

Item Title: Award Construction Contract in the Amount of \$769,500 for the Wake County Board of Elections Office HVAC Renovation

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract to Lomax Construction, Incorporated. of Greensboro, North Carolina in the amount of \$769,500.00 for the Wake County Board of Elections Office HVAC Renovation; and**
- 2. Authorizes the County Manager to execute this contract subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: State statute requires the Board of Commissioners to approve all public bid construction projects of more than \$500,000.

Background: On September 9, 2018, the Board approved a 15-year lease of an existing facility for the Board of Elections. In 2019, the first and the second phases of improvements were completed enabling the Board of Elections to consolidate its operations to one location and meet federal guidelines for the storage of voting machines and ballots as well as other necessary election equipment.

This project's scope of work is a renovation of the HVAC system located in the two-story office section of the building and includes its associated controls, lighting replacement to an energy-efficient system, and ceiling replacement. The goals of this renovation are to replace inefficient and malfunctioning equipment, introduce improved zoning for greater thermal comfort for occupants, enhance indoor air quality, and increase energy efficiency.

Strategic Plan: This Board action supports routine County business.

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

Additional Information:

In 2019, the Board of Elections relocated from the Waverly Akins Office Building to a 70,040 square foot facility located at 1200 N New Hope Road, Raleigh, NC, under a 15-year lease. The lease was structured so that tenant improvements would be completed by Wake County.

The first phase of improvements was completed prior to the Board of Elections relocation in 2019 and consisted of securing the warehouse area and office building envelope, improving storage capabilities and circulation, adding climate control to the warehouse, and updating the building's finishes.

In 2022, a second phase of the improvements was completed. The scope of this phase included the renovation of approximately 23,000 square feet of warehouse space into training rooms and a new public area for early voting, along with exterior upgrades to improve site circulation and building accessibility.

On September 10, 2024, bid proposals for the Board of Elections Office HVAC Renovation were received from five (5) 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 \$769,500.00, and acceptance of one (1) alternate at no additional cost. The alternate bid is as follows:

Alternate #M3: Owner Preferred HVAC Controls Manufacturer

Staff recommends awarding the construction contract to the lowest responsive and responsible bidder, Lomax Construction, Incorporated of Greensboro, North Carolina, in the amount of \$769,500.00. It is anticipated that a Notice to Proceed will be issued by November 15, 2024, with on-site work scheduled to begin in mid-January 2025, following the conclusion of the 2024 election cycle. Construction is expected to be substantially completed by mid-June 2025. The Board of Elections will continue its operations without interruption throughout the renovation project.

Attachments:

1. Project Cost Summary
2. Bid Tab