

**Item Title:** Award Construction Contract for Community Service Center Renovation Project – Phase I

**Specific Action Requested:**

**That the Board of Commissioners awards a construction contract in the amount of \$2,238,667 to Riggs Harrod Builders, Inc. of Durham N.C and authorizes the County Manager to execute this contract for the Community Service Center Renovation Project – Phase I.**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to approve all public bid construction projects more than \$500,000.

**Background:** Wake County has responsibility for over 171 buildings totaling 4.87 million square feet of building space. In order to protect the County's investment in its facilities, staff periodically assesses the condition of various building components and systems to plan repairs or replacements.

The Community Services Center is located on 401 East Whitaker Mill Road in Raleigh. The building was originally constructed in 1913 as the Wake County Home for the Aged and Infirm. In more recent times the facility has served several Human Health Service Providers. This is the second oldest building in the County's inventory of Facilities. Facility condition assessments show a need to replace the HVAC system, upgrade the electrical system, and provide new finishes throughout the facility. This Board action approves a contract to renovate the second floor, upgrade the second floor electrical system, and replace all major HVAC equipment in the building. This project is the first phase of additional phases of renovation work to be completed.

**Board Goal:** This Board action supports routine County business.

**Fiscal Impact:** This project was previously funded in the FY2019 Capital Improvement Plan. The bids received are within the allocated budget.

**Additional Information:**

The Community Services Center is two stories and contains 40,268 square feet. Many of the core systems in the building are outdated and have exceeded their useful life. This project is one of several phases of ongoing improvements that will continue over the next few years.



The entire second floor and the western wing of the first floor is unoccupied. Fellowship Health Resources currently occupies the central and east wings of the first floor of the facility. The project design and construction have been coordinated so that occupied areas of the facility will see limited impact to operations from this project as most of the work primarily occurs in unoccupied areas on the second floor of the facility.

On July 10, 2018, bids for this project were received from four prequalified licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review. The contract award amount consists of a base bid of \$2,081,847 and the combination of two alternate bids that equal a net additional cost of \$156,820. The alternate bids are as follows:

Alternate No. 1 – An add alternate to replace the air-cooled chiller and all exterior chilled water piping. Additional cost is \$152,820.

Alternate No. 2 – An add alternate to remove an existing second floor stair header, that will correct a head height obstruction. Additional cost is \$4,000

Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Riggs Harrod Builders, Inc. of Durham, NC for \$2,238,667. It is anticipated that a Notice to Proceed will be issued in early September 2018 and that construction will be substantially complete by the end of May 2019.

**Attachments:**

1. Bid Tabulation
2. Budget Summary