



## Legislation Text

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**File #:** 18-1156, **Version:** 1

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**Item:**

**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 7<sup>th</sup> Floor Upfit of the Durham County Administration Building II Renovation (former Judicial Building) Project No.: 4730DC073**

**Date of BOCC Meeting:** December 20, 2018

**Request for Board Action:**

The Board is requested to approve the Capital Project Amendment No. 19CPA000009 appropriating \$3,200,000 into the Administration Building II Renovation Capital Project Account and to authorize the County Manager to execute the Contract Amendment for an additional \$2,957,607 (base bid) plus owner's contingency at \$88,728 for the 7<sup>th</sup> Floor up-fit which brings the total Guaranteed Maximum Price Contract amount not to exceed \$42,295,005 for the overall construction project of the Administration Building II Renovation (former Judicial Building) located on 201 East Main Street (See Attachment 1, pages 1-11).

The renovation project achieved substantial completion on August 31, 2018 and previously included modifications to the ground and floors 1-6, leaving the 7<sup>th</sup> floor as unassigned space for future upfits. However, during the programming efforts for the Administration Building (200 East Main Street) 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 7<sup>th</sup> 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.

This amendment includes the additional C, M @ R services necessary for the 7<sup>th</sup> floor up-fit for use by the Finance Department maintaining the design intent of the original project. It is recommended that the County proceed with all work described in the proposal dated November 16, 2018 in the amount of \$2,957,607. For Minority and Women-Owned Business Enterprises (M/WBE) participation information (See Attachment 2, Page 1). Funding for this amendment is pending approval of the Capital Project Amendment.

**Alignment with Strategic Plan:** This aligns with Goal 4: Environmental Stewardship - through the improvement of the environmental performance of County buildings to reduce energy use and greenhouse gas emissions from the built environment. The relocation of various departments into this facility also addresses

Goal 5: by providing more efficient service delivery and better customer service.

**Resource Persons:** Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services, Engineering Department; Brenda Hayes-Bright, Assoc. AIA, CDT, Project Manager; Kevin Montgomery, FAIA, O'Brien/Atkins Associates, P.A.; Josh Brady, AIA, O'Brien/Atkins Associates, P.A.; Gregory Tadd, Senior Project Manager, Whiting-Turner Contracting Company

**County Manager's Recommendation:** The County Manager recommends that the Board approve the Capital Project Amendment No. 19CPA000009 appropriating \$3,200,000 to the Capital Project and authorize the Execution of the Contract Amendment with Whiting-Turner Contracting/Holt Brothers, Inc. for the additional C,M@R services for the 7<sup>th</sup> Floor up-fit of the Administration II Renovation (former Judicial Building) in the amount of \$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 construction contract.

County Manager: \_\_\_\_\_