



Albemarle County

Legislation Text

File #: 24-209, **Version:** 1

AGENDA DATE: 4/17/2024

TITLE:

Biscuit Run Maintenance Facility Design-Build Procurement

SUBJECT/PROPOSAL/REQUEST: Consider the use of the Design-Build method of procurement for the construction of the Biscuit Run Park Maintenance Facility

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Rosenberg, Bessette, Stewart, Abplanalp

PRESENTER (S): Blake Abplanalp

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The County's Purchasing Manual Chapter 27, Design-Build Procedures, outlines the procedures for all departments, agencies, and institutions of the County for the procurement, as well as the administration of, Design-Build contracts. A Design-Build contract is an agreement between the County and another party in which the party contracting with the public body agrees to both design and build the structure, roadway, or other item specified in the agreement. In accordance with the procedures contained within the Purchasing Manual, the County may contract to secure Design-Build projects on the basis of either a fixed price or a not-to-exceed price. County staff are authorized to use competitive negotiation to procure Design-Build contracts if it determines, in advance and in writing, that the more standard practice of Design-Bid-Build is either not practicable or not fiscally advantageous to the public.

Prior to taking any action to pursue the Design-Build method of procurement, staff must submit a written determination letter to the Board of Supervisors stating the reasons why the Design-Bid-Build procurement method is not practicable or not fiscally advantageous, and must request authorization from the Board to utilize the Design-Build procurement method.

STRATEGIC PLAN: Quality of Life - Encourage a vibrant community with economic and recreational opportunities that serve all community members.

DISCUSSION: Staff request authorization to utilize the Design-Build method of procurement for the Biscuit Run Park Maintenance Facility. The recommendation is based on a scope and cost study that revealed the estimated probable cost of the project would likely exceed the funding allocated for this project. The study assumed the utilization of the more standard Design-Bid-Build method.

In this instance, a successful project does not require a custom-designed and custom-built maintenance facility. Utilization of the Design-Build procurement method and assuming the use of a pre-engineered metal building (PEMB) will reduce both design fees and construction costs. This method of project execution is also more time-efficient, reducing the impacts of cost escalation. Due to the nature of this project, the Design-Bid-

Build method is not fiscally advantageous.

If authorized to use this procurement method, the County will solicit bids to engage a contractor to perform the site work and to coordinate design with PEMB subcontractors. The County's Purchasing Agent also provided its support for this project through a letter of support on March 8, 2024 (Attachment A).

BUDGET IMPACT: Utilization of the Design-Build procurement method will help to control costs and keep this project within budget. This project is part of the approved Capital Budget.

RECOMMENDATION:

Staff recommends that the Board adopt a resolution (Attachment B) to authorize staff to use the Design-Build procurement method for the Biscuit Run Maintenance Facility project.

ATTACHMENTS:

A - Letter From Purchasing Supporting Request

B - Resolution