



Legislation Text

File #: 2019-417, Version: 1

TITLE

ADULT BEHAVIORAL HEALTH CRISIS CENTER BUILDING GMP

SPONSOR

Dan Durham (Tari Maynor-Brady)

BACKGROUND

Samet Corporation is the construction manager at risk for the Adult Behavioral Health Crisis Center project. The construction was split into two bid packages. An early site work package was competitively bid and the guaranteed maximum price (GMP) for the site work was previously approved on October 17, 2019, by the Board of Commissioners. This work is in progress.

Samet has also competitively bid the second bid package for the building and the remainder of the construction for the Adult Behavioral Health Crisis Center. A total of 41 bid packages were bid. All bids were received by Samet by November 14, 2019. The GMP for this bid package is \$11,572,933 as shown on the attached change order. Adding this to the site work GMP of \$3,495,955 equals a total construction contract cost of \$15,068,888.

The breakdown of the total project cost is as follows:

Design	\$	999,962	
Geotechnical Services (pre-con)	\$	39,880	
Pre-Construction Surveying, Insurance, & Fees	\$	39,782	
Land	\$	1,418,164	
CM at Risk Pre-Con Services	\$	144,252	
Site Work GMP	\$	3,495,955	
Geotechnical Services (site work)	\$	33,900	
Building GMP	\$	11,572,933	
Building Commissioning	\$	49,800	
Permit Fees	\$	130,000	estimated
Construction Admin. Reimbursables	\$	31,000	estimated
Furniture, Fixtures, and Equipment	\$	849,500	estimated
IT & Security	\$	1,000,000	estimated
General Project Contingency	\$	594,871	
TOTAL PROJECT COST	\$	20,400,000	

Any unused contingency and allowances will be returned to Guilford County. The construction project is expected to be substantially complete by December 31, 2020. The facility will then be outfitted and staffed as project punchlist items are completed. Opening of the Adult Behavioral Health Crisis Center is expected in March of 2021.

The last page of the attached Executive Summary includes a description of the MWBE outreach efforts. The estimated MWBE participation rate for the entire construction project (site work and building packages) is 38.6% with a breakdown as follows:

Asian	\$ 688,000	4.6%
Black	\$ 1,142,119	7.6%
Hispanic	\$ 1,372,393	9.1%
Female	\$ 2,610,906	17.3%
TOTAL	\$ 5,813,418	38.6%
Total Construction Contract	\$ 15,068,888	

The capital project ordinance for the Mental Health Facility Replacement is currently \$6,400,000 as previously approved for design services, pre-construction services by the construction manager at risk, land purchase costs, and site work. The capital project ordinance for the Mental Health Facility will need to be increased by \$14,000,000 to a total of \$20,400,000 to provide the necessary funding for construction as described above with additional funds coming from state revenues (\$7,700,000), appropriated fund balance (\$5,500,000); this is the proceeds from the sale of the Bellemeade property, and unallocated bond proceeds from the 2019 bond issuance (\$800,000).

BUDGET IMPACT

Capital Project Ordinance Amendment

Mental Health Facility Replacement

\$7,700,000 Increase in Federal/State Revenues

\$5,500,000 Increase in Appropriated Fund Balance

\$800,000 Increase in Bond Proceeds (2019 Issuance)

\$14,000,000 Increase in Appropriation to Mental Health Facility Replacement

REQUESTED ACTION

Approve the revision of the contract with Samet Corporation to construct the Adult Behavioral Health Crisis Center and complete all remaining construction for a Guaranteed Maximum Price of \$11,572,933 by approving Change Order No. 1 in substantial form; and amend the Mental

Health Facility capital project ordinance to increase project funding by \$14,000,000 from state revenues (\$7,700,000), appropriated county building construction fund balance (\$5,500,000); reflecting proceeds from the Bellemeade property, and unallocated bond proceeds (\$800,000; 2019 issuance) bringing the ordinance total to \$20,400,000 to provide funding for this contract and other necessary project costs.