

Contract Title:	Contract/Professional Services Amendment – Phase I: East Civic Tower – Brasfield & Gorrie, Master Agreement Amendment No. Five
Meeting Date:	
Meeting Type:	City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department:	Engineering Services
Sponsor(s):	Priscilla Williams
Fiscal Impact	Yes
Dollar Amount:	\$3,679,840
Budgeted	Yes
Budget Source:	Capital Improvement Program

Agenda Content:

Priscilla Tyree Williams, Engineering Services Department

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On October 3, 2023, City Council approved the GMP for Phase I: East Civic Tower (now known as the City Hall) project in the amount of \$181,500,000 and authorized a budget amendment of \$16M. During that presentation, City Council was reminded about project elements not included in the approved budget.

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Throughout the project's development, City Council has been apprised that some of the project elements that are not included in the project, specifically furniture, fixtures, and selected equipment (e.g., Raleigh Television Network) and software recommendations anticipated from the IT Master Plan. The budget for RTN was estimated at \$2M and this unfunded investment has been funded.

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Grant applications for the following programs have been submitted: Green Stormwater Infrastructure (GSI) reimbursement, Duke Energy's New Construction Energy Efficiency Design Assistance program, and Office of Sustainability grant. To date, applications for all of these funding opportunities have been submitted.

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The new City Hall is one of the first City projects to submit application for reimbursement of GSI elements designed and to be constructed in the project. The City's GSI Policy requires the evaluation of GSI on City-led projects and promotes its installation to reduce stormwater runoff, improve water quality, and provide ecological benefits. An MOU has been executed with the Stormwater Division, Engineering

Services Department, to reimburse the new City Hall project \$674,840 for GSI elements that were designed and are to be constructed for this project.

The project submitted a grant application to the Office of Sustainability to cover the costs of the solar-powered bike racks that were requested to be installed at the new City Hall. The project was awarded a grant of \$5,000.

The Master Agreement will be amended to increase the GMP by \$3,679,840. In summary, this amendment adds to the contract:

- \$674,840 – reimbursement for GSI elements,
- \$5,000 – Office of Sustainability Grant for the solar-powered bike racks,
- \$2,000,000 – unfunded non-construction-related elements for RTN, and
- \$1,000,000 – from the project account for future handling of RMB.

The contract duration is also extended with this amendment by twenty-five (25) calendar days, which changes to date of substantial completion to December 29, 2026, extends the final completion date to March 29, 2027.

Recommended Action: Authorize the City Manager to execute an amendment to the Master Agreement with Brasfield & Gorrie in the amount not to exceed \$3,679,840 and extend the contract by twenty-five (25) calendar days.

Contract Properties:

Name of Project:	Phase I: East Civic Tower
Name of Vendor:	Brasfield & Gorrie
Managing Division:	Engineering Services – Construction Management – Public Safety & Special Projects
Approval Request:	Contract Award
Reason for Council Review:	Contract Amount > \$300,000
Original Project Budget:	\$226,225,544
Original Contract Amount:	\$1,380,784
Prior Contract Activity:	Amendment No. 1: \$181,500,000 Amendment No. 2: \$0 (contract language only) Amendment No. 3: \$14,889,000 Amendment No. 4: \$5,336,544
Amount of this Amendment:	\$3,679,840
Total Contract Amount:	\$206,786,168
Encumbered this approval:	\$3,679,840
Budget Transfer	N/A

Additional Contract Details and Contract Terms:

Back-up Memorandum

Council Meeting Dates:

Preferred Date: 7/1/2025

Absolute Date: 7/1/2025