

Item Title: Award Construction Contract for John H Baker, Jr. Public Safety Center Domestic Water Riser and Shower Renovations Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a \$4,499,800 construction contract to Harrod & Assoc. Constructors, Inc of Raleigh, North Carolina; and**
- 2. Authorizes the County Manager to execute a construction contract for the John H Baker, Jr. Public Safety Center Domestic Water Riser and Shower Renovations 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 John H Baker, Jr. Public Safety Center is located at 330 South Salisbury Street in downtown Raleigh. This facility houses the downtown detention center, Emergency Medical Services, Fire Services, the Sheriff's Department, and EMS/Fire Services.

Strategic Plan: This action supports standard County operations.

Fiscal Impact: Increases the appropriation of the Public Safety Center Domestic Water Riser and Shower Renovations Project within the County Buildings element of the County Capital CIP by \$401,119 from Mechanical, Electrical & Plumbing – Large Facilities – General fund for this project.

Additional Information:

Construction of the John H Baker, Jr. Public Safety Center was completed in 1991. The facility operates 24 hours per day, 365 days per year. Due to the 24-hour nature of the building operations, and the nature of its intensive use, most of the building systems have aged more quickly compared to facilities with normal daily operating hours. This project was previously identified in annual building systems assessments for this facility. Due to the intensive use of this building, improvement projects have been planned for several years in advance. This contract is for the renovation of the existing showers on the 5th

through the 9th floor dormitory areas, and removal and replacement of the domestic water piping riser that runs vertically through the building.

On July 23, 2025, bid proposals were initially received from only two licensed contractors. Because this result did not meet the three-bid minimum requirement, the project was re-advertised in accordance with NC General Statutes.

On August 28, 2025, bids for this project were again received from two licensed General contractors. A tabulation of bids received is attached for review. Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Harrod & Assoc. Constructors, Inc for \$4,499,800.00. Funding for this project is included in the Capital Improvement Program (CIP) in FY2026. The bid price was higher than the original designated budget. To address this additional funding, sources have been identified from the Building System Replacements funding division, of the County Building Improvements Element as described in the Fiscal Impact section. Please refer to the reallocation chart below and to the attached Project Cost Summary.

Element	County Building Improvements		
Project	Current available appropriation	Reallocation	Revised available appropriation
PSC Shower Floor/Water Riser Project (66-561B)	\$4,609,000	\$401,119	\$5,010,119
MEP - Large Facilities – General (66-537B)	\$10,863,000	(\$401,119)	\$10,461,881

Staff expects to issue a Notice to Proceed for construction in November 2025. The Public Safety Center will remain operational for the entire duration of the project. Facilities Design & Construction and General Services Administration staff have coordinated with the Sheriff's department to minimize impact to residents and staff during key phases of construction.

Given that the building must remain open and operational, construction is expected to take approximately 3 years and is forecast to be substantially complete by November 2028.

Attachments:

1. Bid Tabulation
2. Project Budget Summary