

Item Title: Award Construction Contract for Mechanical System Replacement at Human Services Center Sunnybrook

Specific Action Requested:

That the Board of Commissioners awards a construction contract in the amount of \$796,642 to WATCO Corporation of Raleigh, N.C for the Mechanical System Replacement at Human Services Center Sunnybrook.

Item Summary:

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

Background: Wake County has responsibility for over 171 buildings totaling 4.87 million square feet of building space. In order to protect the County's investment in its facilities, various building components and systems are replaced in County buildings when these systems reach the end of their useful lives.

The Human Services Center at Sunnybrook is located at 10 Sunnybrook Road, adjacent to Wake Med Health & Hospitals Raleigh Campus in East Raleigh. The building was originally constructed in 1987 and provides an array of public health and social service programs. Facility condition assessments show a need to upgrade major HVAC system equipment, controls, and air distribution systems in the facility. This Board action approves a contract to upgrade the facility air handling units, modify building controls and variable air volume distribution boxes throughout the facility.

Board Goal: This Board action supports routine County business and does not relate to a specific Board Initiative.

Fiscal Impact: This project was previously funded in the FY2018/19 Capital Improvement Plan. The bids received are within the allocated budget.

Additional Information:

The Human Services Center at Sunnybrook is four stories and contains 116,000 square feet. The facility is fully occupied with social services programs, clinics, pharmacy services, and training areas. Two prominent services provided here are a Clinic for Women, Infant, & Children (WIC) and Universal Health/Economic Services. Many of the core systems in the building are outdated and have exceeded their useful life. This project is to upgrade and modify essential building HVAC systems to improve and maintain consistent appropriate temperatures in the work environment for staff, public, and clinic areas for clients and provide essential updates for the control and maintenance of the

facility. The original scope of the project was to replace the air handlers, controls, and variable volume air distribution through-out the facility, however in view of the conclusions of the Human Services Master Plan, the project was modified to significantly reduce the scope of work. The modified project includes only necessary HVAC repair and improvements for the building's operation and maintenance during the remaining years it is expected to be in the Wake County building space inventory.



The project design and construction have been coordinated so that occupied areas of the facility will see limited impact to operations from this project as most of the work primarily occurs after hours and on the weekend.

On October 16, 2018, bids for this project were received from qualified licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review. The contract award amount consists of a base bid of \$821,124 and one alternate bid that equal a net deduct cost of \$24,482. The alternate bid is as follows:

Alternate No. 1 – A deduct alternate to delete the replacement of the supply and return fans in each of the two air handling units. Replacement of these fans is not considered critical for the successful operation of the HVAC system in the building at this time. the credit to the Base Bid cost is \$24,482.

Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, WATCO Corporation of Raleigh, NC for \$796,642. It is anticipated that a Notice to Proceed will be issued in early December 2018 and that construction will be substantially complete by the end of May 2019.

Attachments:

1. Bid Tabulation
2. Budget Summary