Building I Renovation Project No. 4730DC137 with Funding Source of Limited Obligation Bonds (LOBs)**

**Funding and approve the Execution of the Construction Contract with Resolute Building Company for the Durham County Administration 1 Building Renovations Project No.: 4730DC137.**

**Agenda Text:**

The Board is requested to approve Capital Project Amendment No. 20CPA0000015 appropriating \$10,029,049 to the Administration Building I Renovation Capital Project and to authorize the County Manager to enter into a contract with Resolute Building Company of Chapel Hill, N.C. for the construction of renovations to the Durham County Administration 1 Building, located at 200 E. Main Street, Durham, in the negotiated amount of \$8,410,000.00 (Base bid as negotiated for Phase 1 and 2 only) and to execute any other related contracts including change orders, if necessary, not to exceed the current construction budget of \$8,914,000.00 (See Attachment 2, Pages 1 - 15).

General Fund dollars will fund purchases made before future financing of Limited Obligation Bonds (LOBs) funds are available through an interfund loan not to exceed \$10,029,049 and will be reimbursed/repaid as the financing funds become available.

The construction of the Durham County Administration 1 Building Renovations project was advertised in local newspapers on June 11, 2019. A pre-bid conference was held on June 19, 2019 and a bid opening was held on July 25, 2019. No bids were received. The project was re-advertised for bid (IFB 20-001R1) on July 1, 2019, and three (3) bids were received on August 20, 2019. Resolute Building Company submitted the lowest base bid of \$10,970,300.00 plus an additional \$1,121,675.00 for the Alternates, totaling \$12,091,975.00 (Base bid plus Alternates).

Due to the strong construction market, combined with the complexity of changing out building systems in an occupied building where the existing systems must remain operational, the construction costs came in significantly higher than anticipated. Value engineering efforts were undertaken but were ineffective in making a significant impact in the overall construction cost.

The architect team, in conjunction with the contractor, felt that the best way to proceed was to divide the implementation into two stages - the first being the implementation of Phases 1 and 2 of the project, effectively addressing the renovation of the Ground, 1st, 4th, and 4M floors, which constitute the first two planned phases of the project. No alternates would be included, and additionally, the Wellness Center, planned to be relocated from Human Services to the renovated First Floor of the Admin 1, would not be implemented at this time.

This initial work will replace the main building systems infrastructure, as well as the architectural and systems work on each of the renovated floors. Accommodations will be made to allow the building to remain occupied during the phased construction period with minimal impact to personnel. The renovation phasing plan is designed to

allow for a single relocation of personnel from their current office to their newly renovated floor. The first phase will renovate the Ground and 1st floors, upon which relocation of Internal Audit, Budget & Management to the Ground floor and Human Resources to the 1st floor will free up floors 4 and 4M for the next phase of renovation. Renovation of these two floors will allow the Attorney's Office and personnel to relocate to the 4th floor and IS&T to move personnel from the 5th floor to 4M to relieve current congestion issues and to repatriate staff currently residing in CJRC.

The completion of this initial stage, funding through this AAF, would primarily leave floors 2 and 3 unrenovated. The Attorney's Office would have relocated to their renovated space on the 4th floor, leaving the 2nd Floor Attorney's space available for use as expansion space for the Manager's Office. The Third Floor will have been vacated as well and could be used for various touchdown areas or temporary office space as needed until the final renovation takes place.

The reduced scope contract for Phase 1 and 2 would be awarded in December 2019 and work would be completed during 3Q2020. The board would have the option during the 2020-2021 FY budget cycle to consider additional funding to continue construction of phases 3 through 5, or any part thereof, to address the remaining components of the overall renovation.

The project will improve department consolidation and adjacencies along with addressing other building issues identified during the programming/evaluation phase, including replacement of all major building system components.

This agenda item has been reviewed and approved by the Purchasing Division. After the review of IFB 20-001R1, Durham County Administration 1 Building Renovations, Resolute has met the minimum 50 points required by GS 143-128, and has satisfied the necessary Good Faith Efforts. Resolute has identified 24.35% M/WBE participation of the total 25% M/WBE goal for construction subcontracting. For M/WBE Participation, see Attachment 4. However, the vendor has committed to working with Durham County to seek additional M/WBE participation if the opportunity prevails.

The Engineering Department has reviewed the bid proposals with the Purchasing Division, General Services, County Manager staff, and DTW Architects & Planners, Ltd., the Project Architects, and recommends that the County proceed with the base bid (as negotiated for Phase 1 and 2 only) and award a contract to Resolute Building Company. Funding for this project is available through the Administration Building Renovation Capital Project Account, pending the approval of additional funding through Capital Project Amendment No. 20CPA0000015. Completion of this project will provide a better facility for service delivery.

**Alignment with Strategic Plan:** This aligns with Goal 4: Environmental Stewardship - through the improvement of the environmental performance of County buildings to reduce energy use and greenhouse gas emissions from the built environment. The relocation of various departments into this facility also addresses Goal 5: by providing more efficient service delivery and better customer service.

**Resource Persons:** Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services, Engineering Department; James Faress, P.E., Senior Project Manager; Robert Sotolongo, AIA, DTW Architects & Planners, Ltd.

**County Manager's Recommendation:** The County Manager recommends that the Board approve the approve Capital Project Amendment No. 20CPA0000015 appropriating \$10,029,049 to the Administration Building I Renovation Project No. 4730DC137 with Funding Source of a Future Financing of Limited Obligation Bonds (LOBs) and authorize the County Manager to enter into a contract with Resolute Building Company of Chapel Hill, N.C. for the construction of renovations to the Durham County Administration 1 Building, located at 200 E. Main Street, Durham, in the negotiated amount of \$8,410,000.00 (Base bid as negotiated for Phase 1 and 2 only) and to execute any other related contracts including change orders, if necessary, not to exceed the current construction budget of \$8,914,000.00 (See Attachment 2, Pages 1 - 15).

**Attachments:** [Attachment 1 - CPA-15 Legal Form Administration Building I Renovation \(\\$10.0](#)  
[Attachment 2 - IFB 20-001-R1 and Negotiated Terms](#)  
[Attachment 3 - CPA-15 Supplement Form Administration Building I Renovation](#)  
[Attachment 4 - MWBE Participation](#)

#### **19-0584**

#### **Execution of an Amendment to the Architectural Design Service Contract with HDR Engineering Inc. of the Upgrades to the Northern Durham County Solid Waste Convenience Sites**

**Agenda Text:**

The Board is requested to authorize the County Manager to amend the contract with HDR Engineering Inc. of the Carolinas to provide architectural/engineering design services for completing the design phase for the new Northern Solid Waste Convenience Center to be located at 11894 N. Roxboro Road, Durham, in the amount of \$230,000.00, thus increasing the total compensation for master planning, public engagement, permitting assistance, schematic design, and design through construction documents to a not-to-exceed amount of \$364,462.00. (See Attachment A, pages 1-10).

HDR Engineering Inc. of the Carolinas was selected to provide design services for this project through RFQ No. 19-007, Architectural Services for Upgrades to Northern Durham County Solid Waste Convenience Sites, advertised on August 11, 2018. At the time of HDR's selection as the architect for the project, the County had



decided upon a property for the consolidation of the Bahama and Rougemont leased convenience center sites into a single owned facility serving both communities. HDR's initial design services scope was limited to master planning, feasibility assessments, community engagement, and Special Use Permit approval while the County pursued a purchase option, and ultimately a purchase of the property, pursuant to the approval of the Special Use Permit and other due-diligence investigations.

The Special Use Permit for use of the site as a Solid Waste Convenience Site by the County was approved on July 23, 2019. Subsequently, the land for this facility, which was placed under a purchase contract by the County on November 26, 2018, was closed on November 13, 2019. Therefore, the County is now in a position to continue the design process for the facility.

This amendment will extend the architectural/engineering design services of the project to complete the design up through the development of construction documents ready for bidding.

This new facility will consolidate the two existing leased convenience sites, Rougemont and Bahama, into one County-owned property. The development of this new convenience center will meet the long-term demands of the growing community and provide flexibility for future service changes to the waste and recycling programs. The County also desires to improve safety for residents and staff at the site by providing better separation of public traffic and material storage areas and access routes.

HDR's proposed budget for this phase of work includes 9.34 percent M/WBE participation. The first phase of the project, Master Planning and Permitting Assistance, included 30.2 % M/WBE participation for a combined percentage of 17% W/MBE participation for both phases. (See Attachment A, Page 8). The funds are available in the Leased Convenience Center Site Upgrades Project Account.

**Alignment with Strategic Plan:** Durham County Government is responsible for providing solid waste services to unincorporated residents in Durham County which includes curbside recycling, litter control and abatement, and the management of residential convenience sites. These responsibilities align with Strategic Plan Goal 4: Environmental Stewardship and Goal 5: Accountable, Efficient and Visionary Government.

**Resource Persons:** Motiryo Keambiroiro, General Services Director and Chrissie Koroivui, Solid Waste Program Manager

**County Manager's Recommendation:** The County Manager recommends that the Board authorize the County Manager to amend the contract with HDR Engineering Inc. of the Carolinas to provide architectural/engineering design services for completing the design phase for the new Northern Solid Waste Convenience

Center to be located at 11894 N. Roxboro Road, Durham, in the amount of \$230,000.00, thus increasing the total compensation for master planning, public engagement, permitting assistance, schematic design, and design through construction documents to a not-to-exceed amount of \$364,462.00. (See Attachment A, pages 1-10).

**Attachments:**      [Attachment A - Northern CC Final Permitting and Construction Document Phase](#)

**19-0593**

**Budget Amendment No. 20BCC000036 Transferring funds from the Sewer Utility Fund (600660000) to the Collections' System Rehabilitation Fund (600669000) and Capital Project Amendment No. 20CPA000016 to Appropriate the funding to the Utilities Administrative Building Project and the Execution of an Amendment to the Architectural Design Service Contract with DTW Architects & Planners, LTD. for the Durham County Utilities New Administrative Building**

**Agenda Text:**

The Board is requested to approve Budget Amendment No. 20BCC000036 transferring funds from the Sewer Utility fund (600660000) to the Collections' System Rehabilitation Fund (600669000) and Capital Project Amendment No. 20BCC000016 to appropriate the funds to the to the Utilities Administrative Building Project and to authorize the County Manager to amend the contract with DTW Architects & Planners, LTD. of Durham, to provide architectural/engineering design services for follow-on design phases for the new Utilities Administrative Building to be located at 6001 NC Hwy 55, Durham, in the amount of \$1,114,580.00, plus reimbursable expenses in the amount of \$4,000.00, thus increasing the total compensation under the contract to \$1,140,580.00 (See Attachment A, pages 1-27).

DTW Architects & Planners, LTD. was selected to provide design services for this project through RFQ No. 18-021, advertised on November 30, 2017. A design services contract in the amount of \$22,000 was executed on June 25, 2018 with DTW to develop a master plan for the facility on the 40.37 acre tract across HWY 55 opposite the current TWWTP facility, purchased for use by TWWTP operations. as well as to develop a refined project scope and follow-on design services proposal for the facility, including potential Backup EOC, Backup Datacenter and Fueling Station elements.

This master planning phase has now been completed and the County is now able to continue the design process for this facility. This amendment will extend the architectural/engineering design services for the project through the design, bidding, construction and closeout phases.

The design services provided in this amendment include:

- Full architectural and PME design of a 39,000 square foot administration building with a  
new wastewater laboratory, climate-controlled maintenance storage area, training facility, and health and wellness gym.

- Full architectural and PME design of a 2,400 square foot truck wash building.
- Full architectural and PME design of a fleet fueling station to include handling of unleaded fuel, diesel fuel and propane fuel.
- Full site design for the above facilities including a service yard, parking, utilities, stormwater and associated roads.

The development of this new facility will address current office and warehouse space constraints within the current TWWTP site, provide room for future growth, provide a sizeable training/classroom venue for County events, a fleet fueling station and truck wash facility, and the ability to re-purpose a portion of the facility into a backup EOC.

For M/WBE participation, see Attachment D. Funding is available in the Utilities New Administrative Building project account pending approval of this Capital Project Amendment.

**Alignment with Strategic Plan:** This initiative aligns with Strategic Plan Goal 4: Environmental Stewardship and Goal 5: Accountable, Efficient and Visionary Government.

**Resource Persons:** Jay Gibson PE, General Manager; Peri Manns ASLA, Interim General Manager; Stephanie Brixey, Deputy Director of Engineering & Environmental Services

**County Manager's Recommendation:** The County Manager recommends that the Board approve Budget Amendment No. 20BCC000036 transferring funds from the Sewer Utility fund (600660000) to the Collections' System Rehabilitation Fund (6006690000) and Capital Project Amendment No. 20CPA000016 to appropriate the funding to the Utilities Administration Building Project and to authorize the County Manager to amend the contract with DTW Architects & Planners, LTD. of Durham, to provide architectural/engineering design services for follow-on design phases for the new Utilities Administrative Building to be located at 6001 NC Hwy 55, Durham, in the amount of \$1,114,580.00, plus reimbursable expenses in the amount of \$4,000.00, thus increasing the total compensation under the contract to \$1,140,580.00. (See Attachment A, pages 1-27).

**Attachments:** [Attachment A - Durham County Utilities Admin II Design Fee - DTW - Revised 1](#)  
[Attachment B - FR 18-1188 DTW to 6-30-19](#)  
[Attachment C - AAF Supplemental Document - Utilities Administrative Building](#)  
[Attachment D - MWBE Compliance Review Form-AAF for New Utilities Admin B](#)  
[CPA-16 Legal Form Utilities Administrative Building \(\\$1,126,580\)](#)  
[AAF-36 Legal Form Transfer Funds to the Collection System Rehab Fund for th](#)

#### **19-0596**

### **Acceptance of \$15,000 Grant from Town and Country Garden Club for Beautification of NC 147 Interchange**

**Agenda Text:** The Board is requested to accept \$15,000 in grant funds from the Town and Country Garden Club and authorize the County Manager to execute any additional documents

related to the grant.

Durham County is part of a consortium of funders supporting additional beautification of downtown interchanges on NC 147. Additional funders include the City, DPAC, DDI, Capitol Broadcasting, Duke University, and Longfellow Partners. In addition to other efforts to help ensure that the Chapel Hill St. interchange is a safe, inviting, beautiful entryway to downtown, County staff have worked with the Town and Country Garden Club in Durham to secure a \$15,000 grant for additional plantings in the northwest quadrant of the interchange (area 2 of the attached map of the interchange). The grant agreement was finalized too late to do the plantings in fall of 2019, so the garden club would like for the plantings to be installed in the fall of 2020. While that would put grant funds in the FY20-21 budget, the club wanted to see that the County had officially accepted the grant and committed to the project in order to encumber such a large amount of the organization's funds.

**Alignment with Strategic Plan:** The public private partnership ensuring that the front doorstep of downtown looks presentable reflects civic pride and an understanding of the importance of downtown as an economic driver for the rest of the community.

**Resource Persons:** Drew Cummings, Chief of Staff

**County Manager's Recommendation:** The County Manager recommends that the Board accept \$15,000 in grant funds from the Town and Country Garden Club and authorize the County Manager to execute any additional documents related to the grant.

**Attachments:** [Chapel Hill-147-Interchange-Export](#)  
[TCGC grant scope of wk](#)

**19-0602**      **Budget Ordinance Amendment No. 20BCC000037 to Recognize \$50,000 from North Carolina Department of Health & Human Services, Division of Public Health for Community Linkages to Care for Overdose Prevention and Response**

**Agenda Text:** The Board is requested to approve Budget Ordinance Amendment No. 20BCC000037 to recognize funds in the amount of \$50,000 from the North Carolina Department of Health & Human Services, Division of Public Health (NC DHHS, DPH) for Community Linkages to Care for Overdose Prevention and Response.

The project will support the continued operation of a cross-sector post-overdose response team, connect justice-involved persons to care for opioid use disorder, expand provider education, and enhance outreach with Durham County hospitals. This funding will provide funds for peer navigators employed through Durham Recovery Response Center, as well as support for project coordination, evaluation and data analysis.

The Board of Health has approved this amendment.

Please note that this amendment requires no additional County funds.

**Alignment with Strategic Plan:** This grant aligns with Strategic Goal 2: Health and Well-being for All.

**Resource Persons:** Joanne F. Pierce, MPH, Interim Health Director

**County Manager's Recommendation:** The County Manager recommends that the Board of County Commissioners approve Budget Ordinance Amendment No. 20BCC000037 to recognize funds in the amount of \$50,000 from the North Carolina Department of Health & Human Services, Division of Public Health (NC DHHS, DPH) for Community Linkages to Care for Overdose Prevention and Response.

**Attachments:**

[AAF Supplemental Document - NC DHHS A371](#)

[AAF-37 Legal Form PH Recognize revenue for overdose prevention and respor](#)

**19-0603**

**Budget Ordinance Amendment No. 20BCC000038 to Recognize \$30,000 from SHIFT-NC to implement the Maternal Child Health Initiative and All Together Now**

**Agenda Text:**

The Board is requested to approve Budget Ordinance Amendment No. 20BCC000038 to recognize grant funds in the amount of \$30,000 from SHIFT NC for the All Together Now Project.

The project will help to improve/enhance the capacity of Healthcare Provider Partners to better serve the reproductive health care needs of young people with quality services, including a full range of contraceptive options and build/strengthen a referral network with youth serving agencies to effectively link young people to quality care.

Funding from SHIFT NC will fund 50% of the existing 1.0 FTE Maternal Child Health Project Manager position.

The Board of Health has approved this amendment.

Please note that this amendment requires no additional County funds

**Alignment with Strategic Plan:** This grant aligns with Strategic Goal 2: Health and Well-being for All. Birth outcomes and the infant mortality rate is a marker of the overall health of a community.

**Resource Persons:** Joanne F. Pierce, MA, MPH, Interim Public Health Director

**County Manager's Recommendation:** The County Manager recommends that the Board of County Commissioners approve Budget Ordinance Amendment No. 20BCC000038 to recognize grant funds in the amount of \$30,000 from SHIFT NC for the All Together Now Project.

**Attachments:**[SHIFT NC-All Together Now](#)[AAF-38 Legal Form PH Recognize funds from SHIFT NC \(\\$30,000\)](#)**19-0606****Approval of Resolution for Limited Obligation Bonds and Certain Related Documents Pursuant to G.S. 160A-20****Agenda Text:**

The Board is requested to adopt the attached resolution approving the issuance of Limited Obligation Bonds (the “Bonds”) in an amount not to exceed \$145,000,000 and approving the forms of certain documents related to the issuance of the Bonds including the Amendment to an Installment Financing Agreement, a Supplement to a Trust Agreement, an Escrow Agreement, a Bond Purchase Agreement and related Letter of Representations and a Preliminary Official Statement (collectively, the “Instruments”). The Bonds will be used to (a) refinance the County’s outstanding obligations under an Installment Financing Contract dated March 30, 2017 with PNC Bank, National Association, (b) finance improvements to County’s historic administration building, now known as Admin Building I and (c) refinance a portion of the County’s outstanding 2012 and 2014 Limited Obligation Bonds (LOBs) for debt service savings. The resolution authorizes the execution and delivery of the Bonds and approves the form of the Instruments. In addition, the resolution authorizes the County to enter into the Instruments to which the County is a party and appoints the Chair of the Board, the Clerk to the Board, the County Manager, the Chief Financial Officer, the Deputy Chief Financial Officer and the County Attorney, including anyone serving as such in an interim capacity, or their respective designees to serve as Authorized Officers who are permitted to act on behalf of the County in connection with the transactions contemplated by the Instruments and do all things necessary, including authorizing further changes to the Instruments, to consummate the transactions contemplated by the Instruments.

Please note that the first step in this process was the approval of the Board on the preliminary resolution which was approved at the November 25, 2019 regular session. This request of approval and adoption of the final resolution is the next step in the issuance of these LOBs.

**Alignment with Strategic Plan:** Goal #5, Accountable, Efficient and Visionary Government

**Resource Persons:** Susan Tezai, Chief Financial Officer; Jessica Brown-Linton, Deputy Chief Financial Officer

**County Manager’s Recommendation:** The County Manager recommends that the Board adopt the final resolution.

**Attachments:**      [Approving Resolution - County of Durham NC, LOBs, Series 2020A B - Version](#)  
[Amendment Number One to Installment Financing Contract - County of Durham](#)  
[Supplemental Agreement, Number 1 - County of Durham, NC LOBs, Series 202](#)  
[Escrow Agreement - County of Durham LOBs, Series 2020 - Version 4](#)  
[CHAR1 - 1693214v3 - Contract of PurchaseDurham County 2020B LOBSBoA S](#)  
[CHAR1 - 1693035v2 - Durham County 2020 LOBSBoFA Securities 2020](#)  
[CHAR1 - 1691235v2 - Durham County DisclosureAppendix ABoA Securities 20](#)  
[AAF Supplemental Document - for AAF 19-606 December 9 2019](#)

**19-0608**      **Capital Project Amendment No. 20CPA000017 - Appropriating \$1,983,360 to the Downtown Parking Deck(s) Capital Project No. 4730DC138 with a Funding Source of a Future Financing and Authorize the Execution of a Contract for the Architectural Design Services with Little Diversified Architectural Consulting Ltd. for the Structured Parking at 300 E. Main St. in the amount of \$1,983,360.00**

**Agenda Text:**      The Board is requested to approve the Capital Project Amendment No. 20CPA000017 appropriating \$1,983,360.00 to the Downtown Parking Deck(s) Capital Project and to authorize the County Manager to execute a contract with Little Diversified Architectural Consulting, Ltd. (Little) of Durham to provide architectural services for the 300 E. Main St. Structured Parking Deck, Durham North Carolina, in the amount of \$1,883,360.00 plus reimbursable expenses in the amount of \$100,000.00 thus totaling a not to exceed amount of \$1,983,360.00 (See Attachment 1, Pages 1-5).

General Fund dollars will fund purchases made before funds from the issuance of a future financing is available through an interfund loan not to exceed \$3,699,920.00 and will be reimbursed/repaid as the financing funds become available.

The structured parking projects are driven by the County's need to provide additional parking for employees as well as patrons using County facilities and to provide parking support for the potential mixed used development project(s). The overall mixed-use project is expected to involve retail, residential, office/commercial, parking, and civic uses. Laurel Street/Zom Living was selected for the redevelopment projects using a separate solicitation administered by the UNC School of Government's Development Finance Initiative. This approval is for the balance of the design of the 300 E. Main St. Structured Parking Deck. The BOCC authorized a Programming and Space Needs Assessment for the project on April 8, 2019 with confirmation to proceed with a (780) space parking deck at the November 4, 2019 WS. The project aligns with an analysis of the County's future parking needs based on coordination with the City of Durham's Comprehensive Parking plan, evolutions in vehicular technology and expected employee population growth. A separate approval/amendment will be required for the architectural design services of the 500 E. Main St. deck once the programming/assessment of County efficiencies concludes.

This RFQ was specifically issued by the County for architectural services to refine the program and design of the structured parking components of the projects. The request for qualifications (RFQ) for architectural services for the project was advertised in local newspapers on January 19, 2019. One (1) response was received on February 19, 2019 and were evaluated by a selection committee representing the County Engineering Department. The firm of Little Architectural Consulting, Ltd. was determined to be the most qualified firm to provide design services for this project based on the evaluation and their experience with similar projects and the massing studies/conceptual work. Little is located within the American Tobacco Campus of Durham, NC. For M/WBE participation information (See Attachment 2, Page 1).

It is recommended that the County proceed with the work in the proposal dated November 1, 2019 in the total amount not to exceed \$1,883,360,000.00 plus reimbursable expenses estimated at \$100,000.00 thus totaling \$1,983,360.00. Funding for this service is pending approval of the Capital Project Amendment in the Downtown Parking Deck Capital account.

**Alignment with Strategic Plan:** This project is in accordance with Strategic Plan Goal 4 - Environmental Stewardship and Community Prosperity particularly Strategy 4.2.C - Regional Planning: Participate in smart growth practices and support regional planning partnerships to promote a high quality of life for all.

**Resource Persons:** Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services; Jay Gibson, P.E., General Manager - Goal 4; Eric Schoenagel, AIA, Project Manager; Joel Dabrowski, AIA, Senior Design Architect; and Julie McLaurin, AIA, NCARB, Community Studio Principal, Little Diversified Architectural Consulting.

**County Manager's Recommendation:** The County Manager recommends that the Board approve the Capital Project Amendment No. 20CPA000017 appropriating \$1,983,360.00 to the Downtown Parking Deck Capital Project with a funding source of a future financing and authorize the execution of a contract for the architectural design services with Little Diversified Architectural Consulting, Ltd. in the amount of \$1,883,360.00 for the 300 E. Main St. Structured Parking Deck plus reimbursable expenses in the amount of \$100,000.00 thus totaling a not to exceed amount of \$1,983,360.00.

**Attachments:** [AAF - Supplemental Document Form - Architectural Design Services for the 300 CPA-17 Legal Form Downtown Parking Decks \(3,699,920\)](#)  
[MWBE Compliance Review Form-AAF for Design of 300 Block Structured Parki](#)  
[2019 12 02 300 500 parking garages proposal](#)

**19-0618**

**Capital Project Amendment No. 20CPA000018 - Appropriating \$1,200,000.00 to a New Durham Public School (DPS) Elementary School C Project with a Funding Source of a Future Financing**

**Agenda Text:**

The Board is requested to approve Capital Project Amendment No. 20CPA000018



appropriating \$1,200,000.00 to a New Durham Public School (DPS) Elementary School C Project with a Funding Source of a Future Financing to be determined.

Pay-As-You-Go (PAYGO) dollars will fund purchases made before funds from the issuance of a future financing is available through an interfund loan not to exceed \$1,200,000 and will be reimbursed/repaid as the financing funds become available.

During the Joint Board of County Commissioners (BOCC) and Board of Education (BOE) meeting held on November 12, 2019, agreement occurred to move forward with the construction of Elementary School C. The DPS Board of Education approved the creation of a new Elementary School C project ordinance at its committee work session meeting on November 21, 2019. Elementary School C will be located at 906 Scott King Road in Southern Durham and is projected to open for its first school year in the Fall of 2022. The total project cost is estimated at \$39,611,923. The action to appropriate the total Elementary C budget will occur during a subsequent BOCC meeting.

This \$1.2 million appropriation allows Durham Public Schools to get started immediately to secure contracts for design (permitting through close-out phases), construction materials testing, commissioning, bid advertisements, reproduction of bid documents, and other construction start-up costs.

Several intersecting factors necessitate the development of the new school including the reduction in classroom sizes resultant from HB 90. House Bill 90 also known as the "Class-size Bill", requires all NC schools to reduce K-3 class sizes. Durham Public Schools existing class sizes are above the new recommended levels. The State requirement to reduce class size comes at a time in which enrollment in Southern Durham continues to grow each year. At present, Creekside, Hope Valley, Forest View, and Southwest Elementary schools are all significantly beyond their build capacities, with mobile classrooms being used to address current space shortfalls. The construction of Elementary C will help address current space challenges. Further, it will give the district additional class spaces needed to address HB90 class size ratio requirements.

Project	Current Budget	Increase/ Decrease	Revised Budget
Elementary School C (SH282)	\$0.00	\$1,200,000.00	\$1,200,000.00
Totals	\$0.00	\$1,200,000.00	\$1,200,000.00

**Alignment with Strategic Plan:** This capital project amendment aligns with **Goal 1-Community and Family Prosperity and Enrichment**, though providing access to educational, vocational, economic and cultural opportunities and by providing support for educational opportunities that ensure high academic achievement.

**Resource Persons:** Julius Monk, Chief Operating Officer, Durham Public Schools.

**County Manager's Recommendation:** The County Manager recommends that the Board approve Capital Project Amendment No. 20CPA000018 appropriating \$1,200,000 to a New Durham Public School (DPS) Elementary School C Project with a Funding Source of a Future Financing to be determined.

Attachments:      [CPA-18 Legal Form Creating one new DPS Capital Project Elementary School \(](#)  
[CPA-18 Supplement Form Creating one new DPS Capital Project Elementary S](#)

## 7. Public Hearings (20 min)

### 19-0607      **Public Hearing to Consider Allocating Economic Development Funds to Q2 Solutions (20min)**

Agenda Text:      The Board is requested to hold a public hearing to consider allocating a total of \$950,000 in Economic Development funds to Q2 Solutions and authorize the Manager to enter into preliminary negotiations and execute an agreement with the Company. Q2 Solutions, a leading clinical trial laboratory services organization, will establish a new facility in Durham to help develop the next generation of precision medicines, creating 749 jobs and investing \$84.2 million.

Q2 Solutions, a joint venture of IQVIA and Quest Diagnostics, offers end-to-end laboratory services and secure, enterprise-wide biospecimen and consent management solutions. The Company uses its global experience and scientific expertise to transform science and data into actionable medical insights that help its customers improve human health. The expansion of the Q2 Solutions Genomics Center of Excellence in NC enhances their ability to provide innovative genomics testing in North America, as well as further enable harmonized genomic testing in Q2 Solutions clinical trials globally.

With approval of the award, the Company has agreed to make reasonable efforts to participate in several workforce partnerships that include engagements with Durham Public Schools Career and Technical Education, Durham Tech BioWorks Advisory Committee, NC Works Career Center, Durham Public Library's STEAM Center and North Carolina Central's BRITE Center among others. Please find additional project details including a full list of partnerships, terms and project attributes in the briefing sheet attached to the agenda item.

Q2 Solutions, LLC's project in North Carolina will be facilitated, in part, by two Job Development Investment Grants (JDIGs) approved by the state's Economic Investment Committee on November 27th. Over the course of the 12-year terms of both grants, the project is estimated to add more than a \$1 billion to North Carolina's economy. Using a formula that considers the new tax revenues generated by the new jobs, through the combination of both JDIG agreements and both phases of the project, the Company may be reimbursed up to \$9.59 million spread over 12 years. Durham County payments only occur following performance verification that the company has met its incremental job creation, investment and criteria targets.

Staff is recommending that the County provide \$950,000 in Economic Development Investment funds subject to performance goals being met by the Company related to timing and amount of investment, employment creation and maintenance of the

created jobs as well as partnership engagement criteria.

This public hearing has been advertised as required by law.

**Alignment with Strategic Plan:** This item aligns with Goal 4: Environmental Stewardship and Community Prosperity to promote and support the community and economic vitality for all residents

**Resource Persons:** Andy Miracle, Economic Development Officer; Jay Gibson, General Manager Goal 4

**County Manager's Recommendation:** The County Manager recommends that the Board hold a public hearing to consider allocating a total of \$950,000 in Economic Development funds to Q2 Solutions and authorize the Manager to enter into preliminary negotiations and execute an agreement with the Company.

**Attachments:** [Q2 Solutions Briefing Sheet](#)

## 8. Items Pulled From the Consent Agenda (20 min)

## 9. Closed Session

**19-0614**

### Closed Session

**Agenda Text:**

The Board is requested to adjourn to Closed Session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged pursuant to G.S 143-318.11(a)(3); in the matter of the following:

- Rodriguez vs. Michael Andrews, et al., Case Number 18-CVS-3012

**Alignment with Strategic Plan:** The item aligns with Strategic Plan Goal 5: Accountable, Efficient and Visionary Government

**Resource Persons:** Lowell Siler, County Attorney

**County Manager's Recommendation:** The County Manager recommends that the Board adjourn to Closed Session and direct staff as appropriate.

## 10. Adjournment