

Item Title: Award Construction Contract for Holly Springs Community Library Mechanical Equipment Replacement Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a \$866,500.00 construction contract to Hockaday Mechanical Corporation of Garner, North Carolina; and**
- 2. Authorizes the County Manager to execute a construction contract for the Holly Springs Community Library Mechanical Equipment Replacement Project subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: NC State Statutes require the Board of Commissioners to approve all public bid construction projects greater than \$500,000.

Background: The Holly Springs Community Library is located at 300 W Ballentine St, in downtown Holly Springs, and opened to the public in 2006, The building is co-located with a Cultural Center operated by the Town.

This project is a life cycle replacement of mechanical equipment serving the library and lobby portion of the building. Wake County owns the building and operates the library. The Town of Holly Springs leases and operates the Cultural Center and is responsible for major repairs and replacements in that portion of the building. The County and Town share responsibility for major repairs and replacements of the shared lobby located between the other two functions as well as any shared mechanical equipment.

Strategic Plan: This action supports Lifelong Learning Goal 4: By 2029, three out of four residents asked will share that Wake County has high-quality education-based facilities, including schools, libraries, and other educational resources.

Fiscal Impact: This project is funded in the County Buildings Element of the County Capital Improvement Program. The contract award is within the appropriate budget, and no additional funds are required. In addition, the Town will reimburse the County for a portion of the cost of the chiller, since it serves the entire building and a portion of the cost of the Air Handler serving the shared Lobby, as described in the recently approved Joint Use Agreement with the Town of Holly Springs.

Additional Information:

The Holly Springs Community Library and Cultural Center is a 19,939 square foot one-story building. The library is one of 23 community branches in the Wake County Public Library system. Since opening in 2006, the library has served the Holly Springs community and surrounding areas. While the building has been well maintained, its heating, ventilation, and air conditioning (HVAC) systems (i.e. Mechanical Equipment) have not yet seen major improvements, aside from a Boiler replacement. Therefore, much of the remaining equipment has now reached the end of its useful life and is now scheduled for replacement. This contract includes replacement of air handling equipment serving the library and shared lobby portions of the building, and replacement of the chiller which serves the entire library and cultural center complex.

This project was originally planned for FY2028. However, because the scope requires a full reconfiguration of the library's mechanical room, the work cannot be completed without temporarily shutting down the library. To avoid disrupting library services during two separate renovation efforts within a short timeframe, the project schedule was advanced and aligned with a parallel library renovation project, which will follow the same timeframe. Coordinating the work concurrently will minimize operational disruptions and improve overall project efficiency. Award of a construction contract for the renovation project will be requested by a separate agenda item.

In addition, provisions have been incorporated into the project to ensure that the Cultural Center remains operational during construction. Temporary cooling equipment has been included as part of this contract to maintain appropriate environmental conditions and support the continued operation of the facility throughout the construction period.

On February 11, 2026, the project was initially bid, but only two bid proposals were received. Because this result did not meet the three-bid minimum requirement, the project was re-advertised in accordance with NC General Statutes.

On February 26, 2026, bids for this project were received, this time from four licensed Mechanical contractors. Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Hockaday Mechanical Corporation for \$866,500.00. Funding for this project is included in the FY 2026 CIP.

Staff expects to issue a Notice to Proceed in April 2026. Construction will occur concurrently with the previously referenced renovation project and is expected to be completed in October 2026 in conjunction with the renovation project. The library is expected to reopen in December 2026.

Attachments:

1. Bid Tabulation
2. Project Budget Summary