

Item Title: Award Construction Contract for Cary Main EMS Station Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$9,825,300 to O'Connor Company of NC, Inc, and**
- 2. Authorizes the County Manager to execute the construction contract for the Cary Main EMS Station Project subject to terms and conditions acceptable to the County Attorney, and**
- 3. Approves the facility name: "Cary Main EMS Station."**

Item Summary:

Purpose: NC State Statutes require the Board of Commissioners to approve all public bid construction projects greater than \$500,000. County policy also designates that the Board formally approve the naming of any newly constructed facility.

Background: On January 27, 2023, the Board of Commissioners approved the Schematic Design for the Cary Main EMS Station. The Board directed the County to publicly bid the new Cary Main EMS Station Project and present the bid results for consideration and award of a construction contract.

The Cary EMS units currently operate out of an interim location on SE Maynard Road, in a building owned by the Town of Cary. The new Cary Main EMS Station will be a regional EMS Station with additional space to service, stock, and resupply EMS vehicles in the western part of Wake County. The regional station concept facilitates keeping units in their response areas decreasing the number of time units are out of service. Additionally, the facility will have much needed space for supervisor offices, training or meetings, and medical supplies and equipment. The County will own and operate the facility once completed.

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

Fiscal Impact: \$14,064,508 is appropriated in the budget for the Cary Main EMS Station in the County Capital Improvements Fund, within the Public Safety Element. This includes the land purchase, facility construction, and all associated soft costs and contingencies. No additional appropriation is required.

Additional Information:

This new building, known as “Cary Main EMS,” is a planned replacement for the original Cary EMS station that was located at 107 Medcon Ct. in Cary. The new 2.49-acre site is approximately 1,000 feet from the original site, which is no longer in service. The new location at 819 Kildaire Farm Road was identified as a Regional EMS Station which will serve as a hub for response units in the greater Cary community as well as enhance operations. This will be the second regional EMS Station in the County’s system following the Garner Main EMS Station that opened in late 2023. The Cary Main EMS Station will be a two-story facility to provide the needed building programming within the limited buildable area on site. See vicinity map below for parcel location:



The Cary Main EMS Station will be approximately 15,260 square feet with six bay spaces for the parking of emergency response vehicles and three bays to service, stock, and resupply EMS response units in the greater Cary area. The station will include sustainable features including two Level 2 electric vehicle charging ports and a 34.6kW rooftop solar photovoltaic system. The site will have 27 parking spaces, and site development includes an underground stormwater detention vault, road improvements at E Cornwall Road, and extensive site landscaping buffers to meet with Town of Cary Land Development Ordinance requirements.

The Cary Main EMS location addresses current and projected service needs identified in the EMS Master Plan that was updated in December 2019. This new Regional EMS prototype will serve not only as a base of operations for response units and personnel

deployed there, but will also provide expanded medical storage, oxygen inventory, and dedicated space for on-duty training. EMS units throughout the region will be able to use this station as a hub for many services and activities rather than having to return to one centralized location in Raleigh. The station will provide greater operational flexibility due to it being a regional prototype station and is an essential facility to serve the Cary area.

A rendering of the new facility is provided below:



On November 21, 2024, bid proposals were received from ten (10) licensed contractors in accordance with the NC General Statutes. A tabulation of bids received is attached for review. The contract award consists of a base bid of \$9,652,300 and two bid alternates that equal an additional cost of \$173,000. The bid alternates are as follows:

Alternate 1 - Install Electric Vehicle (EV) Dual-Port Charging Station. This will provide two dedicated EV Charging parking spaces. Additional cost is \$17,000.

Alternate 3 - Install owner-preferred alternate Solar Photovoltaic (PV) array of approximately 34.6kW that will offset facility energy costs. Additional cost is \$156,000.

Therefore, the recommended construction contract award is \$9,825,300 including the necessary alternates required for the public safety program and energy conservation measures.

Staff recommends that the Board award a construction contract to the lowest responsive, responsible bidder, O'Connor Company of NC, Inc, in the amount of \$9,825,300. It is anticipated that a Notice to Proceed will be issued later in January 2025, and construction will be substantially complete in April 2026.

Attachments:

1. Project Cost Summary
2. Bid Tab
3. Site Plan
4. Floor Plans