

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: April 12, 2018

AGENDA ITEM NUMBER: 5 A&B

- SUBJECT: A. AMENDMENT TO THE 2017 COURT FACILITIES CAPITAL PROJECTS ORDINANCE TO APPROPRIATE LIMITED OBLIGATION BONDS FOR CONSTRUCTION OF NEW COURT FACILITIES**
- B. RESOLUTION SELECTING AN ARCHITECTURAL AND ENGINEERING FIRM AND AUTHORIZING EXECUTION OF A CONTRACT TO PROVIDE PROFESSIONAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES UNDER THE CONSTRUCTION MANAGER AT RISK DELIVERY METHOD FOR THE FORSYTH COUNTY COURTHOUSE AND COURTS ADMINISTRATION BUILDING PROJECT (GENERAL SERVICES DEPARTMENT)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** *Recommend Approval*

### **SUMMARY OF INFORMATION:**

This agenda item is necessary in order to amend the 2017 Court Facilities Capital Projects Ordinance to appropriate Limited Obligation Bonds (LOBs) in the amount of \$115,000,000 in order to move forward with the selection of an architectural and engineering firm to provide professional design and construction administration services under the Construction Manager at Risk delivery method for the Forsyth County Courthouse and Courts Administration Building Project.

At the December 19, 2016 meeting, the Forsyth County Board of Commissioners adopted an order authorizing \$5,000,000 of General Obligation Courthouse Bonds for the purpose of providing funds for acquiring, constructing, expanding, improving, renovating, and equipping courthouse buildings and facilities. \$850,000 of this amount has been encumbered for land purchase for these facilities.

Forsyth County received responses from five architectural and engineering firms to the Request for Qualifications for design and construction administration services for the new Courthouse and Courts Administration Building project. The Selection Committee, made up of representatives from the Forsyth County Courts, the County Manager's Office, the Sheriff's Office, the Forsyth County Bar Association and General Services Staff, evaluated the responses and narrowed the list to three firms for final consideration. Each of the three firms was interviewed and invited to make a presentation to introduce its team and organizational structure and convey its qualifications and abilities to deliver services resulting in innovative courthouse and courts administration facilities that will satisfy the courts requirements of today with adaptability to meet those of the future. The Selection Committee ultimately identified and recommends CJMW Architecture, P.A. and its proposed team of consultants as the best qualified firm/team to provide professional architectural and engineering services for the Courthouse and Courts Administration Building Project on the basis of demonstrated competence and qualification.

The proposed contract is intended to provide comprehensive architectural and engineering design and construction administration services for the project including: verifying the program developed by others, design development, preparation of construction plans and specifications, and construction administration services. In addition, CJMW will participate in the selection of the Construction Manager at Risk for the project. The CJMW team and Construction Manager will not only be challenged to design and construct the new buildings but to also develop viable solutions for connecting the new courthouse building and the courts administration building to promote efficient operations and flow of business between the two facilities. In

addition, the CJMW team and the Construction Manager will be challenged with addressing the unique project requirement of connecting the Law Enforcement Detention Center to the new courthouse building to provide a secured path of travel for inmate transfer between the facilities.

The preliminary project schedule indicates design will be completed in the Fall of 2019 followed immediately by the Construction Manager's development of the Guaranteed Maximum Price with construction completing in late 2021. Forsyth County staff negotiated a proposed fee not to exceed \$7,350,000 for the new Courthouse and Courts Administration Building project architectural and engineering services. The proposed fee represents 7.4% of the estimated construction cost.

Because this amount is greater than what is currently available, this item is necessary to appropriate the LOBs that will be issued in 2019.

ATTACHMENTS:  YES  NO

SIGNATURE:

J. Dudley Catta, Jr. /cdh  
COUNTY MANAGER

DATE: April 11, 2018

**FORSYTH COUNTY, NORTH CAROLINA  
AMENDMENT TO  
2017 COURT FACILITIES CAPITAL PROJECTS ORDINANCE**

---

**FROM: BUDGET & MANAGEMENT**

**MEETING DATE:** April 12, 2018

**EXPLANATION:**

This agenda item is necessary in order to amend the 2017 Court Facilities Capital Projects Ordinance to appropriate Limited Obligation Bonds (LOBs) in the amount of \$115,000,000 in order to move forward with the selection of an architectural and engineering firm to provide professional design and construction administration services under the Construction Manager at Risk delivery method for the Forsyth County Courthouse and Courts Administration Building Project.

At the December 19, 2016 meeting, the Forsyth County Board of Commissioners adopted an order authorizing \$5,000,000 of General Obligation Courthouse Bonds for the purpose of providing funds for acquiring, constructing, expanding, improving, renovating, and equipping courthouse buildings and facilities. \$850,000 of this amount has been encumbered for land purchase for these facilities.

Forsyth County received responses from five architectural and engineering firms to the Request for Qualifications for design and construction administration services for the new Courthouse and Courts Administration Building project. The Selection Committee, made up of representatives from the Forsyth County Courts, the County Manager's Office, the Sheriff's Office, the Forsyth County Bar Association and General Services Staff, evaluated the responses and narrowed the list to three firms for final consideration. Each of the three firms was interviewed and invited to make a presentation to introduce its team and organizational structure and convey its qualifications and abilities to deliver services resulting in innovative courthouse and courts administration facilities that will satisfy the courts requirements of today with adaptability to meet those of the future. The Selection Committee ultimately identified and recommends CJMW Architecture, P.A. and its proposed team of consultants as the best qualified firm/team to provide professional architectural and engineering services for the Courthouse and Courts Administration Building Project on the basis of demonstrated competence and qualification.

The proposed contract is intended to provide comprehensive architectural and engineering design and construction administration services for the project including: verifying the program developed by others, design development, preparation of construction plans and specifications, and construction administration services. In addition, CJMW will participate in the selection of the Construction Manager at Risk for the project. The CJMW team and Construction Manager will not only be challenged to design and construct the new buildings but to also develop viable solutions for connecting the new courthouse building and the courts administration building to promote efficient operations and flow of business between the two facilities. In addition, the CJMW team and the Construction Manager will be challenged with addressing the unique project requirement of connecting the Law Enforcement Detention Center to the new courthouse building to provide a secured path of travel for inmate transfer between the facilities.

The preliminary project schedule indicates design will be completed in the Fall of 2019 followed immediately by the Construction Manager's development of the Guaranteed Maximum Price with construction completing in late 2021. Forsyth County staff negotiated a proposed fee not to exceed \$7,350,000 for the new Courthouse and Courts Administration Building project architectural and engineering services. The proposed fee represents 7.4% of the estimated construction cost.

Because this amount is greater than what is currently available, this item is necessary to appropriate the LOBs that will be issued in 2019.

---

---

**BE IT ORDAINED BY THE FORSYTH COUNTY BOARD OF COMMISSIONERS THAT THE 2017 COURT FACILITIES CAPITAL PROJECTS ORDINANCE IS HEREBY AMENDED AS FOLLOWS:**

INCREASE:	<u>REVENUES</u>	
	Bond Proceeds	<u>\$115,000,000</u>
INCREASE:	<u>EXPENDITURES</u>	
	Capital Outlay – B/O	<u>\$115,000,000</u>

---

---

**NATURE OF TRANSACTION:**

- Additional Revenue Available
- Transfer within Accounts of Same fund

Other: Appropriate Limited Obligation Bond Proceeds

APPROVED BY BOARD OF COUNTY COMMISSIONERS AND ENTERED ON MINUTES DATED \_\_\_\_\_ AGENDA ITEM NUMBER \_\_\_\_\_

**RESOLUTION SELECTING AN ARCHITECTURAL AND ENGINEERING  
FIRM AND AUTHORIZING EXECUTION OF A CONTRACT TO  
PROVIDE PROFESSIONAL DESIGN AND CONSTRUCTION  
ADMINISTRATION SERVICES UNDER THE CONSTRUCTION MANAGER  
AT RISK DELIVERY METHOD FOR THE FORSYTH COUNTY  
COURTHOUSE AND COURTS ADMINISTRATION BUILDING PROJECT  
(GENERAL SERVICES DEPARTMENT)**

**WHEREAS**, Forsyth County staff announced the County's requirements for architectural and engineering services under the construction manager at risk delivery method for the new Courthouse and Courts Administration Building project consistent with the provisions of N.C.G.S. 143-64.31; and

**WHEREAS**, Forsyth County staff submitted a Request for Qualifications in order to identify qualified firms to provide architectural and engineering services on the basis of demonstrated competence and qualification to provide these professional services without regard to a fee pursuant to N.C.G.S. 143-64.31; and

**WHEREAS**, Forsyth County staff's efforts to identify qualified architectural and engineering firms included the use of good faith efforts to notify minority firms of the opportunity to submit qualifications for consideration; and

**WHEREAS**, Forsyth County received five responses to the Request for Qualifications from architectural and engineering firms; and County management identified a selection committee, which included representatives from the Forsyth County Courts, the County Manager's Office, the Sheriff's Office, the Forsyth County Bar Association and General Services Staff, to review and evaluate the responses; and

**WHEREAS**, the selection committee's review and evaluation of the submittals narrowed the group of five to three qualified firms that were invited to make a presentation to the committee and participate in an interview; and

**WHEREAS**, the selection committee ultimately identified and recommends CJMW Architecture, P.A. and its proposed team of consultants as the best qualified firm/team to provide professional architectural and engineering services for the new Courthouse and Courts Administration Building project; and

**WHEREAS**, subject to approval by the Forsyth County Board of Commissioners, Forsyth County staff thereafter negotiated a contract with CJMW Architecture, P.A. for architectural and engineering services at a fair and reasonable fee not to exceed \$7,350,000 for professional services including: verifying the program developed by others, design development, preparation of construction plans and specifications, and construction administration services, and additional services as authorized by N.C.G.S. 143-64.31 and the proposed fee represents 7.4% of the estimated construction cost;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby selects CJMW Architecture, P.A. to provide architectural and engineering services as outlined herein for the new Courthouse and Courts Administration Building project.

**BE IT FURTHER RESOLVED** that the Forsyth County Board of Commissioners hereby authorizes the County Manager and the Clerk to the Board to execute a contract, on behalf of Forsyth County, with CJMW Architecture, P.A. for architectural and engineering services, under the construction manager at risk delivery method at a negotiated amount not to exceed a fee of \$7,350,000 for professional services including: verifying the program developed by others, design development, preparation of construction plans and specifications, and construction administration services, and additional services as authorized by N.C.G.S. 143-64.31, subject to a pre-audit certificate thereon by the County Chief Financial Officer, and approval as to form and legality by the County Attorney.

**BE IT FURTHER RESOLVED** that the County Manager is hereby authorized to execute, on behalf of Forsyth County, subsequent contracts and contract amendments with CJMW Architecture, P.A. to provide architectural and engineering services on the new Courthouse and Courts Administration Building project within budgeted appropriations in the current and future fiscal years if these services are deemed necessary, subject to a pre-audit certificate thereon by the County Chief Financial Officer, where applicable, and approval as to form and legality by the County Attorney.

Adopted this the 12<sup>th</sup> day of April, 2018.