



Legislation Text

File #: 20-0050, **Version:** 1

Item:

Capital Project Amendment No. 20CPA000021 to Amend the Alliance Behavioral Backfill Project by \$500,000 With a Funding Source of Pay-As-You-Go Capital Project Fund as well as the Execution of the Construction Contract for the Alliance Behavioral Healthcare Backfill Renovation Project No.: 4730DC145

Date of BOCC Meeting: February 10, 2020

Request for Board Action:

The Board is requested to authorize the County Manager to approve Capital Project Amendment No. 20CPA000021 to amend the Alliance Behavioral Backfill Project 4730DC145 by \$500,000 with a funding source of Pay-As-You-Go Capital Project Fund as well as the execution of the construction contract to address furniture costs, cost elevation in the construction industry and to enter into a contract with Riggs-Harrod Builders, Inc.(RHB) for the Renovation of the Alliance Behavioral Healthcare backfill, inside the Health and Human Services Building located at 414 E. Main Street Durham NC, in the amount of \$1,098,080.00 and approve the owner's construction contingency in the amount of \$68,920.00, to execute any other related contracts including furnishings, change orders, if necessary, not to exceed the available budget of \$1,417,400.00. (See Attachment 1, Page 1).

The project involves renovating the former Alliance Behavioral Health Care and Veteran Service spaces located within the Human Services Facility. The existing Alliance Behavioral space including lobby, will be subdivided to create two distinct spaces with conference rooms, private offices and workstations. One space for Veteran Services, and one for the Department of Social Services (DSS), each with their own secured access points. A space for an Environmental Health expansion will be adjacent to those two areas. The existing Veteran Services space on the first floor, once vacated will be renovated to accommodate the DSS coordinated intake office. Also, on the first floor, spaces will be renovated for a Public Health office, and a Risk room. The total interior area to be renovated is 12,000 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. We will bring the furniture package to the board at a later date. The relocation of the DSS Childcare Division from the Briggs Avenue location will eliminate a lease cost of \$114,927.00 annually.

The Alliance Behavioral Healthcare Backfill Renovation Project was advertised on November 14, 2019 and a pre-bid conference was held on November 20, 2019. Zero (0) bid proposals were received on December 12, 2019. The project was re-bid on December 17, 2019. Five (5) bid proposals were received and publicly opened and read on January 16, 2020. RHB submitted the lowest bid price of \$1,098,080.00. (See Attachment 2, Pages 1 through 14). The Engineering Department has reviewed the recommendations with Perkins + Will and the Purchasing Department and recommends that the County proceed with awarding the contract to RHB. For M/WBE participation information (See Attachment 3, Page 1).

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, Brenda Hayes-Bright, Assoc. AIA, CDT, Project Manager, Engineering Department; and Tim Cothran, Project Manager, Riggs-Harrod Builders, Inc.

County Manager's Recommendation: The Board is requested to authorize the County Manager to approve Capital Project Amendment No. 20CPA000021 to amend the Alliance Behavioral Backfill Project 4730DC145 by \$500,000 with a funding source of Pay-As-You-Go Capital Project Fund as well as the execution of the construction contract to address furniture costs, cost elevation in the construction industry and to enter into a contract with Riggs-Harrod Builders, Inc.(RHB) for the Renovation of the Alliance Behavioral Healthcare backfill, inside the Health and Human Services Building located at 414 E. Main Street Durham NC, in the amount of \$1,098,080.00 and approve the owner's construction contingency in the amount of \$68,920.00, to execute any other related contracts including furnishings, change orders, if necessary, not to exceed the available budget of \$1,417,400.00.

County Manager: _____