



Date: November 5, 2019

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Jina Propst, Interim Director, General Services Department
Subject: Design-Build Services with Monteith Construction Corporation for Fire and EMS Station 18

Executive Summary

Review and analysis of Durham Fire Stations 16, 17 and 18 service areas shows rapid growth and an increase in service calls. With this consideration, the Durham Fire Department, partnering with Durham County Emergency Medical Services (EMS), is constructing a new Fire and EMS Station at 6919 Herndon Road. To support their portion of the station, the County will provide 24% of the design and construction costs in accordance with the City–County Inter-governmental Agreement for Consolidation of Fire Services in the Durham County Fire Service District located in the southern portion of Durham County.

The Request for Qualifications for Design-Build Services was advertised on April 1, 2019. A pre-submittal conference was held on April 25, 2019, and four written submittals were received on May 10, 2019. Two firms, Bobbitt Design Build and Monteith Construction Corp., were shortlisted and interviewed on June 28, 2019.

The interview team scored each firm and determined Monteith Construction Corp. the top ranked firm. General Services staff has negotiated an acceptable fee within the Project’s budget.

Recommendation

The General Services Department recommends that City Council:

To adopt the Resolution Approving the use of the Design-Build Construction Method of Delivery Pursuant to G.S. 143-128.1 for the Fire and EMS Station 18 project is in the best interest of the City; and

To authorize the City Manager to execute a design-build contract with Monteith Construction Corp. for the Fire and EMS Station 18 project up to the amount of \$573,500 for design and preconstruction work; and

To establish a contingency fund for the contract in the amount of \$100,000; and

To authorize the City Manager to accept the design-builder’s proposal for construction of the Fire and EMS Station 18 and negotiate and execute the Design-Build Amendment for construction provided the total contract cost does not exceed \$5,817,270.

Background

The current Durham Fire Station 18 is located at 1409 Seaton Road. Formerly the Parkwood Volunteer Fire Department, the building was constructed in the late 1960's and is leased from Durham County. Supporting both Durham Fire Department and County EMS operations, the two-story structure is outdated, insufficient in size for current and future operational duties, and lacks sufficient space for growth. Located in an established residential neighborhood, the proposed Fire and EMS Station 18 will be a 15,000sf, modern facility based upon the current prototype developed for Fire and EMS Station 17. The new facility will serve as an operational base supporting the relocated Fire and EMS Staff from the current station to increase service to the public while reducing response time from a more central location. Aspects important to the design team are incorporating the City's sustainability and energy management goals into the design, continuing LEED achievements established with Station 17, and adapting design features into the existing neighborhood.

In accordance with North Carolina General Statutes, the General Services Department prepared written criteria demonstrating why the design-build method is the most appropriate project delivery method for this project. The Design-Builder, as a part of its design and preconstruction services, will assist with developing a strategy for the best approach for the successful completion of the project including guidance and assistance in the preparation of a schedule and a reliable, preliminary cost estimate along with evaluations of any value engineering measures. At an appropriate point during the project and prior to contracting for construction (through execution of the "Design-Build Amendment"), the Design-Builder will present a proposal to the City which will include a Lump Sum price for all remaining design and construction work. As part of the planning and design process for Fire & EMS Station 18, the selected site has been rezoned to RS-20.

The Request for Qualifications for Design-Build Services was advertised on April 1, 2019. A pre-submittal conference was held on April 25, 2019, and written submittals were received on May 10, 2019. Four firms submitted qualifications, and an interview team of General Services, Durham Fire Department, County EMS and Equity & Inclusion Staff reviewed each. Two firms, Bobbitt Design Build and Monteith Construction Corp., were shortlisted for consideration.

Following interviews on June 28, 2019, the interview team determined Monteith Construction Corp. the top ranked Firm. Monteith scored well during their interview, and brought to the process significant experience in municipal and Fire and EMS facility design. Also noted was their focus on budget and construction costing, as well as the strength of their overall design team.

Issues and Analysis

The new Fire and EMS Station 18 is a critical public safety project, one that is necessary to provide proper Fire Department and EMS response times in an area of the City experiencing rapid growth. The current Fire and EMS Station 18 is an older, outdated building, leased from Durham County. Built in the late 1960's as a volunteer fire station, the building has been renovated and expanded multiple times over 40 years. As the Fire and EMS operational requirements have increased, the building's limitations continue to hinder Staff readiness. Due to its age, fragmented renovations and limited site, the building is deficient in every aspect as a support platform for Fire and EMS operations. Review and analysis show a new, relocated Station is the only viable option.

Continuing their co-location at Fire & EMS Station 18, Durham County will reimburse the City for 24% of the building's design and construction costs in accordance with the Inter-Governmental agreement referenced above.

The design-build approach streamlines project delivery in that the design-builder is obligated to provide both design (architectural and engineering) and construction services for the project under one contract. Establishing this single point of responsibility offers several advantages, including greater protection from design errors and omissions, the opportunity for a shortened project timeframe, reduction in the number of change orders and overall reduced cost. The City of Durham intends to utilize best commercial practices to accomplish the goals of this project. The General Services Department expects the Design-Builder to proactively address risks and challenges in the process and participate in improvement activities to achieve project success. The City also expects to work with the Design-Builder to devise and implement appropriate processes for this project that will maximize efficiency, overall quality, cost savings and efficiencies. Ongoing consideration will be given to any maximum budget figures that must be adhered to in order to promote flexible, appropriate decision making as the project progresses. As the sole responsible source for total project compliance and design and construction performance, the Design-Builder will hold all design professionals, testing services (with the exception of Materials/Special Inspections and Commissioning services by Owner), trade contractors and trade supplier contracts.

Specific advantages of using Design-Build project delivery for this fire and EMS station include:

- Expedited construction project delivery, keeping the project on time and within budget without sacrificing quality.
- Effective use of a prototype design which minimizes the scope for architectural services enabling more of the project's funds to be allocated directly to physical improvements in construction of the facility
- Having the architect and contractor closely working together as a team for the duration of the project which streamlines the project schedule and reduces coordination risk and cost estimation gaps
- Reducing the overall project time frame which minimizes the effect of price escalation that would occur during construction
- Within the General Services Department's Project Management Division, the City has professional and experienced personnel to ensure that the Design-Builder will provide a quality project within the budget constraints established by Council and in compliance with the North Carolina General Statutes for design-build project delivery.
- The City has an established and successful M/WBE program which ensures that the Design-Builder will comply with the M/WBE goals set by Council for both design and construction.

Approval of the Design-Build contract will permit the Design-Builder to proceed with preconstruction and concept design services with a 90-day duration, after which we will prepare a proposal, which will include a lump sum price for the remaining design and construction for review and approval by the City. If the City (through the City Manager) approves the Design-Builder's proposal, the parties will negotiate and execute the Design-Build Amendment for the construction. Construction is anticipated to begin in March 2021, with a duration of twelve months.

Alternatives

There are no alternative construction sites available within the operational area served by the station. The area continues to see both residential and commercial development intensify as density increases. The current station is leased by the City and lacks sufficient space for renovation or expansion.

Delaying the planned new construction is not recommended. The City would be forced to continue leasing a substandard facility, while Fire and EMS Staff continue serving the public from a building lacking sufficient support for continually expanding operational duties.

Delaying the project will also result in increased expense not only in escalating construction costs, but in maintenance of the existing leased building. Construction of a new Station is the only viable option.

Financial Impact

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

FUNDING SOURCES	City of Durham
CIP FY 2020 Debt Financing	\$3,212,202.00
CIP FY 2021 Debt Financing	\$3,308,568.00
Total Revenues	\$6,520,770.00

PROJECT COSTS	City of Durham	Durham County
Owner Costs	\$ 295,060.00	\$ 58,440.00
Furniture, Fixtures and Equipment	\$ 200,000.00	
Public Art	\$ 50,000.00	
Design and Pre-Construction	\$ 435,860.00	\$ 137,640.00
Construction	\$3,985,265.00	\$1,258,505.00
Contingency	\$ 76,000.00	\$ 24,000.00
Total Expenditures	\$5,042,185.00	\$1,478,585.00

Equal Business Opportunity Summary

The Equity & Inclusion Department reviewed the proposal submitted by Monteith Construction of Raleigh, NC, Davis Kane Architecture of Raleigh, NC and Alantec Engineers PA of Raleigh, NC. It was determined that they are in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

M/W UBE REQUIREMENTS

The goals are MUBE 8% and WUBE 6% goals for this project.

Monteith/Davis Kane/Alantec Engineering will subcontract the following:

Firm	ID	City/State	Amount	%of Contract
Stewart Engineering	MUBE	Raleigh, NC	\$60,750	13.1%

Lynch Mykins	WUBE	Raleigh, NC	\$20,500	4.42%
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WORKFORCE STATISTICS:

Total Workforce:

Employment Category	Total Employees	Total Males	Total Females
Project Managers	3	3	0
Professional	32	26	6
Technical	1	1	0
Clerical	4	1	3
Labor	0	0	0
Total	40	31	9

Male:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	Two or More Races
Project Manager	3	0	0	0	0	0
Professional	22	1	1	2	0	0
Technicians	1	0	0	0	0	0
Clerical	1	0	0	0	0	0
Labor	0	0	0	0	0	0
Total	27	1	1	2	0	0

Female:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	Two or More Races
Project Manager	0	0	0	0	0	0
Professional	5	0	1	0	0	0
Technicians	0	0	0	0	0	0
Clerical	2	1	0	0	0	0
Labor	0	0	0	0	0	0
Total	7	1	1	0	0	0

Attachments

A141-2014 Standard Form of Agreement Between Owner and Design-Builder
Resolution Approving the Use of Design Build
Prototype Floor Plan
F&EMS Station 18 Site Sketch