

**Item Title:** Award Construction Contract for Olivia Raney Local History Library Renovation

**Specific Action Requested:**

**That the Board of Commissioners awards a construction contract in the amount of \$676,000 to H.M. Kern Corporation of Greensboro and authorizes the County Manager to execute this contract for the Olivia Raney Local History Library Renovation project subject to conditions acceptable to the County Attorney.**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to approve construction contracts greater than \$500,000.

**Background:** In 2007, Wake County voters approved a referendum to sell bonds for construction of six major library projects, and upgrades to seven existing library facilities. Six upgrade projects have previously been completed for existing libraries with these approved bond funds. The Olivia Raney Local History Library is the seventh facility designated for renovations.

The Olivia Raney Local History Library is located in the Wake County Office Park at 4016 Carya Drive in Raleigh. The building was first constructed in 1995. Local history and family genealogy are the current focus of this library.

Due to the age of the facility, several upgrades are planned within this project. An assessment identified numerous systems needing replacement including architectural finishes, HVAC system, lighting, and exterior building sealants. The project also includes extending a sidewalk between the library and the Historic Oak View County Park pecan grove loop to improve access for partnered Park and Library children's programs. This contract will address these needed improvements.

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

**Fiscal Impact:** This project was previously funded in the FY 2018 Capital Improvement Plan. \$300,000 is appropriated in the County Building Element of the CIP for the HVAC component, while the rest of the project costs are appropriated in the Library Element of the CIP. The low bid is within the allocated budgets. No additional appropriation is required.



**Additional Information:**

The Olivia Raney Local History Library is a one-story building containing 7,845 square feet of floor area. It is 1 of 22 local libraries in the Wake County Library system. The library holds a unique collection for local history and resources for genealogy research.

On October 24, 2019, bids for this project were received from seven 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 \$662,500 and one alternate bid valued at \$13,500 additional cost for the sidewalk extension.

Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, H.M. Kern Corporation of Greensboro, NC for \$676,000. It is anticipated that a Notice to Proceed will be issued in January 2020 and that construction will be substantially complete by the end of July 2020.

**Attachments:**

1. Bid Tab
2. Project Cost Summary
3. Renovation Floor Plan