



Date: January 22, 2019

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Steven W. Hicks, Director, General Services Department
Subject: Public Works Operations Center (PWOC) Renovations Professional Services Contract with Clark Patterson Lee, P.C.

Executive Summary

In July of 2018, General Services issued a Request for Qualifications (RFQ) for design services for the design and coordination of the Public Works Operations Center (PWOC) Renovations Project

A pre-submittal conference was held on August 9, 2018, and written submittals were received September 6, 2018. Ten design firms submitted written proposals, and three design teams were shortlisted and interviewed on October 30, 2018. Following the interview process, Clark Patterson Lee, P.C. was determined to be the top ranked firm.

Recommendation

The General Services Department recommends that City Council:

Authorize the City Manager to execute a professional services contract with Clark Patterson Lee, P.C. for the Public Works Operations Center Renovations Project in the amount not to exceed \$816,000.00; and

Establish a design contingency in the amount not to exceed \$76,600.00; and

To authorize the City Manager to negotiate and execute amendments to the Professional Services Contract for the Public Works Operations Center Renovations Project provided the total cost does not exceed \$892,600.00.

Background

The Public Works Operations Center (PWOC), located at 1100 Martin Luther King Jr. Parkway in Durham, NC, was established in 1991 as a water reclamation facility. The City's Public Works and Water Management Departments transitioned the facility into offices, warehouses, site vehicle storage, salt dome, equipment sheds, and equipment repair facilities.

A 10 year Master Plan for PWOC was completed by Willard Ferm Associates in 2013 with the primary goal of fully renovating the PWOC Campus.

Relevant recommendations from the Master Plan:

- Facility assessment indicated deteriorating conditions across all aspects of the campus;
- Flood Plain regulated spending limits constrain options for facilities to be adapted to future needs;

- 30 additional Full Time Employees, including consolidation of 40 Public Works Inspections and Surveying staff, are expected by 2023.

Recommendation from Master Plan for renovations and improvements:

- Demolition of the former Pump House/Water Meter Shop;
- Incorporate Storm Water Management and other site improvements;
- Renovation of 4 buildings in the flood plain within regulated spending constraints;
- Construction of a new heavy equipment wash facility, salt brining facility, and bulk material storage shed outside of flood plain.

The Department of Water Management is building a new facility at its Mist Lake location with plans to vacate PWOC in the fall of 2020. Public Works will then have sole use of the campus.

This project will address deficiencies in current facilities, modifying where necessary, to address the growing needs of the Department, as well as addressing environmental improvements; relocating facilities out of flood zones, and adding stormwater improvement measures. It will provide safe, functional facilities for both Staff and equipment. Renovations will seek to lower operational costs while increasing efficiency and productivity leading to faster response times in all aspects of the Facility's Operation.

The project scope includes renovation of spaces vacated by Water Management, demolition of the former pump house/water meter shop, new heavy equipment wash facility, new equipment storage facility, new covered material storage, new brining facility, site improvements, renovations of existing buildings, and required stormwater management. The project will comply with all stormwater and environmental regulations.

Over the next 5-7 years the Department's Stormwater Maintenance division is expected to add five work crews of 4-6 employees each, plus equipment. Street Maintenance is also expected to see growth with increased annexation of property into the City. Public Works also intends to relocate 40-50 staff from City Hall to the Operations Center. The project will renovate all structures on the Operations Center campus, expanding where necessary.

This renovation will also address the Department's need for covered, protective equipment storage. Selected equipment is sensitive to weather and needs to be stored under cover.

Phase I of the design has two primary goals. One, an in-depth analysis and investigation of the existing PWOC campus centered on Public Works' intended scope and long-range plans; second, is the review and validation of the authorized budget relative to the intended scope.

Phase II will encompass completing the design and construction documents and continued cost estimates to ensure the project is within budget. The project is on-schedule with Water Management's new facility at Mist Lake, scheduled for completion in the fall of 2020.

Overview of the RFQ Process

The Request for Qualifications (RFQs) for Professional Services was advertised on July 23, 2018 that included scope of services, budget and schedule to guide respondent firm responses and project approach.

City staff held a Pre-Submittal Meeting on August 9, 2018. The proposals were reviewed by the Equal Opportunity and Equity Assurance (EOEA) Department for compliance with the City's Equal Business Opportunity Program Ordinance. Nine Proposals submitted were reviewed and

deemed compliant and distributed to members of the interdepartmental review team for evaluation. Members of the team independently reviewed and scored the proposals based on criteria outlined in the RFQ for Professional Services.

The evaluation team's individual scoring sheets were compiled by General Services. The team met to discuss the cumulative RFQs and scoring results and a "shortlist" was developed of the respondent firms, three were shortlisted for interviews. Finalist interviews for the design firms were held on October 30, 2018. The interview panel included: Eric Miller (EO/EA Specialist); Robyn Heeks (GSD-PM Division Manager); Todd Tingler (GSD-PM Senior Construction Project Manager/Project PM); Phillip Powell (Assistant Director Public Works - PWOC) and Jennifer Buzun (Engineer, Public Works Stormwater). Scoring results from interviews resulted in the following ranking of the firms:

Ranking for Design Firms

1. Clark Patterson Lee (CPL)
2. LS3P
3. Stantec

Staff successfully negotiated a design contract with CPL.

The CPL Associates team is as follows:

1. Clark Patterson Lee, PC, Raleigh NC – Prime Architect; Engineering; Mechanical and Electrical
2. Bree & Associates Inc., Cary NC – Cost Estimating and Budget Control
3. Lynch Mykins Structural Engineers, PC, Raleigh NC – Structural Engineers
4. Falcon Engineering, Cary NC – Geotechnical Engineering
5. McAdams Associates, Durham NC – Stormwater, Flood Plain, Utility Design

Issues and Analysis

PWOC is a multifaceted operation spread across 58 acres of City owned property. The controlled daily actions of 110 administrative and field staff; the movements of 150 vehicles for material delivery, storage and off-site operations are carefully managed. Among the many issues affecting the PWOC campus are deteriorating facilities, inadequate resources, lack of storage, and the serious need to address continued flooding from the adjacent Third Fork Creek watershed.

Design firm selection focused on the design firms' understanding of public works' operations, experience with municipal projects, experience with environmental aspects such as flooding and floodplain analysis, preferred management approach, cost estimating and budget control, and overall experience in planning, programming and designing a multi-facility campus with diverse end-user groups.

Clark Paterson Lee (CPL) provided a strong interview. Both their in-house staff and consultants are well versed in the various issues PWOC is addressing. They had visited PWOC and offered preliminary comments on the Project. Their experience in local environmental issues (flooding and floodplain mitigation) was the deciding factor. CPL and their Consultant Team is the best choice for design services.

Alternatives

Delaying or terminating the planned PWOC renovations would be counter-productive to both Public Works and the City. Investigations and reports on PWOC continue to document the deteriorating conditions and inadequacies of the current facilities. Alternatives to the Renovation Project would require continuing the piece-meal approach to facility renovation, repair and replacement. This would severely delay needed facility up-grades and allow continued deterioration of existing facilities. Renovation of PWOC is the best solution for resolving both short and long-term planning goals.

Financial Impact

Funds for this project are currently budgeted and available as follows:

Funding Sources

Total Revenues (CIP FY 2019) Debt Financing	\$7,419,468.00
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Project Costs

Design - CPL (3000C002/731003/CC026)	\$ 816,000.00
Design – Other (3000C002/731003/CC026)	\$ 29,000.00
Design Contingency - CPL (3000C002/731900/CC026)	\$ 76,600.00
Design Contingency – Other (3000C002/731900/CC026)	\$ 8,500.00
Construction (3000C002/731000/CC026)	\$5,742,000.00
Construction Contingency (3000C002/731900/CC026)	\$ 689,368.00
Public Art (3000C002/732301/CC026)	<u>\$ 58,000.00</u>
Total Expenditures	\$7,419,468.00

Equal Business Opportunity Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Clark Patterson Lee (CPL) of Rochester, NY and determined that they were in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

UBE Requirements

Based on the specifications outlined for this project, the MUBE participation goal should be 8%. Based on the specifications outlined for this project, the WUBE participation goal should be 6%.

Clark Patterson Lee will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
Bree & Associates, Inc.	MUBE	Raleigh, NC	\$61,500.00	8%
Lynch Mykins Structural Engineers, PC	WUBE	Raleigh, NC	\$60,500.00	8%
Falcon Engineering	WUBE	Cary, NC	\$38,900.00	5%

The MUBE goal was met, whereas the WUBE goal was exceeded.

Workforce Statistics

Total Workforce:

Employment Category	Total Employees	Total Males	Total Females
Executive Officials and Managers	51	44	7
Professional	185	140	45
Technicians	34	29	5
Sales Workers	0	0	0
Clerical	46	11	35
Craft Workers	0	0	0
Service Workers	0	0	0
Labor	0	0	0
Total	316	224	92

Male:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	Two or More Races*
Executive Officials and Managers	42	1	1	0	0	0
Professional	129	7	4	0	0	0
Technicians	22	2	2	2	2	0
Sales Workers	0	0	0	0	0	0
Clerical	8	1	1	0	0	0
Craft Workers	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0
Labor	0	0	0	0	0	0
Total	201	11	8	2	2	0

Female:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	Two or More Races*
Executive Officials and Managers	7	0	0	0	0	0
Professional	39	2	3	1	0	0
Technicians	5	0	0	0		
Sales Workers	0	0	0	0	0	0
Clerical	32	3	0	0	0	0
Craft Workers	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0
Labor	0	0	0	0	0	0
Total	83	5	3	1	0	0

Attachments

Attachment A: B101-2017 Standard Form of Agreement Between Owner and Architect
Attachment B: Public Works Operations Center Site Plan