



### **Agenda Action Form Overview**

*Approval of an Amendment to the Contract for Architectural Design Services with O'Brien/Atkins Associates, P.A., Durham, NC, for the Detention Center Security Modifications project.*

### **Background/Justification**

*Funds for the Architectural Design Services for this project were approved by the BOCC in January 2017. This was originally a (2) phase project to address issues identified as security concerns within the facility. The first phase of the project was providing a new enclosed area at the staff entrance (rear) of the building, to allow security screening for staff and contractors entering the building. The second phase was relocating the officer's station in each of the (10) direct supervision housing units to eliminate the potential of an officer being approached from the rear, while maintaining an expansive field of view within the unit.*

*The first phase Staff Entrance Addition design was completed and bid in the summer of 2017. All contractor proposals greatly exceeded the budget, and the project was temporarily halted while the Sheriff's Department determined next steps. In September of 2017, the Sheriff's Department prioritized the Officers' Station relocation and requested that the design be completed and bid. The Sheriff's Office also requested that the wall between the second floor Muster and Training Rooms be removed and replaced with an accordion partition to provide operational flexibility, which we agreed to include in the project. The combined project advertised for Bids in July of 2018 with C.T. Wilson Construction Co. the low bidder.*

*During the summer of 2018, 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. In order to minimize the significant disruption that all work within the housing units causes, the Officers' Station project was put on hold so that the work of both projects could be done concurrently. The Jail Bed and HVAC Grille replacement project bid on October 22, 2018 and the low bidder was C.T. Wilson Construction Co. The construction contract was issued in December 2018 and the Contractor mobilized at the Detention Center to conduct the work of both projects in February 2019 after required materials had been ordered and received. 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.*

### **Policy Impact**

*Funding for this design amendment is available in the Detention Center Security Modifications project.*

### **Procurement Background**



*Architects and engineers are selected based on 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
- ☐ 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? This is an existing contract that requires only an Amendment

**Fiscal Impact**

*Funding for the Amendment to the Contract for Architectural Design Services is available in the Detention Center Renovation Capital Project Account.*

**Recommendation**



*The County Manager recommends that the Board authorize the execution of an Amendment to the Contract for Architectural Design Services with O'Brien/Atkins Associates, P.A. in the amount of \$21,560 for additional design services for this project, and a revised contract completion date of February 16, 2020.*