



Consent Agenda  
Bid Award - Contract for Construction

**Agenda Title:** Bid Rejection – Northeast Remote Operations Center - Recreation Building - Heating, Ventilation and Air Conditioning Replacement Project

**Meeting Date:** September 16, 2025

**Meeting Type:** City Council Meeting - Third Tuesday - Work Session (11:30am) & Afternoon Session (1:00pm)

**Department:** Engineering Services

**Sponsor(s):**

**Fiscal Impact** No

**Dollar Amount:** \$0

**Budgeted** Yes

**Budget Source:** Capital Improvement Program

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**Agenda Item Description:**

Echo Swanzey, Engineering Services

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This project is one of three separate HVAC projects at the Northeast Remote Operations Center (NEROC), each corresponding to a different building with its own unique mailing address. As a result, each project had to be bid on individually. For the Recreation building, three (3) construction bids were received and publicly opened on August 6, 2025. The lowest bid submitted was deemed incomplete and therefore non-responsive. The next lowest bid exceeds the established project budget. Staff recommends rejecting all bids at this time in order to re-evaluate the project scope and align it with available funding. The project will be revised as necessary and re-bid at a later date to ensure fiscal responsibility.

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On July 2, 2025, Engineering Services publicly advertised a Request for Bids for the replacement of existing air handlers, boiler, condensing units and cooling tower serving the NEROC - Recreation building located at 7700-C Burwell Street in Raleigh. The mechanical systems have reached the end of their useful life and were identified as part of the Engineering Services capital improvement program for lifecycle replacement.

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## NEROC Background

NEROC is a 19-acre multi-departmental campus designed to centralize several city services including Engineering Services - Fleet Maintenance Operations and Facilities & Operations, Transportation - Street Maintenance and Traffic Engineering and Parks, Recreation and Cultural Resources - Recreation Divisions. The campus is comprised of five LEED silver buildings totaling over 142,000 SF including three primary operations buildings, one fueling station and one wash station aimed at decentralizing operations to better meet Raleigh's growth and demands through improved service efficiency, reduced travel and fuel usage and environmental stewardship.

**Recommended Action:** Reject all bids and authorize re-advertisement of the project.

## Contract Properties:

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| Name of Project:               | Northeast Remote Operations Center - Recreation Building - Heating, Ventilation and Air Conditioning Replacement Project |
| Name of Vendor:                | N/A  |
| Managing Division:             | Engineering Services – Integrated Facility Services  |
| Approval Request:              | Bid Rejection  |
| Reason for Council Review:     | Construction Contract Amount > \$500,000   |
| Original Project Budget:       | N/A  |
| Construction Bid Award:        | N/A  |
| Encumbered with this approval: | N/A  |
| Budget Transfer                | N/A  |