

**Item Title:** Award Construction Contract for Holly Springs Community Library Renovation Project

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Awards a construction contract to Harrod & Assoc. Constructors, Inc in the amount of \$2,090,000 for Renovation of the Holly Springs Community Library; and**
- 2. Authorizes the County Manager to execute this contract 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:** The Holly Springs Community Library is located at 300 W Ballentine St, in downtown Holly Springs, and opened to the public in 2006, The building is co-located with a Cultural Center operated by the Town.

This project is a planned renovation of the library and shared building lobby, including finish updates, equipment replacement, and some space reconfiguration to enhance the library patron experience and improve staff workflow. The project also includes a building roof replacement. Wake County owns the building and operates the library. The Town of Holly Springs leases and operates the Cultural Center and is responsible for major renovations in that portion of the building. The County and Town share responsibility for major renovations of the shared lobby located between the other two functions.

A separate but parallel project will replace large mechanical equipment in the building, and the contract award for that work is described in a separate agenda item.

**Strategic Plan:** This action supports Lifelong Learning Goal 4: By 2029, three out of four residents asked will share that Wake County has high-quality education-based facilities, including schools, libraries, and other educational resources.

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

The Town will reimburse the County for a portion of the cost of renovations in the shared Lobby and for a portion of the Roof Replacement costs, as described in the recently approved Joint Use Agreement with the Town of Holly Springs.

**Additional Information:**

The Holly Springs Community Library and Cultural Center is a one-story building in the heart of Downtown Holly Springs, which includes an approximately 6,300 square-foot community library, an approximately 7,800 square-foot Cultural Center (leased and operated by Town of Holly Springs) and an approximately 5,400 square-foot in shared Lobby and core space. The library is one of 23 community branches in the Wake County Public Library system. Since opening in 2006, the library has served the Holly Springs community and surrounding areas.

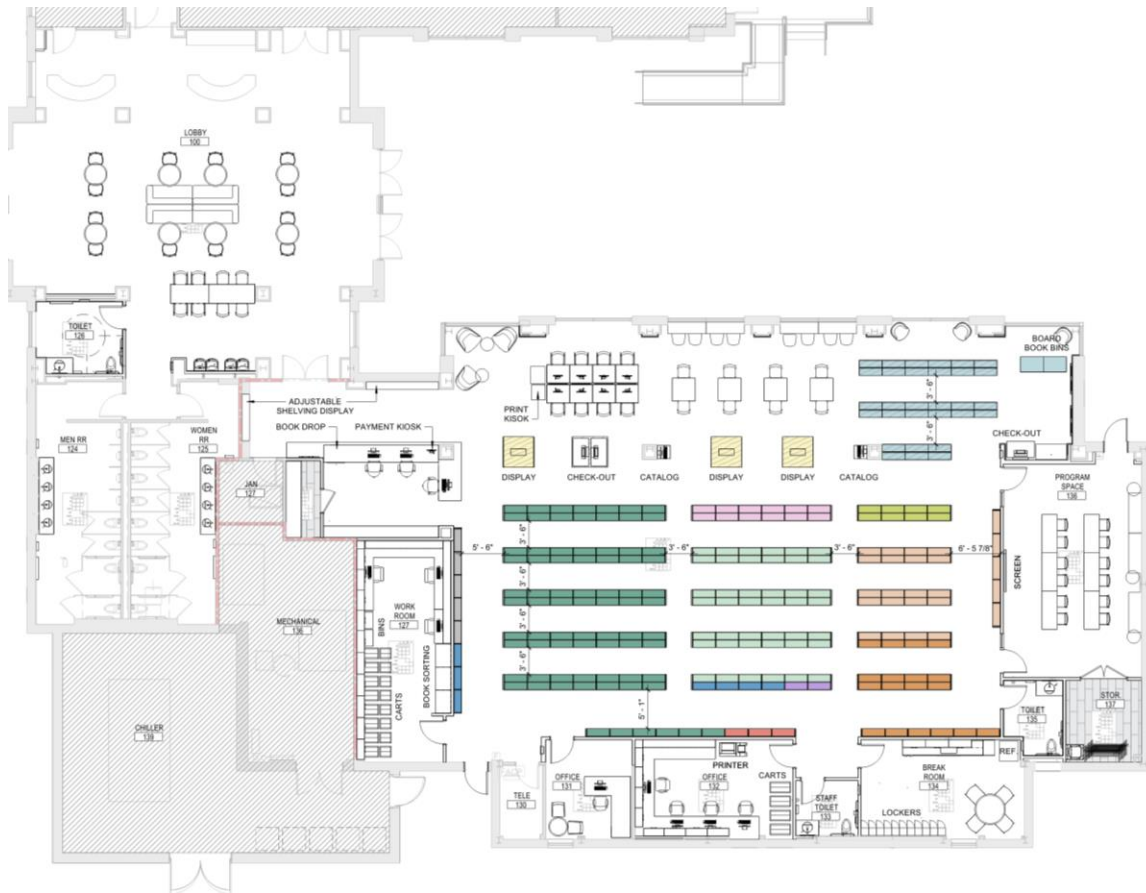
As part of the Capital Improvement Program, a renovation has been planned for the Holly Springs Community Library portion of the building, along with the shared lobby area. The renovation will refresh finishes and replace above ceiling mechanical equipment and lighting fixtures, which are near end of useful life. Additionally, the renovation will provide operational improvement of the library and shared lobby space.

The renovation will include the addition of a dedicated program space in the library, which was identified in a recent Library Use Study to be a frequent request from patrons and staff at the Holly Springs Community Library. It will also add a new staff workspace in the library, which will help move some of the book carts and sorting tasks off of the public floor. Upgraded and efficient new lighting in the double-height study area will improve the working and reading experience for patrons. Additionally, the renovation will open up space at the front entry of the library and move the staff circulation desk from the center to the front area, improving the experience and visibility for patrons and enhancing staff adjacencies to storage and workspaces. Separate from the construction contract, the renovation will also include a new mural in the double height portion of the library, with a portion of project funding specifically allocated to public art, in accordance with the County's Public Art Policy.

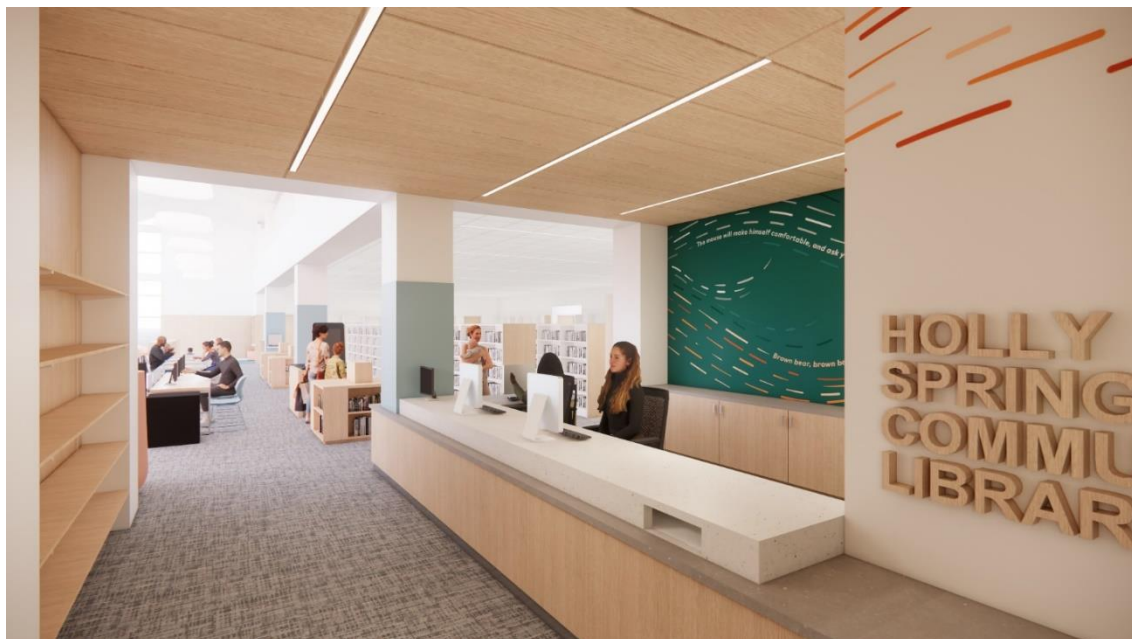
The renovation in the shared lobby will refresh the finishes in that space along with the replacement of ceiling-mounted mechanical equipment and lighting in the space. Additionally, this project will add a new unisex ADA-compliant single occupant restroom in the shared lobby to better serve the patrons of both the Library and Cultural Center. The lobby, including all restroom facilities for the building, will be closed to the public for a month during the renovation; this closure has been coordinated with the Town of Holly Springs. Because the lobby is a shared space, the Town will reimburse the County for a portion of the cost of the work in this space, as defined in the recently approved Joint Use Agreement.

This construction contract includes scope for roof replacement over both the library and cultural center portions of the building. This life-cycle roof replacement was planned and funded by the County Buildings Element of the County Capital Improvement Program. The Town will reimburse the County for a portion of the cost of the roof replacement scope, as defined in the recently approved Joint Use Agreement.

This construction contract also includes addition of new security cameras in the library. This scope for added cameras in the library was planned and funded by the County Buildings Element of the County Capital Improvement Program.



**Floor Plan of Renovated Library and Shared Lobby Portions of the Building**  
(Note - Cultural Center portion of the Building is not Pictured)



**Conceptual Rendering of the Renovated Library Entrance**

On March 17, 2026, bid proposals for Renovation at the Holly Springs Community Library were received from six (6) 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 \$1,397,000 and three bid alternates that add a total cost of \$693,000. Bid alternates are as follows:

Alternate No. 1— Include Renovation scope within the Shared Lobby portion of the building. Additional Cost is \$255,000

Alternate No. 2— Include Roof Replacement scope for both the Library and Cultural Center wings of the building, Additional cost is \$428,000

Alternate No. 3— Include scope for addition of a small canopy at the dedicated staff entrance to the library. Additional cost is \$10,000

The total contract value is therefore \$2,090,000. The funding for this project construction contract will be divided according to the Project Budget Table below.

<b>Element</b>	<b>Project Name and Accounting</b>	<b>Construction Contract Contribution</b>
<b>70 - Libraries</b>	<b>065L: Holly Springs Community Library Renovation*</b>	<b>\$1,454,000.00</b>
<b>66 - County Building Improvements</b>	<b>700B: Holly Springs Library and Cultural Center Roof Replacement*</b>	<b>\$428,000.00</b>
<b>66 - County Building Improvements</b>	<b>701B: Holly Springs Library Mechanical Replacement*</b>	<b>\$157,000.00</b>
<b>66 - County Building Improvements</b>	<b>711B: Holly Springs Library Camera Systems</b>	<b>\$51,000.00</b>
<b>Total Construction Contract Value:</b>		<b>\$2,090,000.00</b>
* The Town will reimburse the County for a portion of the cost of renovations in the shared Lobby (including mechanical equipment) and for a portion of the Roof Replacement costs, as described in the recently approved Joint Use Agreement with the Town of Holly Springs.		

Staff recommends awarding the construction contract to the lowest responsive and responsible bidder, Harrod and Assoc. Constructors, Inc. in the amount of \$2,090,000. Staff expects to issue a Notice to Proceed for materials and equipment procurement in April 2026, with on-site work starting at end of May 2026. Construction is expected to be substantially complete by October 2026 in conjunction with the separate mechanical

equipment replacement project, previously referenced. The library is expected to reopen in December 2026.

**Attachments:**

1. Bid Tabulation
2. Project Budget Summary