



Legislation Text

File #: 2024-174, Version: 1

TITLE

CONTRACT AWARD TO BLUM CONSTRUCTION FOR DESIGN-BUILD SERVICES FOR UPFIT OF THE LEES CHAPEL TREATMENT CENTER

SPONSOR

Eric Hilton

BACKGROUND

To support the initiative of converting the former St. Gales Nursing Home at 1400 Lees Chapel Road into a substance use disorder treatment facility, the Board approved on January 4, 2024 the utilization of the Design-Build project delivery method to accomplish this task. An advertisement for Qualification Packages was distributed on January 19, 2024, to solicit a Design-Build project delivery team for necessary upfits at the new Lees Chapel Treatment Facility. Qualifications were received on February 8, 2024. Four (4) firms submitted qualification packages and all were deemed responsive by the Purchasing Department. The firms responding were:

1. Blum Construction & LS3P Architects
2. Davie Construction & Peterson Gordon Architects
3. Barr & Barr, Horus & Goode Van Slyke Architects
4. W.C. Construction & Sherman Ata Architect

The proposals were reviewed by a team of County staff from Behavioral Health, Risk Management, MWBE, Facilities and Purchasing during the week of February 19, 2024. All four (4) firms were invited to an in-person interview and presentation of their qualifications.

The committee evaluated both written proposals and the interview presentations using the following criteria:

1. Experience with Design-Build project delivery in the Public Sector, with preference given to the design firm and construction firm working together on previous projects.
2. Experience working on facilities licensed by the Division of Health Service Regulation (DHSR).
3. Proximity to, and familiarity with, the area where the project will be located.

- This includes the ability to recruit local labor to execute the work.
4. Ability to execute work comparable to the size, complexity and scope.
 5. Adherence to cost and schedule on previous projects.
 6. Quality of compliance plan for minority business participation.

The evaluation team recognized the Blum team as the most qualified team to meet the needs of the project as detailed below.

- A. The proposed Blum team showed superior experience successfully delivering DHSR compliance projects.
- B. Blum provided the best MWBE outreach and engagement plan.
- C. Blum showed successful project delivery of design-build projects in the public sector.
- D. Both Blum and their architect have a strong local presence and track record of delivering projects in Guilford County.

Blum subsequently provided a pricing proposal not-to-exceed \$437,090 for the following scope:

1. Complete the scoping and design required to produce construction drawings for the upfit.
2. Prepare and submit DHSR construction applications.
3. Prepare the Guaranteed Maximum Price to complete the upfit.
4. Early procurement of long-lead items to accelerate the project schedule.

The full amount of the GMP contract will be handled by a change order to this initial contract, subject to Board approval.

County staff recommends using Opioid Settlement funds for the full cost of this project and authorizing the use of funding for a period running from March 21, 2024 to December 31, 2025. The activity is allowable under the Opioid Settlement in Exhibit A, Strategy 2 based on the planned use of the Lees Chapel facility to operate a recovery treatment program. The necessary opioid spending authorization for this activity is included with this item.

BUDGET IMPACT

Budget Ordinance Amendment

Opioid Settlement Fund

\$437,090 Increase in Federal / State Revenue (Opioid Settlement Proceeds)

\$437,090 Increase in Transfers to Other Funds (County Building Construction Fund)

Capital Project Ordinance

Lees Chapel Residential Treatment Facility Renovation

County Building Construction Fund

\$437,090 Increase in Appropriation to Project

\$437,090 increase in Transfers from Other Funds (Opioid Settlement Fund)

REQUESTED ACTION

Approve, in substantial form, the award of a Design-Build Contract to the Blum Construction team in the amount of \$437,090 and authorize staff to take the necessary measures to execute this contract;

Approve the attached Opioid Settlement Spending Resolution for the use of \$437,090 of Opioid Settlement funds for Evidence-Based Addiction Treatment - Lee's Chapel Renovation to fund this initial phase of Lees Chapel Residential Treatment Facility Renovation under Exhibit A, Strategy 2, in starting March 21, 2024 and ending December 31, 2025 to fund this contract; and

Approve the establishment of a "Lees Chapel Residential Treatment Facility Renovation" capital project ordinance in the amount of \$437,090 to be funded with Opioid Settlement Funds and authorize all necessary budget amendments needed to transfer funds into this project ordinance.