

Item Title: Award a Construction Contract for the Wake County Office Building 12th and 14th Floors Renovation

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract to CMC Building, INC. of Durham, North Carolina in the amount of \$1,870,014 for the Wake County Office Building 12th and 14th Floors Renovation; and**
- 2. Authorizes the County Manager to execute a construction contract with CMC Building, Inc. for the Wake County Office Building 12th and 14th Floors Renovation, subject to conditions acceptable to the County Attorney.**

Item Summary:

Purpose: State statute requires the Board of Commissioners to approve all public bid construction projects more than \$500,000. Section 9 of the Capital Improvement Fund Project Ordinance for FY2015 requires Board of Commissioners' approval for transfer between elements or programs.

Background: The Waverly Akins Wake County Office Building was constructed in 1940. It is a 16-story high-rise building containing 264,000 square feet of space. In 1978, Wake County became the owner and operator of the building.

In 2011, a Building Master Reuse Study was completed for the Office Building. The study established a long term, 20-year plan for how each floor would ultimately be occupied or "restacked." In 2023, this plan was updated with the completion of the Wake County Administrative Master Plan. This effort updated the re-stack plan based on new and existing departments and their respective location and growth in the Wake County Office Building. This plan will guide the sequence of the remaining renovations in the building.

This project is the seventh phase of the re-stack for the Office Building. The scope of this phase is to renovate the entire 12th and 14th Floors (10,206 total square feet) for Communications, Emergency Management, and Facilities Design and Construction. The renovation includes new office space, conference rooms, elevator lobbies, support spaces, new mechanical, electrical, plumbing and sprinkler services and ADA compliant restrooms. In preparation for this new renovation phase, a contract for selective demolition has recently been completed.

Strategic Plan: This action supports standard County operations and does not relate to a specific Strategic Plan goal or initiative. However, it contributes to a goal in the County's Capital Improvement Plan, which is to maintain the integrity of current assets.

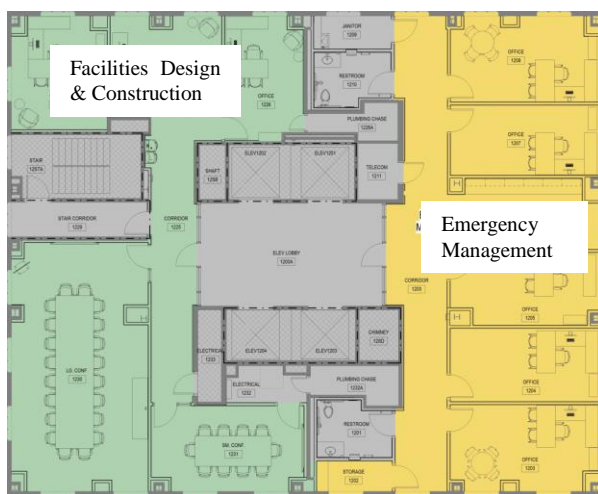
Fiscal Impact: This project is currently funded as part of the County's Capital CIP. No additional appropriation is required.

Additional Information:

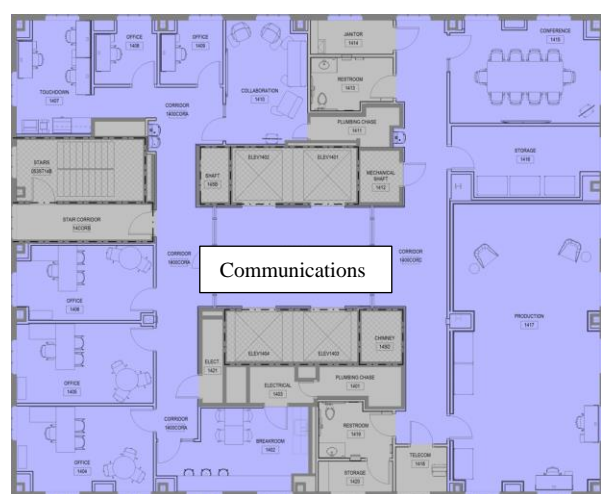
The Waverly Akins Wake County Office Building was originally designed for the Durham Life Insurance Company, but it also housed a local broadcast media outlet and retail and dining facilities. This makes the building not only one of the first skyscrapers in Raleigh, built in 1940, but also one of the first true urban buildings in the city center. Wake County purchased the building in 1978.

In 2011, a Building Master Reuse Study was completed for the Office Building. This was in anticipation of several floors that would be vacated once the Wake County Justice Center was completed in 2013. The study established a long term, 20-year plan for how each floor would ultimately be occupied or “restacked.” In addition to this, over the years, several building systems have exceeded their live cycle, building codes have evolved, and the American for Disabilities Act (ADA) was enacted. In 2023, this plan was updated with the completion of the Wake County Administrative Master Plan. The updated plan will guide the sequence of the remaining renovations in the building.

The Board of Commissioners have approved \$30,000,000 total funding through CIP allocations from FY15 through FY25 to the WCOB to support the 20-year restack plan and system upgrade projects. The WCOB 12th and 14th Floor Renovation construction funds are part of the approved FY25 allocation.



12th Floor



14th Floor

The Wake County 12th and 14th Floors Renovation to the Wake County Office Building aligns with the goals and objectives of the Master Plan. This is the seventh project in the plan.

On March 20, 2025, bid proposals were received from seven qualified general contractors for this project in accordance with NC General Statutes. A tabulation of bids received is attached for review. The total contract award recommended is \$1,870,014. This contract award incorporates the base bid and alternates 1 through 4. All four alternates are preferred hardware manufacturers that provide consistent makes and models of hardware throughout the Office Building. Alternates 1 through 4 are no cost adds.

Staff recommends award of a construction contract to the lowest responsible, responsive bidder, CMC Building, Inc. of Durham, NC in the amount of \$1,870,014. Funding for this project is included in the Capital Improvement Program for FY25. With award of this contract, construction is scheduled to begin in May and will be completed in early 2026.

Attachments:

1. Bid Tabulation
2. Project Cost Summary