

Item Title: Approval of Construction Contract GMP with Construction Manager at Risk for WakeBrook Building 107 RI Renovation

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves Guaranteed Maximum Price (GMP) Contract in the amount of \$6,398,961.66 with the previously selected Construction Manager at Risk, Brasfield & Gorrie LLC of Raleigh, NC for the project called WakeBrook Building 107 Renovations.**
- 2. Authorizes the County Manager to execute this construction contract with Brasfield & Gorrie LLC.; said contract documents to be reviewed and approved by the County Attorney.**

Item Summary:

Purpose: State statute requires the Board of Commissioners to approve all publicly bid construction projects of more than \$500,000.

Background: In March 2024, Wake County entered into a lease agreement with RI International to provide Behavioral Health Urgent Care (BHUC), Facility Based Crisis and Non-Hospital Detox programs in Building 107 at WakeBrook. Wake County has worked with Alliance and RI to determine operational needs within the WakeBrook Bldg 107 facility, to support the provision of mental health services to the residents of Wake County. The model of care provided by RI requires modifications to the existing facility. WakeBrook Building 107 is comprised of 39,766 Sq. Ft. distributed on two levels.

Strategic Plan: This action supports routine County business.

Board Goal(s): This action supports the following: Community Health and Vitality Goal 1: Improve residents' health and well-being by promoting healthy behaviors and lifestyles; and Community Health and Vitality Goal 2: Improve access to affordable, high-quality care for all residents experiencing medical and/or behavioral health challenges.

Fiscal Impact: Funding is appropriated in the County Buildings element of the County Capital fund. No additional appropriation is required for this component of the project, and at this time, the project is within budget.

Additional Information:

In March 2024, Wake County entered into a lease agreement with RI International to provide 28 seats in a Behavioral Health Urgent Care (BHUC) unit, a 16-bed Facility Based Crisis unit and a 16 bed Non-Hospital Medical Detoxification unit. These services are critical to the crisis continuum available for Wake County residents and are not financially sustainable based on reimbursement rates available to the provider. The lease agreement included a commitment by Wake County to support renovations at WakeBrook to expand service operations, accommodate new service delivery methods and provide needed facility improvements.



The building renovations will occur in phases to allow services to remain open. Phase 1 renovations were previously completed on the second floor of Building 107 to temporarily accommodate the BHUC program. Phase 2, which will occur on the First Floor, marks the beginning of the upcoming renovations, with this floor becoming the permanent home for the BHUC program. To accommodate increased demand for crisis services, this renovation is designed to allow for an expansion of BHUC capacity, which is described in terms of the number of “chairs.” With updated design plans, the BHUC will expand from 16 chairs to 28 chairs. The renovation also includes a full-service kitchen, allowing for enhancements to patient experience and reductions of long-term operational costs for the provider.

As approved by the Board on January 21, 2025, the Construction Manager at Risk (CMAR) delivery method is being used for construction of the project. This delivery method provides for a construction management firm to act as a consultant to the owner during the design and bidding phases (preconstruction) and then act as the general contractor during the construction phase. The CMAR selected for this project is

Brasfield & Gorrie LLC. The contract form used in this type of delivery method is known as a Guaranteed Maximum Price Contract (GMP).

To facilitate phasing of construction, CMAR projects are often procured by bidding GMP packages. On January 15th, 2026, bids were received by the CMAR, for the contract to be known as GMP #1 with a second bid opening needed on January 25th for packages that did not meet the minimum number of three responsive bids. It is recommended that a GMP contract be awarded in the amount of \$6,398,961.66. This package includes the renovation of the first floor BHUC Area, full-service kitchen and addition of a seclusion room on the second floor. A description of the GMP package and its associated budget is included as an attachment.

The contract amount is based on the lowest responsive bids received from trade contractors, and includes reimbursement of defined direct costs and expenses, (“General Conditions”), and fees for services rendered, described as “Fixed Fees” in the CMAR’s agreement for services. Reference the attachments for breakdown of the above costs, trade contractor bid tabulations, allowances and listing of minority participation by trade contract.

It is anticipated that these scopes of work will commence construction in June, and construction is expected to be completed in the Winter of 2027.

Attachments:

1. Construction GMP Cost Summary
2. Bid Package Tabulations
3. Minority Participation Report (by trade contract)
4. Total Project Cost Summary