

Item Title: Award Construction Contract for the Kellam Wyatt County Park Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$9,489,859 to TCC Enterprises Inc. of Louisburg, North Carolina; and**
- 2. Authorizes the County Manager to execute the contract for the new Kellam Wyatt County Park Project subject to the 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: In 2017, the City of Oaks Foundation contacted Wake County on behalf of Susan Wyatt, her late husband Bob Kellam, and his daughter Leewyn Kellam regarding the donation of Kellam Wyatt Farm for use as a park, open space, nature preserve and agricultural site. On April 2, 2018, the Wake County Board of Commissioners accepted the donation of the Kellam-Wyatt Farm property.

Funding for the development of Kellam Wyatt County Park was part of the 2018 Parks, Greenways, Recreation, and Open Space (PGROS) bond. Both the Kellam Wyatt County Park Master Plan and Schematic Design were endorsed and supported by OSAPAC and approved by the Board of Commissioners. This Board action approves a contract to construct this new county park facility. This includes a new community garden pavilion and associated community gardens, demonstration gardens, parking, renovated and improved structures for a park center and maintenance facility, trails, playground, and a new restroom facility.

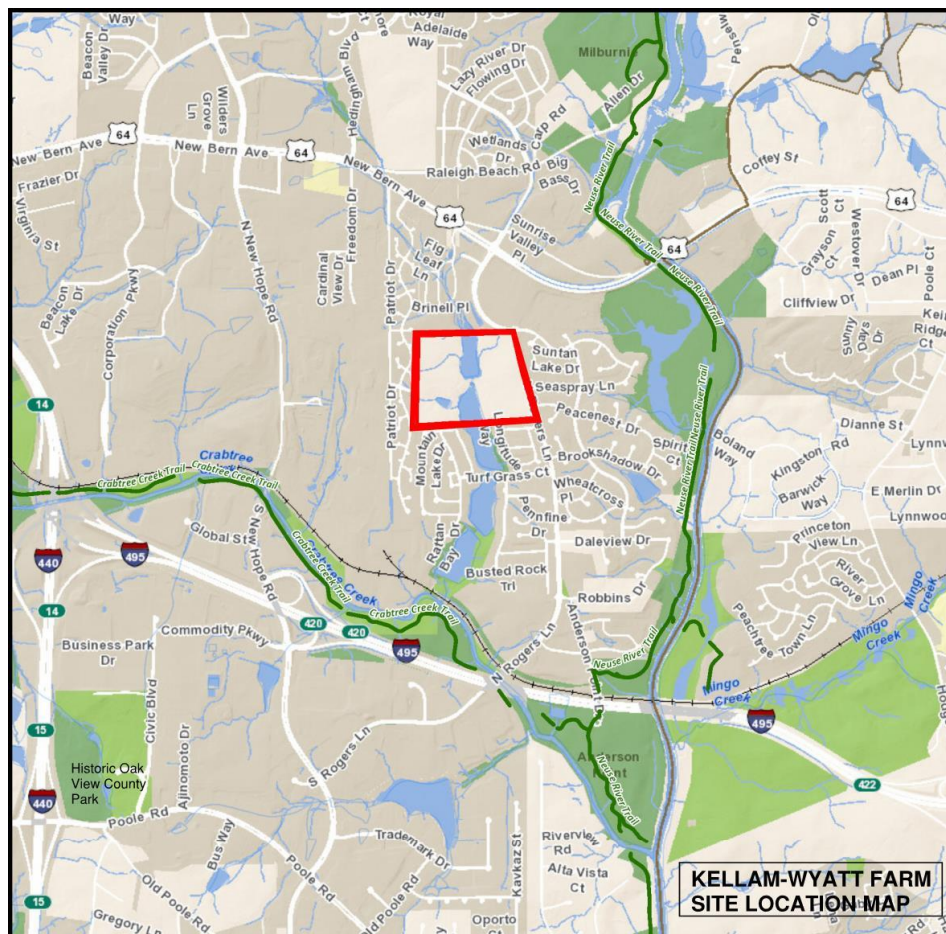
Strategic Plan: This action supports Growth, Land Use and Environment Goal 3: Protect 1,000 acres of green space, including open space, parks, greenways, farmland, and forest by 2029; Inclusive Prosperity Goal 3: By 2029, nine out of ten residents asked will share that they can find and enjoy enriching experiences that support our community's high quality of life; and Foundations for Service Goal 3: By 2029, 10% more residents will agree that Wake County provides high-quality, fair and equitable services.

Fiscal Impact: Funding for the construction of this project was previously appropriated in the Parks, Greenways, Recreation and Open Space

element of the County Capital Improvement Fund. Per discussion at the October 13 BOC Work Session, the additional capacity for this project will be reallocated from existing 2018 Parks, Greenways, Recreation, and Open Space (PGROS) Bond funds.

Additional Information:

In 2013, Bob Kellam and Susan Wyatt granted a conservation easement to the City of Oaks Foundation to permanently protect the unique agricultural and natural heritage of their 59-acre Kellam-Wyatt Farm, located in east-central Wake County near the border of Raleigh and Knightdale. The conservation easement, which limits development on the property, ensures that future improvements and uses promote certain environmental, recreational, agricultural, and educational values. The easement also helps to ensure that the family's vision will be reflected in the Kellam-Wyatt Farm property for generations to come. After the City of Oaks Foundation approached Wake County regarding the possible donation of the property, county staff determined that the property would be a strong addition to the Wake County parks system in an urbanized area of the County. The Wake County Board of Commissioners moved forward with accepting the donation in 2018. This three-generation family farm and woodland sanctuary has much to offer the Wake County community in natural beauty, wildlife habitat and sustainable educational agriculture.



Throughout the 18-month Master Planning process, the team gathered input from a broad range of perspectives, including the Project Core Team, stakeholders, nonprofit organizations, citizens advisory councils, City of Raleigh, homeowner associations and the greater Wake County community. This public input process produced a final master plan that detailed site analysis, explored opportunities and constraints, engaged, and collected information from stakeholders and end users via surveys and meetings.

The vision for Kellam Wyatt County Park includes experiences that support the PROS core services of open space, recreation and leisure, and environmental and cultural education and will fill an unmet need in this part of the county. The design for this new park will feature: community gardens, demonstration gardens, walking trails, improved and safe site access, parking, restroom facility, open play area, nature play playground, a new 2600 SF covered community pavilion, a renovated maintenance facility, and a renovated existing residential structure for the park center. The project will also include native plantings, and public art.



Kellam-Wyatt Farm Site View

On July 30, 2025, bid proposals were received from (5) licensed contractors in accordance with NC General Statutes. A tabulation of the bids received is attached for review.

TCC Enterprises, Inc. of Louisburg, North Carolina, was the lowest responsive and responsible bidder. The lowest bid exceeded the budget for construction. Therefore, County staff, together with the design team, evaluated a series of value engineering options with the low bidder. After careful consideration, County staff selected items resulting in additional savings of \$960,141, which are described in the attached Post Bid Addendum No. 1.

Staff therefore recommends that a construction contract be awarded to the lowest responsive, responsible bidder, TCC Enterprises, Inc. of Louisburg, North Carolina, in the amount of \$9,489,859. It is anticipated that a Notice To Proceed for construction will be issued in December 2025, and that construction will be substantially complete in Winter 2027.

Attachments:

1. Project Cost Summary
2. Bid Tab
3. Post Bid Addendum 1
4. October 13, 2025 Board of Commissioners Work Session Presentation