



Legislation Text

File #: 2018-402, Version: 1

TITLE

DESIGN SERVICES PROPOSAL FOR THE GUILFORD COUNTY 16 BED ADULT FACILITY BASED CRISIS CENTER

SPONSOR

Marty K. Lawing, County Manager

BACKGROUND

Guilford County will need to replace the current behavioral health service center located at 201 N. Eugene Street in Greensboro due to the planned sale of the property to the City of Greensboro. The existing structure on Eugene Street limits the line of behavioral health crisis services that can be provided so the citizens of Guilford County and surrounding areas will benefit from a new facility with an expanded service line. A parcel of land at the Maple Professional Park on Third Street in Greensboro has been identified as a suitable site for the facility. The facility will need to be completed and operational within 24 months of the sale of the current site to the City of Greensboro in order to maintain continuity of mental health services.

Teague, Freyaldenhoven and Freyaldenhoven Architects and Planners, LLC, a Greensboro firm, has submitted a proposal to provide the comprehensive design services for the proposed facility. The proposal is based on basic services including: architectural design and civil, mechanical, electrical, plumbing and structural engineering for a single-story building and an assumed program area of approximately 35,000 SF. Pre-design services will also include space programming confirmation, site study and development of a preliminary site plan design.

Staff is recommending that this behavioral health facility be constructed using the Construction Manager at Risk contracting method so the architect will work closely with the construction manager throughout the design process to identify opportunities to control construction costs.

The project design schedule, including bidding and development of the guaranteed maximum price by the CM at Risk, would run from November 15, 2018 to August 1, 2019. Assuming a 12-month construction time schedule, the project could be completed by August of 2020, several months before the 24-month lease on the existing facility would end.

The fee breakdown associated with each phase of the professional services is as follows:

Pre-Design Phase

Space Programming / Site Design \$35,000

Basic Services

Schematic Design Phase \$144,675
Design Development Phase \$241,125
Construction Document Phase \$337,575
Construction Contract Administration Phase \$241,125

Total \$999,500

All of the terms of this proposal, if approved, will be included on a AIA Document B133-2014 Standard Form of Agreement Between the Owner and Architect.

A new capital project ordinance is needed for this work. The ordinance will be funded initially by using available funds in the existing Bellemeade Center Renovations capital project (\$722,218) and an additional appropriation of County Building Construction fund balance (\$277,782). The county will reimburse itself for this up-front funding from the proceeds of future debt financing.

BUDGET IMPACT

Capital Project Ordinances

Bellemeade Center Renovations

County Building Construction Fund
\$722,218 Decrease in Appropriated Fund Balance
\$722,218 Decrease in Appropriation to Bellemeade Center Renovations

Mental Health Facility Replacement

County Building Construction Fund
\$1,000,000 Increase in Appropriated Fund Balance
\$1,000,000 Increase in Appropriation to Mental Health Facility Replacement

REQUESTED ACTION

Approve the Design Services Proposal for the Guilford County 16 Bed Adult Facility Based Crisis Center, Behavioral Health Urgent Care and Outpatient Services Facility with Teague, Freyaldenhoven Freyaldenhaoven Architects and Planners, LLC in the amount of \$999,500 and authorize staff to enter into a AIA Standard Agreement for services; and approve amendment and closure of the existing Bellemeade Renovations capital project and ordinance, and adopt a

Mental Health Facility Replacement capital project ordinance in the amount of \$1,000,000 to be funded with County Building Construction Fund balance (\$722,218 from unexpended Bellemeade project funds returned to fund balance and \$277,782 from existing unassigned fund balance). The county will reimburse itself for this initial up-front funding from the proceeds of future debt financing.