

Item Title: Award Construction Contract for Wake County Emergency Services Education Center (ESEC) Expansion Phase 1 Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$1,471,400 to Progressive Contracting Company, Inc., and**
- 2. Authorizes the County Manager to execute the construction contract for the Wake County ESEC Expansion Phase 1 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: On January 19, 2016, the Board of Commissioners approved a 15-year lease for an Emergency Services and Education Center (ESEC) at 221 South Rogers Lane, Raleigh, NC. The 70,000 square foot facility was acquired to address Wake County's rapid growth and expand the increasing training, warehousing, and storage needs of the Wake County Emergency Medical Services (EMS), Fire Services, and Emergency Management departments. In addition, the ESEC was a critical logistics hub during the COVID pandemic.

After the pandemic, staff assessed a need for additional training and logistical space for future needs. On February 19, 2024, the Board approved a 15-year lease extension and expansion of the existing warehouse and training facility. The additional 54,000 square feet will be developed over the next four years beginning with phase 1 which will include enlarging the warehouse, creating drive aisles for vehicle restocking, storage space for emergency response vehicles, rapid deployment pods and trailers, and racking for supplies.

Strategic Plan: This action complements Safer Community Together Goal 1: By 2029, 80% of all County public safety calls will receive an appropriate and timely emergency response.

Fiscal Impact: Funding for the design of this project was appropriated in FY 2025 as part of the EMS Capital Improvement Plan within the Public Safety Element. No additional appropriation is requested for this project currently.

Additional Information:

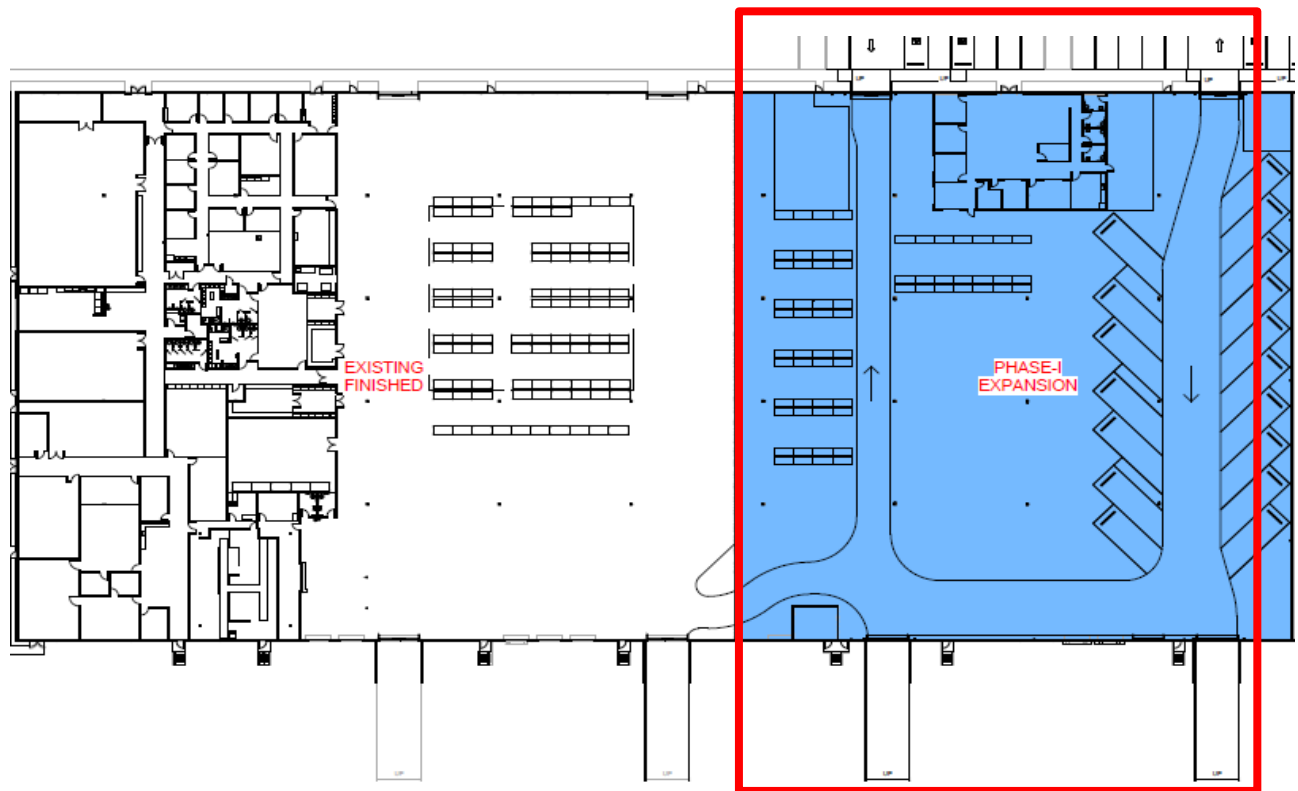
The Emergency Services Education Center is located at 221 South Rogers Lane, Raleigh, NC 27610.



Since the 2020 pandemic, use of the County's Emergency Services Education Center has expanded rapidly. The current 70,000 square foot facility has been outgrown due to the addition of public health supplies, the need to store medical equipment and emergency operations vehicles, and to train the expanding public safety personnel. Fortunately, the tenant in the adjacent 54,258 square foot space was vacated at the end of December 2024.

The scope of work includes new overhead door openings to be punched into the exterior wall panels, site work for the addition of two precast concrete vehicular ramps, minor modifications to existing concrete sidewalk, and driveway aisles at front of the building. Electrical infrastructure and service will be enhanced to include power distribution for vehicle and trailer shore power, efficient warehouse high-bay LED lighting, and exterior lighting at doorways. Mechanical work is limited to four new 16' High Volume Low Speed fans (HVLS) in the warehouse. Minor interior renovations to the existing office area will include creating a secure IT closet and communications hub and making the existing office space useable for Fire Services staff and meetings. Wake County's security protocol and access controls will be added to a new suite and network connectivity will be established between the suites.

The current and expansion floorplan is seen below:



On April 24, 2025, bid proposals were received from eleven (11) licensed contractors in accordance with the NC General Statutes. A tabulation of bids received is attached for review. The first low bidder submitted written documentation within the timeframe stipulated in the statutes acknowledging that they made a clerical error. This bidder requested that they be allowed to withdraw their bid without forfeiting their bid deposit. NC General Statute 143-129.1 permits a bidder to request that their bid be withdrawn without forfeiting their bid deposit in certain limited circumstances. In accordance with this statute, the bidder submitted documentation substantiating that their bid contained an unintentional arithmetic error, and was granted a hearing. Based upon the objective evidence submitted, the request to withdraw their bid without forfeiting their Bid Bond was granted.

The next lowest bidder did not provide the correct Bid Bond in accordance with County bid policy, state statutes, and as provided in the Bid Documents. It was determined that this constitutes a nonresponsive bid and that this bid should be rejected. Therefore, the next (third) lowest bidder is the lowest responsive, responsible bidder. Please refer to the attached bid tab for further illustration.

The contract award consists of a base bid of \$1,387,600.00 and two bid alternates that equal an additional cost of \$83,800. The bid alternates are as follows:

Alternate 1 – 16' HVLS Fans (4 total) in warehouse. This will provide air circulation and improve air quality. Additional cost is \$69,800.

Alternate 2 – Paint existing east tenant wall. Additional cost is \$14,000.

Both of these alternates provide additional value and operational advantage for the facility and still result in the final contract award being within the project budget. Therefore, the recommended construction contract award is \$1,471,400 including the necessary alternates required for air quality and wall surface protection. Staff recommends that the Board award a construction contract to the lowest responsive, responsible bidder, Progressive Contracting Company, Inc, in the amount of \$1,471,400. It is anticipated that a Notice to Proceed will be issued in summer 2025, and construction will be substantially complete in early 2026.

Attachments:

1. Project Cost Summary
2. Bid Tab