

Item Title: Award Construction Contract in the Amount of \$1,561,000 for the 9th Floor Renovations in the Wake County Office Building

Specific Action Requested:

That the Board of Commissioners awards a construction contract to Harrod and Associates Contractors, Inc., of Raleigh, NC in the amount of \$1,561,000 for the 9th Floor Renovation in the Wake County Office Building, subject to conditions acceptable to the County Attorney.

Item Summary:

The Waverly Akins Wake County Office Building was constructed in 1940. It is a 16-story high-rise building containing 264,000 square feet of space. The building was designed for the Durham Life Insurance Company, and also housed a local broadcasting media outlet. The building was not only one of the first skyscrapers in Raleigh, but housed retail and dining facilities making it one of the first true urban buildings in the city center. In 1978, Wake County became the building owner and operator.

In 2011, a Building Master Reuse Study was completed for the Office Building. This was in anticipation of several floors that would be vacated once the Wake County Justice Center was completed in 2013. The scope of this study was to establish a long term, 20-year plan for how each floor would ultimately be occupied or “restacked.” In addition to this, over the years, several building systems have exceeded their useful lives, building codes have evolved, and the Americans for Disabilities Act (ADA) was enacted.

To address these issues, a comprehensive multi-year, multi-phase renovation plan has been established to: 1) Renovate Floors 2,4,8, 9, 11 and 13, 2) Update restrooms where possible to meet ADA requirements, 3) Replace Air Induction HVAC Units in each office with updated, energy efficient heating and air conditioning units, 4) Update the main electrical system in the building to a more efficient transformer size and feeders, 5) Update Fire and Life Safety Systems 6) Update telecommunications wiring and termination points to accommodate the County’s migration to a new internet based phone system (Voice Over Internet Protocol or VoIP). This long term plan is not unlike what has now been completed over the past twelve years in the Courthouse.

This project is the second phase of the re-stack plan for the Office Building. The scope of the project is to upfit the entire 9th Floor (14,458 sq. ft.). The renovation includes new office space, conference rooms, training rooms, elevator lobbies, support spaces and ADA compliant restrooms to service child support services. In preparation for this new renovation phase, a contract was previously awarded in June 2015 for demolition and abatement of asbestos containing pipe insulation. The demolition and abatement work on this previously awarded contract is complete.

On September 1, 2016, bid proposals were received for this renovation project in the Wake County Office Building. Unfortunately, only two bids were received. In accordance with NC State Statutes, less than three bids were received so bids could not be opened, and the project had to be re-bid.

On September 13, 2016, bid proposals were again received. Two qualified general contractors submitted bids. The low bidder submitted a bid of \$1,561,000, which is within the project budget. Staff recommends award of a construction contract to the lowest responsible, responsive bidder, Harrod and Associates Contractors, Inc. of Raleigh, NC. A tabulation of bids received is attached for review. With award of this contract, construction is scheduled to begin in November, and will be completed in summer of 2017.

Attachments:

1. Bid Tab
2. ReStack Chart for Office Building
3. Project Cost Summary