



Legislation Text

File #: 20-0032, Version: 1

Item:

Execution of a Contract with Bordeaux Construction Company for the Pre-Construction Services for the New Durham County Youth Home, Project No. DC-001

Date of BOCC Meeting: February 10, 2020

Request for Board Action:

The Board is hereby requested to authorize the County Manager to execute a contract with Bordeaux Construction Company for the Pre-Construction Services for the New Durham County Youth Home located at 2432 Broad Street, Durham NC, in the amount not to exceed \$150,000.00. (See Attachment 1, Pages 1-6).

The Request for Qualifications (RFQ) for Construction Manager at Risk Services for the New Durham County Youth Home was advertised in local newspapers on November 6, 2019. A pre-proposal conference was held on November 13, 2019 and four proposals were received on December 5, 2019. A Selection Committee comprised of representatives from the County Manager's Office, Durham County Youth Home, General Services, and Engineering Department reviewed the proposals. The selection committee deemed Bordeaux Construction Company the most qualified for the project.

The Pre-Construction Services phase of the project is the first step in the Construction Manager at Risk process in which the contracting team will provide cost estimates, constructability reviews, schedule development and value analysis of the project design. This initial contract is necessary for the CM @ R to provide analysis of the schematic design and design development of the project. Funding for this service is available in the New Youth Home Capital Project account.

This project will replace the existing Durham County Youth Home with a new 36-bed facility at the existing 8.1 acre site, shared with the Durham County Emergency Management Office. The new facility consists of multiple housing units for male and female youth, kitchen, assessment, visitation, administration, classroom and programs, medical, arrival and intake, laundry, indoor and exterior recreation, and building services. The design will follow the standards of the North Carolina Administrative Code 10A NCAC 14J, Rules and Laws Governing the Operations, Surveillance, and Monitoring of Jail Facilities, and the American Correctional Association Standards for Juvenile Detention Facilities. The existing Home will be demolished under this contract after the new facility is occupied. In accordance with the County's High Performance Building Policy, this project will pursue LEED® Gold Certification. The Board approved a contract in fall 2019 with Moseley Architects for design services for the new facility. The Moseley team will provide an update on the design process during the Feb. 3, 2020 Board work session.

This agenda item has been reviewed and approved by the Purchasing Division (See Attachment 2). In review of the M/WBE participation for this project, Bordeaux Construction Company has committed to minority participation of \$32,500 or 25% of the preconstruction contract.

Alignment with Strategic Plan: This request aligns with Goal 3: Safe Community, Goal 4: Environmental Stewardship and Community Prosperity, and Goal 5: Accountable, Efficient, and Visionary Government.

Resource Persons: Jodi Miller, General Manager, Peri D. Manns, ASLA, Deputy Director of Engineering and Environmental Services, Angela Nunn, Youth Home Director, Linda C. Salguero, AIA, CPD, Project Manager, and Blair Bordeaux, President of Bordeaux Construction Company.

County Manager's Recommendation: The County Manager recommends that the Board authorize the County Manager to execute a Construction Manager At Risk Services agreement with Bordeaux Construction Company in the amount of \$150,000 for pre-construction services for the New Durham County Youth Home, Project No. DC-001.

County Manager: _____