



Agenda Action Form Overview

The Board is requested to appropriate \$500,000 to facilitate the complete replacement of the Durham County Detention Center emergency generator automatic transfer switches (ATS) and elevator equipment/control room HVAC systems. The automatic transfer switches safely provide emergency power to the Detention Center elevators and other essential life safety systems. The General Contractor, Progressive Contracting, that is performing the Detention Center elevator modernization project (IFB No. 18-003, currently underway), has provided a proposed cost of \$852,826.25 for the complete replacement of the generator ATS and elevator related HVAC system. The available project budget in the Jail Elevator Upgrade Project 4190DC077 is \$439,390.79. With the additional funding of \$500,000, General Services intends to award a contract change order, not to exceed \$852,826.25, to Progressive Contracting for complete replacement of the emergency generator ATS and related elevator HVAC systems. After transfer of funding and change order execution, the remaining fund balance of \$86,564.51 will be reserved for project contingency purposes.

The additional \$500,000 will be funded by reducing the DSS Building Demolition Project by the remaining balance of \$249,573 and an appropriation of Debt Service Fund fund balance of \$250,427 and transferring these funds to the Pay as You Go County Contribution Fund. Both amounts will be appropriated to the Detention Center elevator Project.

Background/Justification

The Durham County Detention Center elevators are currently being upgraded under CIP project 4190DC077 by Progressive Contracting. In May of 2018, the Board approved the incorporation of replacing the automatic transfer switch for generators and elevator equipment/control room HVAC systems into the project to minimize down time and operational disruptions that would impact the facility (Legistar item 18-0673). At that time, no additional funding was requested because it was believed that sufficient funds were available within the project budget. Consistent with the rising trend of construction cost in our area, the initial estimate for the additional work was insufficient to meet current cost. General Services is working with the project engineer of record, RND Architects, and the general contractor Progressive Contracting, to review pricing and evaluate possibilities to reduce cost; however, additional funding will be required given the current available funding within the project budget. The ATS and elevator HVAC systems are original to the facility (1994) and are experiencing major maintenance issues that are typical with their age and need to be replaced to avoid critical systems disruption.

Policy Impact

Approval of this capital funding fits the current Board policy of continuing support of the Durham County Detention Center. This action does not require BOCC policy changes.

Procurement Background

The Board approved a contract for the elevator replacement design and engineering services with RND Architects, PA, on September 12, 2016 for \$161,100. The Purchasing Department solicited formal construction bids from qualified construction firms and Progressive Contracting was awarded a contract in the Amount of \$1,632,500 to replace the Detention Center Elevators on November 13, 2017. Miscellaneous change orders for unforeseen conditions have been issued to



Progressive Contracting in the amount of \$42,780.21. RND Architects, PA. was issued a contract amendment in the amount of \$16,800.00 on May 14, 2018 for incorporating the ATS system replacement into the elevator project scope. RND Architects PA issued a change bulletin to Progressive Contracting requesting pricing for the added scope on January 18, 2019. Progressive Contracting submitted change order pricing for review on April 2, 2019 in the amount of \$852,826.25.

Fiscal Impact

This project uses the following funding sources:

- County Contribution \$692,571
- 2017 LOBS funding \$1,600,000

Recommendation

The County Manager recommends that the Board approve Capital Project Amendment 19CPA000018 to increase the Detention Center Elevator Project by the remaining balance of \$249,573 and Budget Ordinance Amendment No. 19BCC000052 to Appropriate Debt Service Fund fund balance of \$250,427 and transfer the funds to the Pay as You Go County Contribution fund and appropriate this amount to the Detention Center elevator Project to replace the emergency generator automatic transfer switch gear serving the Detention Center elevators and essential life safety systems.