

Item Title: Award Construction Contract for Wake County Animal Center HVAC Replacement Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$914,000 to Comfort Systems USA (MidAtlantic), LLC of South Boston, Virginia for the Wake County Animal Center HVAC Replacement Project; and**
- 2. Authorizes the County Manager to execute a construction contract with Comfort Systems USA (MidAtlantic), LLC, for the Wake County Animal Center HVAC Replacement Project.**

Item Summary:

Purpose: NC State Statutes require the Board of Commissioners to approve all public bid construction projects greater than \$500,000.

Background: Wake County has responsibility for over 185 buildings totaling over 5.1 million square feet of building space. In order to protect the County's investment in its facilities, various building components and systems are replaced in County buildings when these systems reach the end of their useful lives.

The Animal Center is located at 820 Beacon Drive, Raleigh, NC 27610, and opened to the public in 1998. At the time of its opening, it was the County's first fully owned animal shelter facility. While a new Animal Center is being planned, the existing center is in critical need of HVAC unit replacements.

Strategic Plan: This action supports standard County operations.

Fiscal Impact: Funding was previously provided in the FY26 Capital Improvement Plan. The contract award is within the allocated budget. No additional funds are required.

Additional Information:

The Wake County Animal Center in Raleigh is a one-story building with 25,062 square feet of space. Since its opening in 1998, it has been expanded and received multiple updates over the years to accommodate consolidated sheltering, general population growth, and evolving sheltering strategies.

While the building has been well maintained, its heating, ventilation, and air conditioning (HVAC) units providing the majority of the ventilation air in the facility have begun to fail and are in urgent need of replacement. Outside ventilation air is crucial in animal centers

to maintain a healthy and comfortable environment for the animals by improving air quality, promoting disease prevention, humidity control, and contributes to stress reduction.

Although a new Animal Center to replace the current facility is in early design, construction completion and subsequent occupancy of the new facility is not expected to occur until early 2029. With several years remaining in the current facility and the imminent failure of the HVAC Units at the current facility, action to replace these units is necessary.

On February 10th, 2026, bids for this project were received from four licensed Mechanical contractors. A tabulation of bids is attached for review. The contract award consists of a base bid of \$914,000 and one alternate bid that adds no additional cost to the project.

Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Comfort Systems USA (MidAtlantic), LLC for \$914,000.00. The Animal Center will remain in operation during the project duration, with only minimal disruption to services. Staff expects to issue a notice to proceed in early April 2026 and construction will be substantially complete by February 2027.

Attachments:

1. Bid Tabulation
2. Budget Summary