



FACILITIES AND PROPERTY MANAGEMENT
220 Seneca Rd
Greensboro, NC 27406

Date: July 16, 2025

To: Victor Isler, Interim County Manager

From: Eric Hilton, Facilities & Property Management Director

RE: Procurement of design and construction services, Greene St. restoration

The County facility located at 201 S. Greene St has sustained significant damage due to a fire. The third floor has been deemed a total loss, requiring complete interior restoration, while the second floor has suffered substantial smoke and water damage.

Given the nature and extent of the damage and the likelihood of encountering unforeseen issues during construction we recommend the **design-build delivery method** as the most appropriate construction contracting approach for this project. 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 delivers the best possible result within the financial and time constraints of the project.

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 restoration company to define the project requirements. Since this restoration involves restoring an existing operation, the functional and spatial needs are well understood, allowing for a comprehensive and accurate RFQ.

2. Time Constraints

This is a schedule-critical project. Essential County functions, including operations of the Family Justice Center, have been disrupted. Rapid restoration is necessary to resume public services and internal operations, making a time-efficient delivery method vital.

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 Greene Street restoration 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 unknown existing conditions (e.g., structural, HVAC, or roofing issues), design-build minimizes costly change orders by enabling the construction partner to provide input during design.
- **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 Greene St. fire restoration project. This approach will enable faster project delivery, reduce risk, and ensure cost-effective restoration of vital County services.

Please let me know if any additional information is needed.

Eric Hilton, Facilities & Property Management Director