



FACILITIES AND PROPERTY MANAGEMENT
220 Seneca Rd
Greensboro, North Carolina 27406

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The County detention facility located in High Point has experienced a failure of the plumbing drains serving the kitchen and laundry area. After investigating the problem and the extent of the repairs, it became clear that the most feasible solution would be abandoning the existing piping in place and constructing a new kitchen annex with new drain lines connecting to the sewer system. The security and operational issues involved in excavating the drain lines rendered a repair option unworkable.

To execute the project most quickly and cost-effectively, staff recommends the design-build project delivery method. This method enables the County to work with a design and construction firm simultaneously, providing flexibility to address evolving needs and conditions quickly. This method helps control costs, manage risks, and deliver the best possible result within the project's financial and time constraints.

Pursuant to N.C. G.S. 143-128.1A, to use design-build procurement, the County must demonstrate that this method is appropriate by addressing six statutory factors. Each is outlined below for the Board's consideration:

1. Our Ability to Define the Project in the RFQ

County Facilities staff have worked closely with the detention center staff to define the project requirements. The functional and spatial needs are well understood, allowing for a comprehensive and accurate RFQ.

2. Time Constraints

This is a schedule-critical project. The kitchen is current not operational, resulting in an on-going cost to provide boxed meals to the inmates. The lack of kitchen services is hindering the proper operation of the facility and elevating operational costs.

3. Ensuring Project Quality

This project will be managed by the Facilities Department, which has a strong track record in managing construction and engineering projects. Coordination with all the departments impacted will ensure that the Design-Build contractor delivers high-quality outcomes aligned with the County's goals.

4. Availability of Qualified Staff

Facilities staff all have prior experience with design-build projects and will assign a dedicated project manager. SBED (Small Business Entrepreneurship Development) and Procurement are also well-versed with the Design-Build method, ensuring that project oversight and execution will meet professional standards.



5. Historically Underutilized Business and Small Business Participation

The County remains committed to ensuring fair access and that no procurement practice disparately impacts any group or segment of the population. The SBED office in collaboration with Facilities, has effectively incorporated HUB participation in past projects. This same commitment will guide the HP Detention Center Kitchen Annex procurement and implementation.

6. Cost-Benefit Analysis

The design-build method presents several advantages over traditional design-bid-build.

Accelerated Schedule:

The integrated design and construction process reduces project duration by allowing concurrent activities—crucial for restoring operations quickly.

Reduced Budget Risk:

With the field conditions and security issues surrounding the project, having the contractor involved with the designer will minimize general requirements and general condition costs.

Constructability and Value:

Real-time collaboration results in practical design decisions that improve efficiency, reduce waste, and lower costs.

Recommendation

Based on the above evaluation, I recommend that the County pursue design-build procurement for the HP Detention Center Kitchen Annex project. This approach will enable faster project delivery, reduce risk, and ensure cost-effective restoration of County services.

Eric Hilton, Facilities & Property Management Director