

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

BRIEFING  
DRAFT

MEETING DATE: MARCH 14, 2019

AGENDA ITEM NUMBER: 8

**SUBJECT: RESOLUTION SELECTING AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH SHELCO, LLC, TO ACT AS THE DESIGN-BUILDER AND TO PROVIDE DESIGN AND PRECONSTRUCTION SERVICES FOR THE FORSYTH COUNTY NEW COURTHOUSE PARKING STRUCTURE**

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

**SUMMARY OF INFORMATION:**

ATTACHMENTS:  yes  no

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY MANAGER

**RESOLUTION SELECTING AND AUTHORIZING EXECUTION OF AN AGREEMENT  
WITH SHELCO, LLC, TO ACT AS THE DESIGN-BUILDER AND TO PROVIDE  
DESIGN AND PRECONSTRUCTION SERVICES FOR THE  
FORSYTH COUNTY NEW COURTHOUSE PARKING STRUCTURE**

**WHEREAS** Forsyth County finds the Design-Build construction delivery method as defined in N.C.G.S. 143-128.1A to be appropriate for the Forsyth County New Courthouse Parking Structure Project because of the tight time constraints of finishing the project before construction of the New Courthouse and because of the ability of the County to adequately and thoroughly define the project requirements;

**WHEREAS** in response to the public notice of the request for qualifications, the County received six Design/Build team responses;

**WHEREAS** pursuant to the provisions of N.C.G.S. 143-128.1A(d), following evaluation of the qualifications of the design-builders, Forsyth County staff ranked the design-builders who provided responses, grouping the top three without ordinal ranking;

**WHEREAS** the top three design-builders are as follows:

Frank L. Blum Construction Company, using as architect  
Walter, Robbs, Callahan, & Pierce Architects, P.A.

The Whiting-Turner Contracting Company, using as architect  
DMA Architecture PLLC

Shelco, LLC, using as architect  
Walter, Robbs, Callahan, & Pierce-Architects, P.A.;

**WHEREAS** from the top three design-builders, N.C.G.S. 143-128.1A(d) requires the County to rank the three most highly qualified design-builders; and

**WHEREAS** the selection committee interviewed the three most highly qualified design-builders and subsequently ranked them on the basis of demonstrated competence and qualifications, pursuant to Article 3D of N.C.G.S. Chapter 143A, in the following order of qualification:

1. Shelco, LLC, using Walter, Robbs, Callahan, & Pierce-Architects, P.A.
2. Frank L. Blum Construction Company using Walter, Robbs, Callahan, & Pierce-Architects, P.A.
3. The Whiting-Turner Contracting Company using DMA Architecture, PLLC;

**WHEREAS**, the services to be provided by the design-builder during the preconstruction phase of the project will include but are not necessarily limited to design of the structure, cost estimating, value engineering, budgeting, life cycle cost analysis, phasing analysis, precast shop drawings, geotechnical and environmental testing, surveying, and temporary fencing; and

**WHEREAS**, at the completion of the preconstruction phase, the design-builder will prepare a Guaranteed Maximum Price proposal to construct the project for consideration by the County; and

**WHEREAS**, if the Guaranteed Maximum Price including the design-builder's fee is acceptable, staff will propose that the Board of Commissioners amend the initial contract to include the cost for construction phase services;

**NOW, THEREFORE, BE IT RESOLVED** by the Forsyth County Board of Commissioners that the Chairman or County Manager and Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, a contract with Shelco, LLC, in the amount of \$1,090,000 which shall consist of \$866,910 to provide design-builder services during the design and preconstruction phase of the project and, at the completion of the preconstruction phase, to prepare a Guaranteed Maximum Price proposal for consideration by the County, and an additional \$223,090 to provide precast shop drawings, geotechnical and environmental testing, surveying, and temporary fencing.

Adopted this 14<sup>th</sup> day of March 2019.