

Item Title: Award Construction Contract for the South Wilmington Street Center Kitchen Renovation Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$932,000.00 to Harrod and Assoc. Constructors, inc. of Raleigh, North Carolina for the South Wilmington Street Center Kitchen Renovation Project; and**
- 2. Authorizes the County Manager (or designee) to execute the 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 South Wilmington Street Center operates as a men's shelter providing emergency shelter and supportive services to the homeless male population of Wake County.

The proposed renovation project at the South Wilmington Street Center will improve the functionality, efficiency, and overall condition of the existing kitchen and dining facilities while addressing required building code compliance upgrades. The project includes replacement and modernization of kitchen equipment, interior finish improvements, and associated mechanical, plumbing, and electrical system upgrades to support continued operations and enhance service delivery for shelter residents.

Strategic Plan: This action supports standard County operations and procedures.

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

Additional Information:

In 2001, the County opened a transitional shelter for homeless men known as the South Wilmington Street Center. The Center provides both emergency short-term and longer-term housing with supportive services to the homeless male population of Wake County. In addition to shelter, the South Wilmington Street Center also provides supportive services to longer-term residents, which include a variety of case-management, budgeting and credit counseling, mental health/substance abuse treatment, and referrals to other supportive programs. The goal is to provide safe shelter and a tier of

services designed to lead to permanent housing and employment.

This project construction scope will include renovations of the existing kitchen and dining areas. The scope of work consists of kitchen equipment upgrades, interior finish improvements, and associated mechanical, plumbing, and electrical system replacements necessary to support those renovated spaces.

On May 20, 2026, bid proposals were received from four (4) general contractors, in accordance with North Carolina General Statutes. A tabulation of the bids received is attached for reference.

Staff recommends awarding a construction contract to the lowest responsive, responsible bidder, **Harrod and Associates Constructors, inc.** for **\$932,000.00**. Funding for this project is included in the FY 2026 CIP.

The project team coordinated with the South Wilmington Street Center team to develop a phased construction approach intended to minimize operational disruptions during the renovation period. The project includes provisions for temporary dining space and a temporary food distribution station to maintain continuity of services throughout construction. The Project team will also coordinate with the food service provider to assist with any temporary setup requirements necessary to support ongoing operations.

The kitchen area will be closed on mid-July 2026 in order for renovations to begin. It is anticipated that renovations will be completed and the kitchen re-opened for service by November 2026.

Attachments:

1. Project Cost Summary
2. Bid Tab