

Item Title: Award Construction Contract for North Regional Library Renovation

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$1,236,777 to W.B. Brawley Company of Raleigh, NC for the North Regional Library Renovation project; and**
- 2. Authorizes the County Manager to execute this contract 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 bond 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 North Regional Library renovation. The building was initially renovated and expanded to become a library facility in 2007.

The North Regional Library is one of the busiest libraries in the County. The North Regional Library is scheduled for these replacements and requires other building life cycle system replacements. Systems being replaced include flooring, lay-in ceiling, paint, entrance doors, service desks and lighting.

Board Goal: This Board action supports routine County business.

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

Additional Information:

The North Regional Library in North Raleigh is a one-story building containing 30,747 square feet of area. It is one of 23 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 the North Regional Library.

The library first opened in 2007 and has not received any finish or system improvements since. The North Regional Library has the third largest book circulation and visitation rate in the Wake County Library system. At nearly 15 years since first opening, this library is due for an update. Other capital improvements are planned for this library including HVAC and controls replacement (FY27) and roofing replacement (FY26).

On September 14, 2021, bids for this project were received from nine licensed contractors in accordance with NC General Statutes. The lowest bidder included a bid bond that varied from requirements of G.S. 143-129. 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, W.B. Brawley Company of Raleigh, NC for \$1,236,777. 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 October 10, 2021. Construction will begin in November 2021. It is anticipated that the library will reopen in June 2022.

Attachments:

1. Bid Tab
2. Project Cost Summary