



Agenda Action Form Overview

Capital Project Amendment No. 19CPA000009 – Appropriating \$3,200,000 of Limited Obligation Bonds (LOBs) funding to the Administration Building II Renovation Capital Project and Execution of Contract Amendment with Whiting-Turner Contracting Company (WTCC)/Holt Brothers, Inc. for the 7th Floor Upfit of the Durham County Administration Building II Renovation (former Judicial Building) Project No.: 4730DC073

Background/Justification

The renovation project achieved substantial completion on August 31, 2018 and previously included modifications to the ground and floors 1-6, leaving the 7th floor as unassigned space for future upfits. However, during the programming efforts for the Administration Building (200 E. Main St.) it was determined that an additional department needed to be relocated from that facility in order to allow growth/expansion of the departments to remain in the facility once Register of Deeds and Tax Administration moved out. Through discussions with the BOCC, the Manager's Office and the design team it was determined that the 7th Floor should be up-fitted for use by the Finance Department. The decision to upfit the space takes advantage of having the design and construction teams currently familiar with the facility. This lends itself to potential cost savings of not having to bid a new project but rather extending the services of the current design and construction teams already on the project. This will minimize durations for shop drawing reviews and approvals and will be beneficial with the warranties and long-term maintenance of the facility reducing contractor call-backs and finger-pointing of maintenance responsibilities. The design was finalized, and bids were received on November 16, 2018.

Policy Impact

On August 22, 2016, the BOCC authorized the County Manager to enter into a Guaranteed Maximum Price contract with WTCC/Holt Brothers for Construction Manager @ Risk (C, M @R) services for the Administration Building II Renovation (former Judicial Building) in the amount of \$38,098,670 (base bid plus alternates 1, 3 and 6) plus owner's contingency at 1,150,000 for a total not to exceed \$39,248,670. This approval will extend their contract through an amendment to the Guaranteed Maximum Price Contract for the 7th Floor upfit for an additional \$2,957,607 plus owner's contingency at \$88,728 which brings the total Guaranteed Maximum Price Contract amount not to exceed \$42,295,005 for the overall project. Funding for this amendment is pending the additional funds identified in this Capital Project Amendment.

Procurement Background

The Request for Qualifications (RFQ) for Construction Manager at Risk Services for the Durham County Judicial Building Renovation was advertised in local newspapers on October 4, 2015. A pre-proposal conference was held on October 14, 2015 and four proposals were received on November 3, 2015. A Selection Committee comprised of representatives from Durham County Finance, Purchasing, General Services and Engineering Departments reviewed the proposals. The selection committee deemed the team of Whiting-Turner Contracting/Holt Brothers Construction the most qualified team for the project. The original project is complete, and County Engineering deemed it beneficial to continue with the utilization of the current teams for the completion of the 7th floor Up-fits.



Durham County Government
Agenda Action Form Supplemental Document – Contract Approval

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

Funding for this Contract Amendment is pending the approval of this Capital Project Amendment.

Recommendation

The County Manager recommends that the Board authorize the execution of the Capital Project Amendment and the Execution of the Contract Amendment with Whiting-Turner Contracting Company/Holt Brothers, Inc. for additional C, M @ R services for the 7th Floor Upfit of the Administration Building II Renovation (former Judicial Building) in the amount of \$2,957,607 plus owner's contingency at \$88,728 for a total Guaranteed Maximum Price Contract amount total not to exceed \$42,295,005.