

Item Title: Award Construction Contract for the Beech Bluff County Park Project

Specific Action Requested:

That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$20,090,000 to Bar Construction Company of Greensboro, North Carolina, and**
- 2. Authorizes the County Manager to execute the contract for the Beech Bluff County Park Project subject to the terms and conditions acceptable to the County Attorney, and**
- 3. Approves the allocation of additional funds from the 2018 Parks, Greenways, Recreation and Open Space (PGROS) bond funding to the Beech Bluff County Park Project.**

Item Summary:

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

Background: The 2003 Parks and Recreation Master Plan identified an unmet need for County Park facilities and services in southeastern Wake County, and in 2004 the County began land acquisition for a County Park. This identified park, currently known as Beech Bluff County Park, is along Middle Creek in the Southeastern part of the County. To date, the County has acquired tracts totaling over 304 acres.

Development of the future Beech Bluff County Park was part of the successful 2018 Parks, Greenways, Recreation, and Open Space (PGROS) bond. On January 17, 2019, the Board of Commissioners made development of this park its top priority from the bond. On August 19, 2019, the Board of Commissioners adopted the Master Plan and formally approved the naming of the park to "Beech Bluff County Park". On February 15, 2021, the Board of Commissioners approved the Schematic Design for the park. This action approves the construction contract and allocates additional funding to the project.

Board Goal: This action supports Growth and Sustainability Goal 4: Preserve open space and expand access to parks, preserves, recreation resources and greenways.

Fiscal Impact: Funding from bond sales under the 2018 Parks, Greenways, Recreation and Open Space referendum was appropriated for Beech Bluff County Park by the Board of Commissioners on November 4, 2019 and April 18, 2022. However, due to a volatile construction

market including labor and material shortages, an additional \$7,400,000 is required for construction. Staff recommends appropriating unallocated funds from the 2018 PGROS bond funding.

Additional Information:

Throughout the 14-month Master Plan process, the County's design team gathered input from a broad range of perspectives including those identified by the Project Core Team, potential partners, stakeholders, nonprofit organizations, local businesses, municipalities, and the community. This integrative public process produced a Master Plan that will be a model of resiliency and stewardship and offer a unique experience that supports the recreational needs of our growing community while strengthening the natural, cultural, and historical resources of the land.



Construction of this new county park will fill an unmet recreation need in Southeastern Wake County, that was originally identified in the 2003 Parks and Recreation Master Plan. During design, the project was presented to both OSAPAC (Open Space and Parks Advisory Committee) as well as the Wake County Energy Advisory Commission, and both groups have endorsed and supported the project.

The final design for the new park includes: A Park Center, Classroom Building, Agricultural Building, Playground Shelter, and Maintenance Facility, which total approximately 9,800 SF of conditioned space, plus (2) picnic shelters. General site programming and amenities include paved and unpaved trails, community gardens, demonstration gardens, agricultural landscaping, multi-purpose field, elevated canopy walkway, educational displays, wildlife viewing platform, playground area, prairie restoration and native plantings. In addition, 250 parking spaces are planned, and road widening will be required for NC 42 along the road frontage of the property. The design incorporates multiple sustainability elements including green stormwater infrastructure, rainwater harvesting, preservation of farmland and forest land, restoration of native plant ecosystems, and the salvage and reuse of existing on-site materials. Photovoltaics will also be deployed for the use of solar power for the buildings, as will the use of geothermal

energy. Additionally, public art is included as part of the County's Public Art Ordinance and design of the art has been incorporated into the overall design process. This provides the opportunity for the first combined comprehensive use of green stormwater infrastructure, renewable energy and public art on a Wake County project.

The bid opening was originally scheduled for April 26, 2022. Unfortunately, no bid proposals were received at that time. The project was therefore readvertised, and on June 30, 2022, bid proposals were received from (3) licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review.

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 \$400,000, which are described in the attached Post Bid Addendum No. 1. Staff concluded that any further cost savings could not be achieved without eliminating significant portions of the project and drastically compromising the program for the facility. Therefore, an additional \$7.4 million in funding will be required and is recommended to be reallocated from the 2018 PGROS bond fund. See attached Budget Memo.

Staff therefore recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Bar Construction Company of Greensboro, North Carolina, in the amount of \$20,090,000. It is anticipated that a Notice To Proceed for construction will be issued in November 2022, and that construction will be substantially complete in Spring 2024.

Attachments:

1. Project Cost Summary
2. Bid Tab
3. Post Bid Addendum 1
4. BOC Work Session PowerPoint
5. CIP Budget Memo – FY 2023 County Capital Fund - PGROS