



Agenda Action Form Overview

Request for Approval of “New Lease Line Agreement” with Duke Regional Hospital for the new EMS Station #1

Background/Justification

The new agreement addresses a modification to the original lease agreement made on July 1st, 1998 when .54 acres surrounding the current EMS Station 1 were excerpted from the sublease of land constituting the Durham Regional Hospital tract. The EMS Station 1 facility is located within the boundaries of the 60-acre subleased Hospital tract.

The new agreement makes modifications to the existing lease lines and associated access easements along the roadways in order to accommodate the changes in the building and site layout as a result of the re-design of the new EMS Station 1 facility.

Policy Impact

There is no impact to the existing arrangements or terms involving the existing lease agreements beyond the lease and access modification surrounding the EMS Station 1 facility itself, and these are minor changes to accommodate a changed footprint of the new facility.

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
- ☐ 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
- X 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 x

If no, why?

None of the above. This is a lease and easement agreement.

Fiscal Impact

There is anticipated to be no funding impact regarding this change in terms to the lease line agreement.

Recommendation

The County Manager recommends that the Board authorize the County Manager to negotiate the attached "New Lease Line Agreement" with Duke Regional Hospital, and upon reaching agreement without substantive change therein, approve the agreement upon recommendation by the County Manager. (see Attachment 1, Pages 1 – 4)