



Agenda Action Form Overview

Execution of the Capital Project Amendment with for the Alliance Behavioral Healthcare Backfill Renovation Project and Execution of a design contract with Perkins + Will Architects, for the ABH Backfill project.

Background/Justification

The project involves renovating the former Alliance Behavioral Healthcare and Veteran Services spaces located within the Health and Human Services Facility. The existing Alliance behavioral space including lobby, will be subdivided to create two, distinct waiting spaces, one for Veteran Services, and one for Childcare services, each with their own secured access points. The renovated area will also include expanding a small portion of Environmental Health. The existing Veteran Services space may be renovated to accommodate the reduced staffing needs for Alliance Behavioral. The total interior area to be renovated is 11,000 square feet. To the degree possible, the work will include utilizing the existing demountable glass partitions, interior workstations and some centralized conference rooms with AV capabilities similar to those of the original project.

Policy Impact

Completion of this project will relocate Child Services from a leased space on Briggs avenue and accommodate a growing Veteran Services staff. The renovation will improve space usage, efficiency and increase the ability to serve more patients.

Procurement Background

Architects and engineers 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 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, CM@R
- ☐ Construction and Repair



Durham County Government

Agenda Action Form Supplemental Document – Alliance Behavioral Healthcare Backfill - Capital Project Amendment

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

The total project budget is \$150,000.00 including architectural services, reimbursables, contingencies and associated activities and will be funded from a Debt Service Fund fund balance appropriation and transferring these funds to the Pay as You Go County Contribution Fund.

Recommendation

The County Manager recommends the Board approve Capital Project Amendment No. 19CPA000021 to create the Alliance Behavioral Healthcare Backfill Renovation Project to create a new capital project for the Alliance Behavioral Healthcare and Veteran Service spaces (See Attachment 1, pages 1) and to authorize the County Manager to execute a contract with Perkins + Will (PW) to provide architectural design services for the Alliance and Veteran services for a fee of \$136,013.56. Project, thus, the total project costs for architectural services, reimbursables and contingencies, not to exceed \$150,000.00 and approve Budget Ordinance Amendment No. 19BCC000059 to Appropriate Debt Service Fund fund Balance of \$150,000 and transfer the funds to the Pay as You Go County Contribution Fund and appropriate this amount to Alliance Behavioral Healthcare Backfill Renovation.