

Item Title: Award a Construction Contract for HVAC Replacement at Hammond Road Detention Annex

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract to Comfort Systems USA (MidAtlantic), LLC in the amount of \$3,364,500 for HVAC Replacement at Hammond Road Detention Annex; and**
- 2. Authorizes the County Manager to execute this contract subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: NC State Statutes require the Board of Commissioners to award all publicly bid construction contracts on projects \$500,000 and greater.

Background: The Hammond Road Detention Annex is a secure detention facility located across from the main Wake County Detention Center. The facility, originally built in 1988 and expanded in 2001, has been closed for detention use since 2013. While the building is operational and inspected regularly, there is a list of deferred maintenance and regulatory compliance items that will need correcting prior to occupancy as a detention facility again. As presented to the Board of Commissioners Public Safety Committee in November 2024, re-opening the Hammond Road Detention Annex is proposed as a temporary solution for jail bed space needs until construction of the Detention Center Phase 3 expansion is completed.

This project's scope of work includes replacement of the HVAC system serving the expansion portion of the Annex building, built in 2001. The goals of this equipment replacement are to replace end of life cycle equipment with new equipment that will allow the building to meet current Building Code and NC Division of Health Service Regulation (DHSR) Standards for air quality and smoke control.

Strategic Plan: This action supports routine County operations.

Fiscal Impact: This project is funded in the Criminal Justice Element of the County Capital Improvement Program. The contract award is within the appropriated budget and no additional funds are required.

Additional Information:

The Detention Annex facility is a single level, stand-alone facility located at 3400 Hammond Road, across Hammond Road from the main Wake County Detention Center.

The Annex is a secure detention facility with 408 operational beds and an additional 8 temporary beds for transitional, separation, and short-term disciplinary housing. The building is approximately 72,457 square feet of interconnected housing units, control areas, and support service space. The original facility was constructed in 1988, and a new phase of the facility was added in 2001.

The facility has been closed since 2013, when Phase 2 of the Wake County Detention Center was opened. The facility is maintained to achieve regulatory requirements set forth by NC's Division of Health Service Regulation (DHSR) and is routinely inspected for compliance. When last occupied, the facility housed minimum through medium security inmates. While the facility has been vacant since 2013, the County has maintained regulatory compliance set forth by DHSR.

Recent site assessment and operational review revealed that the current condition of the facility is not suitable to house or operate an inmate population. However, the County plans to address these deficiencies with a series of renovations that will allow the dormitories in the 2001 expansion portion to reopen. Once re-opened, the facility will provide additional beds that are currently needed within the system, as a bridge to the planned Phase 3 expansion of the main Wake County Detention Center.

The HVAC systems in the Annex building are at lifecycle end and will require replacement prior to re-opening the facility. The existing equipment cannot be reliably maintained without possibility of significant service interruptions. Further, because the equipment is integral to the smoke control system in the building, it is critical to replace these components to ensure functionality of life safety systems. This HVAC project was bid ahead of a larger planned renovation to the Annex, due to anticipated long lead equipment.

On April 1, 2025, bid proposals for HVAC Replacement at the Hammond Road Detention Annex were received from four (4) licensed contractors in accordance with North Carolina General Statutes. A bid tabulation is attached for review. The contract award consists of a base bid of \$3,364,500.

Staff recommends awarding the construction contract to the lowest responsive and responsible bidder, **Comfort Systems USA (MidAtlantic), LLC**, in the amount of **\$3,364,500**. It is anticipated that a Notice to Proceed will be issued by May 15, 2025 with on-site work starting Fall 2025, which will run concurrently with the larger planned renovation. Construction is expected to be substantially completed by March 2026.

Attachments:

1. Project Cost Summary
2. Bid Tab