



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Feb. 9, 2026
Department: Utilities
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Engineering Services Manager, Bryant Green, PE

ITEM TO BE CONSIDERED

Subject: Conditional Award of the Construction Contract for Adron F. Thompson Addition and Renovation Project to Central Builders of Mebane, Inc

Attachments:

1. Bid Tabulation
2. Recommendation of Award Letter from Architect

Summary:

Town staff received nine bids from general contractors bidding on the Adron F. Thompson Addition and Renovation Project. Upon review of the bids received, town staff recommends an award of the base bid plus all alternates of \$6,101,750 to Central Builders of Mebane, Inc. This award is conditional on the approval of the debt issuance by the Local Government Commission.

Financial impacts:

The proposed award would authorize the expenditure of up to \$6,101,750 for the renovation and expansion of the Adron F Thompson facility. This contract, plus all needed information technology infrastructure and interior furnishings, would be paid for by a \$7.5 million debt issuance to be approved by the Local Government Commission.

Staff recommendation and comments:

Renovation and expansion of the Adron F. Thompson Facility will include the renovation of the existing building as well as the addition of needed office and meeting space adjacent to the existing facility. This renovation and addition will provide adequate space for current utilities administration and maintenance staff and will provide enough additional space to accommodate an increase in staff in the future. The proposed facility includes flood mitigation measures on the ground floor to minimize impacts from potential flood events.

The bids received were competitive, with the highest and lowest bids being within approximately 25% of each other. The architect's estimate of the proposed project required sealed, formal bids. The lowest bidder, Central Builders of Mebane, Inc, is experienced with construction of this type and will be able to perform the work as required.

The bid included an additional alternate bid for a pre-engineered vehicle storage facility. This facility will allow expensive equipment such as the vacuum truck and jet trucks to be stored in a heated space that is not exposed to the elements. Storing these vehicles appropriately will protect the town's investment in this valuable equipment while ensuring a higher level of readiness for use in case of emergencies. Town staff recommend

award of this additional alternate as well as two smaller additional alternates that provide easier access to equipment stored at the site.

Action requested:

Conditionally award construction of the Adron F. Thompson Addition and Renovation Project to Central Builders of Mebane, Inc.