

Item Title: Award Construction Contract for East Regional Library Mechanical Replacement Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a \$977,350 construction contract to Comfort Systems USA (MidAtlantic), LLC of South Boston, Virginia; and**
- 2. Authorizes the County Manager to execute a construction contract for the East Regional Library Mechanical Replacement Project.**

Item Summary:

Purpose: NC State Statutes require the Board of Commissioners to approve all public bid construction projects greater than \$500,000.

Background: Wake County has responsibility for over 185 buildings totaling over 5.1 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 East Regional Library, located at 946 Steeple Square Court, Knightdale, NC 27545, opened to the public in 1999. At the time of its opening, it was the first and only regional library in the Wake County Public Library system serving the eastern portion of the county. The library continues to serve the Town of Knightdale and the surrounding communities.

Strategic Plan: This action supports standard County operations.

Fiscal Impact: Increase the appropriation of the East Regional Library Mechanical Replacement project within the County Buildings element of the County Capital CIP by \$120,000 from Mechanical, Electrical & Plumbing – General fund for this project.

Additional Information:

The East Regional Library in Knightdale is a one-story building with 20,710 square feet of space and is one of 23 libraries in the Wake County Public Library system. Since opening in 1999, the library has served the Knightdale community and surrounding areas. While the building has been well maintained, its heating, ventilation, and air conditioning (HVAC) systems have not yet seen major improvements, aside from a chiller replacement. Therefore, much of the remaining equipment has now reached the end of its useful life and is now scheduled for replacement.

This contract includes the renovation of the existing heating hot water system (boiler and pumps), Air Handling units, Variable Air Volume Boxes, the building management controls system, cleaning of ductwork, and partial replacement of the hot water piping.

On August 20, 2025, the project was initially bid, but only one bid proposal was received. Because this result did not meet the three-bid minimum requirement, the project was re-advertised in accordance with NC General Statutes.

On September 10, 2025, bids for this project were received, this time from two licensed Mechanical contractors. Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Comfort Systems USA (MidAtlantic), LLC for \$977,350. Funding for this project is included in the FY 2026 CIP. The bid price was higher than the original designated budget. To address this additional funding, sources have been identified from the Building System Replacements funding division, as described in the Fiscal Impact section. Please refer to the reallocation chart below and to the attached Project Cost Summary.

Project	County Building Improvements		
	Current available appropriation	Reallocation	Revised available appropriation
East Regional Library - Boiler/AHUs/VAVs (Acct Template 66634B)	\$1,034,000	\$120,000	\$1,154,000
Mechanical, Electrical, & Plumbing (66-080B)	\$1,146,000	(\$120,000)	\$1,026,000

The East Regional Library will remain in operation for approximately ninety-five percent of the project duration, with only minimal disruption to library services. A complete closure is anticipated for a period of two weeks in early June 2026. The specific closure dates will be determined in coordination with library staff, following the procurement of all equipment and confirmation of delivery schedules.

Staff expect to issue a Notice to Proceed in November 2025 and construction is expected to be completed in July 2026.

Attachments:

1. Bid Tabulation
2. Project Budget Summary