

Item Title: Award Construction Contract for the Historic Oak View County Park Renovation Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$4,390,921 to H.M. Kern Corporation of Greensboro, North Carolina; and**
- 2. Authorizes the County Manager to execute the contract for the Historic Oak View County Park Renovation Project subject to the 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: Historic Oak View Park is a County owned and operated park adjacent to the Wake County Office Park in East Raleigh. The 2017 Wake County Parks Facility Master Plan Updates identified improvements for Oak View Park, which were funded as part of the successful 2018 Parks, Greenways, Recreation and Open Space (PGROS) bond.

This action approves a construction contract to renovate existing park facilities and construct new infrastructure to better serve residents and visitors. Planned improvements include upgrades to parking areas, sidewalks, the Bluebird Shelter, and the Farm History Center, as well as construction of a new maintenance facility. Staff expect the renovations to be completed during the Summer of 2027.

Strategic Plan: This action supports Inclusive Prosperity Goal 3: By 2029, nine out of ten residents asked will share that they can find and enjoy enriching experiences that support our community's high quality of life; and Foundations for Service Goal 3: By 2029, 10% more residents will agree that Wake County provides high-quality, fair, and equitable services.

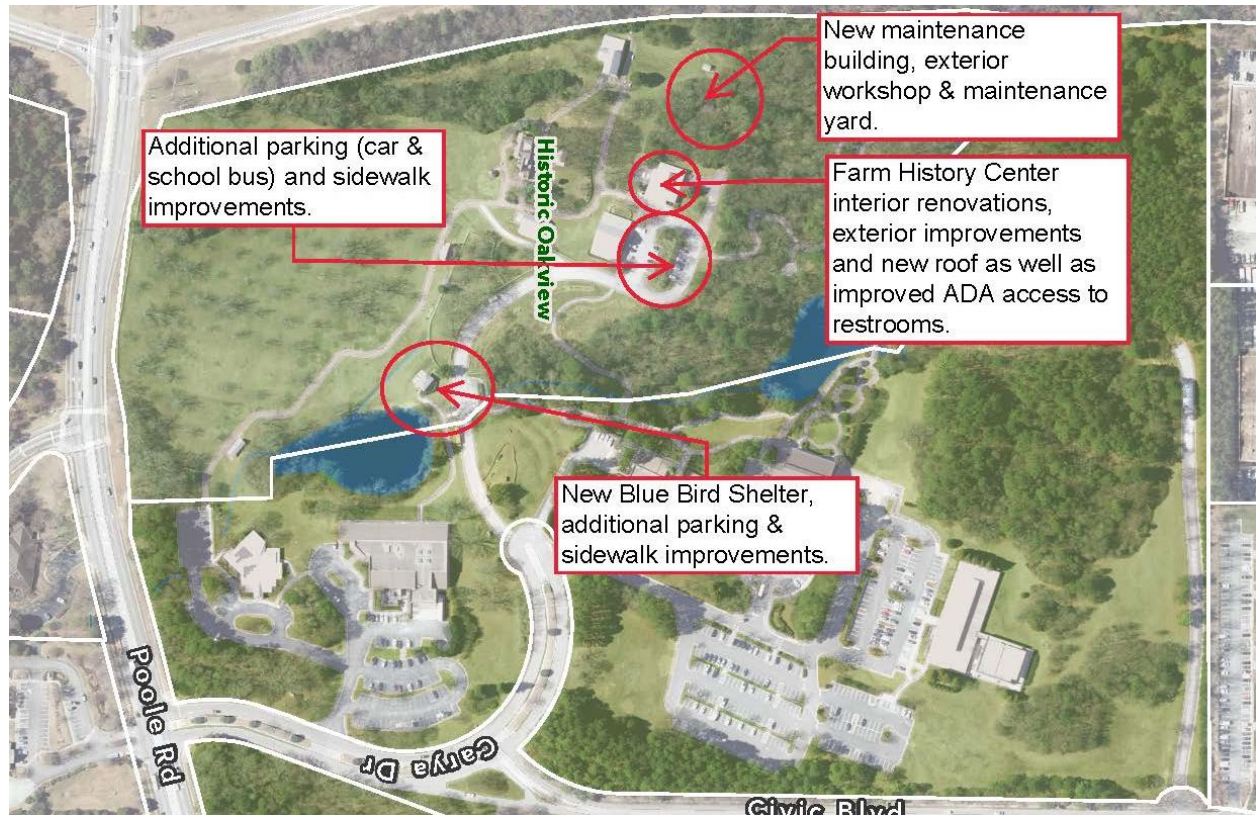
Fiscal Impact: Funding for the construction of this project was previously appropriated in the Parks, Greenways, Recreation and Open Space element, with the roof replacement component supplemented by the Roof Replacement program of the County Buildings Element of the Capital Improvement Program.

Additional Information:

The Historic Oak View County Park Renovation Project represents a significant investment in enhancing infrastructure, accessibility, and the overall visitor experience at one of Wake County's most well-visited parks. Located at 4028 Carya Drive in Raleigh, the 27-acre site interprets North Carolina's agrarian history and continues to serve as an important cultural and recreational resource for the community.

The project will modernize key amenities across the park while preserving its historic character. Planned improvements include expanded and enhanced parking areas near the Farm History Center and Livestock Barn, including accommodations for school buses, as well as improved sidewalk connectivity throughout the park. The Bluebird Shelter will be replaced and expanded to provide a more flexible and functional gathering space for visitors.

A new maintenance facility will be constructed to support park operations, including staff offices, an outdoor workshop, and a secure equipment yard. The Farm History Center will also undergo a series of architectural enhancements designed to improve usability and elevate the visitor experience. These updates will include interior and exterior renovations such as a refreshed children's area, an improved visitor reception area, enhanced outdoor gathering spaces, and a complete roof replacement. Public art elements will also be incorporated throughout the project to create a more engaging and inviting atmosphere.



The bid opening was held on February 17th, 2026 and bid proposals were received from (3) licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review.

H.M. Kern Corporation of Greensboro, North Carolina, was the lowest responsive and responsible bidder. The lowest bid exceeded the budget for construction. Therefore, County staff together with the design team, evaluated a series of value engineering options with the low bidder. After careful consideration, County staff selected items resulting in additional savings of \$134,379.

Staff therefore recommend that a construction contract be awarded to the lowest responsive, responsible bidder, H.M. Kern Corporation of Greensboro, North Carolina, in the amount of \$4,390,921. It is anticipated that a Notice To Proceed for Construction will be issued in June 2026, and that construction will be substantially complete in the Summer of 2027.

Attachments:

1. Project Cost Summary
2. Bids Summary
3. Post Bid Addendum