



Board of Commissioners Meeting

Agenda Item Submittal

Item To Be Considered: **Approval for Design-Build Delivery Method**

Board Meeting Date: **May 13, 2025**

Prepared By: **Jon Barlow – Town Manager**

Overview: Through evaluation, it is found that the design-build delivery method of services for constructing the new Emergency Operations Center/Public Safety Building (EOC/PSB) would provide valuable benefits to the project. North Carolina General Statutes requires certain criteria to present for such a service delivery method that can be utilized.

In accordance with North Carolina General Statute 143-128.1A(b), the Town of Swansboro has developed the following criteria to determine the appropriateness of using the Design-Build Delivery Method for the Emergency Operations Center/Public Safety Building (EOC/PSB) project. These criteria reflect a careful evaluation of project-specific conditions, and the statutory factors required for design-build utilization.

I. Adequate and Thorough Definition of Project Requirements

The Town has conducted a comprehensive space needs assessment to define the scope of work. This study examined current and future operational demands for the Fire Department, Police Department, and a fully integrated Emergency Operations Center. The assessment included square footage projections, equipment requirements, staffing trends, interoperability functions, and support space needs. These findings have provided a clear and detailed definition of the project that can be fully expressed in the forthcoming Request for Qualifications (RFQ).

II. Time Constraints for Project Delivery

The Town is a recipient of a North Carolina SCIF Grant, which includes strict funding timelines. Failure to meet prescribed deadlines places project funding in jeopardy. The design-build method is necessary to expedite delivery by overlapping the design and construction phases. This approach will enable faster mobilization, permitting, and construction, all critical for preserving grant eligibility and maximizing funding utilization.

III. Ability to Ensure Project Quality

Through its qualified internal personnel, the Town can ensure high-quality project outcomes. Subject-matter experts from the Fire, Police, and Building Inspections Divisions will be directly engaged throughout the design and construction process. These professionals bring experience with public safety facility standards, building code compliance, and mission-critical facility design.

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IV. Oversight and Management Capability

The Town can manage and oversee a design-build project through a combination of internal and external resources:

Internally, staff from Fire, Police, Building Inspections, and Planning have experience with plans, codes, ordinances, and other project criteria to ensure that the project is designed and constructed properly.

Externally, the Town will select a firm experienced in design-build oversight to guide procurement, contract compliance, and quality control. Firm selection will be based on demonstrated experience with comparable public safety and emergency operations projects, ensuring that only highly qualified teams are considered.

V. Good-Faith Effort for HUB and Small Business Inclusion

The Town will fully comply with G.S. 143-128.2 and G.S. 143-128.4 by:

Requiring proposers to submit HUB participation plans and demonstrating efforts to include qualified small and minority-owned subcontractors. These efforts reflect a commitment to equity, diversity, and transparency in public contracting.

VI. Cost-Benefit Analysis

The Town has reviewed the cost implications of the design-build method compared to traditional delivery models, such as design-bid-build and construction manager at-risk. Design-build offers a single point of accountability, reducing the complexity and potential disputes associated with multiple contracts. The Faster project delivery saves time and administrative costs associated with multiple bid packages and phased procurement. Cost efficiencies can be achieved through early collaboration between design and construction teams, reducing the likelihood of costly change orders and rework. Overall, the Design-Build model will result in significant time and cost savings while increasing project certainty and coordination.

Based on these written criteria and the project's unique demands, the Town of Swansboro determines that the use of the Design-Build Delivery Method is appropriate and justified for the Public Safety Building and Emergency Operations Center. This document shall be retained on file in compliance with G.S. 143- 128.1A (b) and used to initiate the procurement of design-build services.

Background Attachment(s): None

Recommended Action: Approve utilizing the Design-Build Delivery Method for the Emergency Operations Center/Public Safety Building (EOC/PSB) based on compliance with NC 143-128.1A(b) criteria above, subsequently allowing the Request for Qualifications (RFQ) to be advertised for such service.