

Item Title: Award Construction Contract for Eva Perry Regional Library Renovation

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$1,387,000 to Bar Construction Company, Inc. of Greensboro, NC and authorizes the County Manager to execute the contract for the Eva Perry Regional Library Renovation project subject to conditions acceptable to the County Attorney; and**

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 to construct new libraries and renovate older, existing libraries. The Board approved a reallocation of library bond funds originally intended for the North Hills Community Library in February 2018 to supplement the budgets for other Library projects, including the Eva Perry Regional Library renovation. The building was first constructed in 1995 in partnership with the Town of Apex. The County holds a long-term lease with the Town of Apex to operate the library. The lease was recently renewed in September 2018 for another 25-year period.

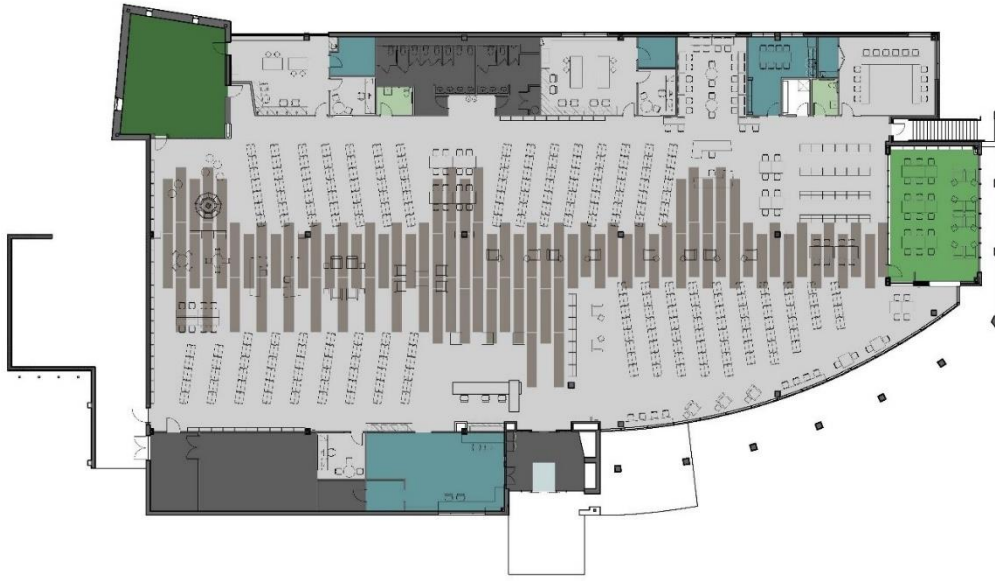
Eva Perry is one of the busiest libraries in the County. Eva Perry is scheduled for these replacements and requires other building life cycle system replacements. Systems being replaced include flooring, lay-in ceiling, paint, entrance doors, lighting, fire alarm, and select HVAC equipment.

Board Goal: This Board action supports routine County business.

Fiscal Impact: This project has been previously funded in the Library Element of the Capital Improvement Program. The lowest responsive bid is within the allocated budget. No additional appropriation is required.

Additional Information:

The Eva Perry Regional Library in Apex is a one-story building containing 22,900 square feet. It is one of 22 libraries in the Wake County Library system.



At the Work Session on February 12, 2018, the Board endorsed Staff's recommendation to reallocate and appropriate funds from the 2007 General Obligation Bonds originally planned for North Hills Library to supplement the budgets for three new libraries and to renovate two other existing libraries. One of these renovated libraries is Eva Perry Regional Library.

This library received a limited finish renovation in 2008. Eva Perry Library has the second largest book circulation in the Wake County Library system. At 12 years since the last refresh, this library is overdue for an update. The low slope roof was replaced in 2018 and the sloped roofs are planned to be replaced in FY2022. The main HVAC system is planned to be updated in FY 2021.

On October 31, 2019, bids for this project were received from four licensed contractors in accordance with NC General Statutes. The lowest bidder did not submit required Minority Business Enterprise(MBE) participation affidavits as required by GS 143-128.2 and by Wake County's MBE provisions described in the bid documents. The affidavits are to describe the portion of work to be executed by minority businesses. The County Attorney has determined that this constitutes a nonresponsive bid and that this bid should be rejected. Therefore, the next lowest bidder becomes the lowest responsive bidder. Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Bar Construction Company, Inc. of Greensboro, NC for \$1,387,000. A tabulation of bids received is attached for review. The contract award amount is within the funds available for the project. A project cost summary is attached. The library will be closed on December 9, 2019. Construction will begin in January 2020. It is anticipated that the library will reopen in August 2020.

Attachments:

1. Bid Tab
2. Project Cost Summary