



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-77

Agenda Item# I.2.

Agenda Date: 2/6/2024. **Department:** Fire

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2024 – 77 Resolution Approving Fire Department to Utilize Design-Build Alternative Delivery Method for the Design and Renovation of Fire Station #8, 10 and Additional Station to be Named Once Funding is Identified

Council Priority: Place an 'x' in the box.

☒ Safest City

☐ Easiest Place to Do Business

☐ Youth Sports Capital

☐ Abundance of Attainable Housing

☐ Most Skilled Workforce

☐ Most Connected City

☐ Hub of Recreation and Entertainment

☐ Other/Admin Briefly Explain 3 word maximum

Council District: All

Public Hearing: No

Advertising Date/By: N/A

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Contact 2 and Phone: Kenny McDowell, Ext.4578

PURPOSE:

The Fire Department is requesting approval to pursue a Design Build alternative delivery method for the design and renovation of the Existing Fire Stations #8, 10, and additional station to be named once funding is identified. City Council approval to utilize the Design Build delivery method for this project is requested.

BACKGROUND:

North Carolina General Statute 143-128.1A authorizes governmental entities to utilize the Design-Build delivery method for construction contracts. Written project- specific criteria for establishing a Design-Build project are required in order to use the Design-Build delivery method. The specific criteria are outlined in the general statute and must be applied on an individual project basis. The Fire Department has established written criteria in support of the Design-Build delivery method for Fire Station #8, 10, and additional station to be named once funding is identified.

Criteria 1 Ability to adequately and thoroughly scope the project requirements in the RFP: The scope for designing and renovating Fire Stations is very specific by nature. Fire Station #8, 10, and additional station to be named once funding is identified is very specific by nature that has defined

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programming and service parameters that have been established for this particular station. In addition, the scope for design and renovation of these Fire Stations is well established from a structural, mechanical, and electrical aspect. The Fire Station design and renovation is analogous to a “cookie cutter” approach to upgrading existing stations’ apparatus bays for newer, heavier trucks, higher bay doors, sleeping quarters, kitchen/dining, and training rooms with the establishment station-specific parameters.

Criteria 2 Timeline constraints for project delivery: These Fire Stations should be operational by September 2025 to service the Residents and Business owners. Renovation of a fire station takes approximately 275 days or 9 months. As the current Stations are operational Firefighters and equipment will need to be relocated to a temporary structure somewhere within the response time area. This temporary move will be an added expense/hardship to the City and Firefighters. In order to meet the timeline of September 2025, construction would need to proceed by January 2025. Design Build is the only method of delivery that fits this aggressive delivery schedule.

Criteria 3 Ability to ensure that a quality product can be delivered: The design and construction of the Fire Station will be performed by one entity. The Fire Station Architect, Mechanical Electrical & Plumbing design engineers will be employed by the Contractor and a single entity is contractually responsible for the design and construction of the fire station. Additionally, the city will provide on-site inspection using city inspectors and Facilities Project Management staff. The Fire Department will also establish a professional services contract with an On-Call engineer to help ensure quality assurance is reflected within the project.

Criteria 4 Staff familiarity or City consultant’s familiarity with Design Build: Fire will likely contract with an On-Call Engineer, or other Consultant, who is sufficiently experienced with the Design Build process to escort the City through the Request for Proposal (RFP), contract execution, and the Design Build processes.

Criteria 5 Comply with HUB participation efforts (City’s MWBE policy) and recruit SBE: The Design-Build construction delivery method is subject to the Mini-Brooks laws and Design-Build teams are selected by qualifications. Criteria for the evaluation of the Request for Qualifications will include MWBE outreach efforts and the inclusion of qualified MWBE’s to perform parts of the services for Design Build. The MWBE Office will also review the RFQ and evaluation criteria prior to issuance and the MWBE office will have a representative who sits on the evaluation team.

Criteria 6 Overall comparison of cost and benefits of the Design-Build delivery method: As stated previously, the construction schedule / Temporary re-location of staff & equipment is a major driver of the Design-Build delivery method for Fire Station Renovations. When the schedule for the design and construction of a project is condensed, it can eliminate cost overruns that result from construction material escalation. This is evident over longer construction periods. In addition, the Design-Build team is able to purchase materials earlier in the process which provides a cost-savings benefit. Fire has established a budget of \$3.5M for each project. After a qualified Design Build team is selected, the City will work to negotiate a cost that will fit the City’s budget.

BUDGET IMPACT:

No budget impact

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve a resolution authorizing a Design Build alternative delivery method for the Fire Stations #8, 10, and additional station to be named once funding is identified for renovations.