

Item Title: Award Construction Contract for Wake County Office Building Passenger Elevator Modernization Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a \$2,787,000 construction contract to Progressive Contracting Company, of Sanford, NC, for the Wake County Office Building Passenger Elevator Modernization Project.**
- 2. Authorizes the County Manager to execute a construction contract with Progressive Contracting Company for the Wake County Office Building Elevator Modernization Project.**

Item Summary:

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

Background: Wake County has responsibility for over 185 buildings totaling 5.2 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 and to plan repairs or replacements.

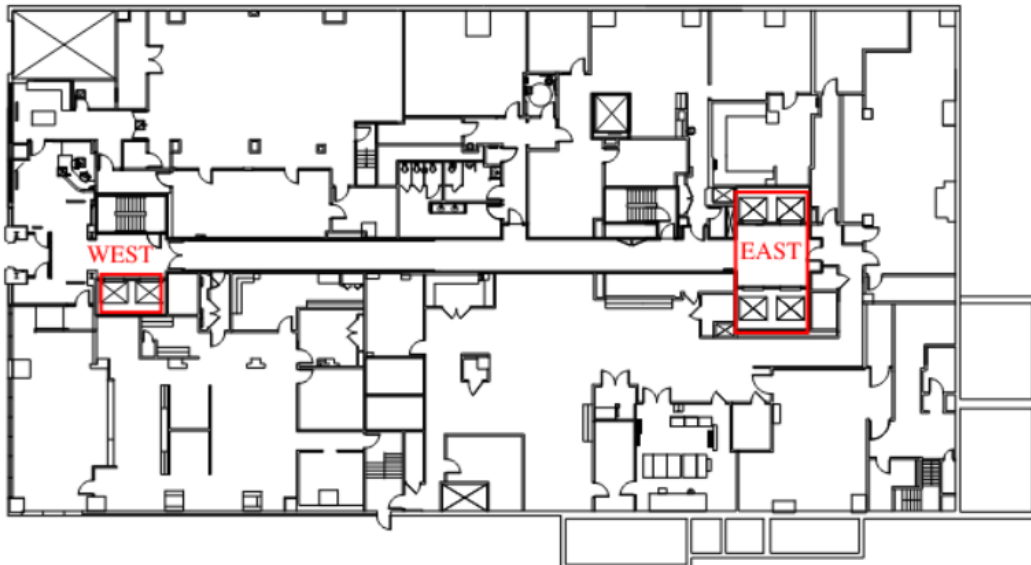
The Waverly Akins Wake County Office Building was constructed in 1940. It is a 16-story high-rise building containing 264,000 square feet of space. In 1978, Wake County became the owner and operator of the building. In 2019, an elevator assessment study was completed on the six passenger elevators in the Wake County Office Building. There are a group of four elevators on the east side of the building. Two of them serve 16 floors and two serve 15 floors. The two elevators on the west side of the building serve 11 floors. These elevators were manufactured and installed in approximately 1978 by Westinghouse Elevator Company. The two west elevator controllers were upgraded in 2006. In 2013, the interior finishes were updated in all six elevator cabs.

An assessment shows that all six elevators need to be modernized as they have exceeded their useful life. This project will modernize the elevator machinery and extend its useful life.

Board Goal: This Board action supports routine County business.

Fiscal Impact: This project was previously funded in the County Capital Improvement Plan. The bids received are within the allocated budget and no additional appropriation is required.

Additional Information:



The modernization for all six (6) passenger elevators will consist of new machines with regenerative drives, all related control items / wiring in the hoistway, door operators with door restrictors, main and auxiliary car operating stations and LED screen displays in new full wrap-around swing returns and cladding of the front transom, hall push buttons, hall lanterns, and compliance to all current code items. The cab ceilings, floors and finishes will be reused. The ceiling light fixtures will be replaced with new LED lighting components. The Fayetteville existing lobby panel will be replaced. A new destination dispatch operating system will be added to the security center to control the elevators. In addition to elevator work, there are miscellaneous supporting electrical, fire alarm and mechanical improvements that must also take place. This work will include new power circuits, light fixtures and mechanical cooling for the elevator machine rooms.

The elevator modernization is planned in three phases with each phase modernizing two (2) elevators. Each phase will be approximately 12-14 weeks, following an extended submittal review and equipment lead time period typical for elevators, actual installation work is anticipated to begin in September, with construction expected to be complete by the end of October 2022.

On May 20, 2021 bid proposals were received from five licensed contractors for the Wake County Office Building Passenger Elevator Modernization Project in accordance with NC General Statute. A tabulation of bids received is attached for review. Staff recommends that a construction contract be awarded to the lowest responsive bidder Progressive Contracting Company for \$2,787,000. Funding for this project is already included in the County Capital Improvement Program (CIP).

Attachments:

1. Bid Tabulation
2. Budget Summary