

Item Title: Accept and Appropriate Funds for Eva Perry Regional Library HVAC Air Handling System

Specific Action Requested:

That the Board of Commissioners appropriates \$400,000 in municipal reimbursements from the Town of Apex for HVAC Air Handling System Equipment Replacement at Eva Perry Regional Library.

Item Summary:

Purpose: In accordance with the North Carolina Local Government Budget and Fiscal Control Act, the Board of Commissioners must approve all amendments that increase the budget for a fund.

Background: Wake County holds a long-term lease with the Town of Apex to operate Eva Perry Regional Library as tenant. The Town of Apex, as Landlord, is responsible for major repairs and replacements of building systems in the library. The County implements the projects and the Town reimburses the cost.

Eva Perry Library is currently scheduled for a variety of system replacement projects that have been in process since 2018 and will continue into 2023. This Board Action requests an increase in the budget for replacement of major HVAC air handling system equipment, based on an increase in project cost and reimbursement from the Town due to steeply escalating bid prices.

Board Goal: This action supports routine County operations.

Fiscal Impact: This action will increase the budget for the County Building Improvements element in the County Capital Improvement Fund by \$400,000 for a total project budget of \$447,127. The Town of Apex will provide reimbursement for the project amount in FY 2024.

Additional Info:

Eva Perry Regional Library was first constructed in 1995 in partnership with the Town of Apex. A long-term lease was executed in 1993, between the County and the Town of Apex to operate the library. The lease was recently renewed in September 2018 for another 25-year period. The lease calls for the Town, as Landlord, to be responsible for the costs of all major repairs and replacements of building systems, which include, but are not limited to roofing, mechanical, electrical, and plumbing. Typically, the County implements these replacement projects, and then coordinates with the Town for reimbursement of the costs for design and construction.

Eva Perry Library has been scheduled for a variety of system replacement projects that have been in process since 2018 and will continue through 2023. The Town has previously reimbursed the County for a roof replacement project in 2019, a variety of building system replacements that were part of a larger renovation in 2020 and a chiller and boiler replacement project in 2021. The next planned project is replacement of the HVAC air handling system equipment in the building, which has exceeded its useful life. On September 15, 2022, an informal contract (under \$500,000) was bid and awarded for this next HVAC project. The budget for the total project work was originally estimated to be \$312,000. However, due to steep increases in materials and commodity prices, actual bid costs have significantly exceeded this original estimate, and the Total Project Cost is now \$447,127.

The Town of Apex has confirmed funding of \$400,000 in their FY 2023 budget for the project. The project account currently has a balance of \$47,127 in savings from the previous project. Once this project is completed in FY24, the Town will reimburse the County for the additional \$400,000 as described below:

Contract	\$ 392,397
Contingency	\$ 54,730
Total Project cost	\$ 447,127
Previously appropriated budget capacity	\$ 47,127
Current reimbursement appropriation	\$ 400,000

This HVAC air handling system equipment replacement work will occur outside the envelope of the building that is occupied by the public, so there will be no closure of the library to complete this work. Due to extensive supply chain delays, it is anticipated that actual completion of the project will be mid to late 2023.

Attachments:

1. County Building Improvements CIP Memo