

Item Title: Award Construction Contract for Public Safety Center Dry-Pipe Sprinkler Replacement Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a \$1,011,000 construction contract to Bolton Construction and Services, LLC of Raleigh, North Carolina; and**
- 2. Authorizes the County Manager (or designee) to execute a construction contract for the John H Baker, Jr. Public Safety Center Dry-Pipe Sprinkler Replacement Project, subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: NC State Statutes require the Board of Commissioners to approve all public bid construction projects greater than \$500,000.

Background: Wake County has responsibility for over 185 buildings totaling over 5.1 million square feet of building space. In order to protect the County's investment in its facilities, various building components and systems are replaced in County buildings when these systems reach the end of their useful lives.

The John H Baker, Jr. Public Safety Center is located at 330 South Salisbury Street in downtown Raleigh. This facility houses the Downtown Detention Center, Sheriff's Department Headquarters, Fire Services and EMS Administrative Headquarters and the EMS Downtown Station.

Strategic Plan: This action supports standard County operations.

Fiscal Impact: This project is funded in the County Buildings Element of the Capital Improvement Program (CIP). The contract award is within the appropriated budget, and no additional funds are required.

Additional Information:

Construction of the John H Baker, Jr. Public Safety Center was completed in 1991. The facility operates 24 hours per day, 365 days per year. Due to the 24-hour nature of the building operations, and the nature of its intensive use, most of the building systems have aged more quickly compared to facilities with normal daily operating hours. This project was previously identified in annual building systems assessments for this facility. This project involves the removal and replacement of the existing dry-pipe fire sprinkler system serving the ground-floor, first-floor, and second-floor parking and service areas of the

Public Safety Center. The work includes the installation of a new dry-pipe sprinkler system designed to meet current code and operational requirements.

On May 6, 2026, bid proposals were initially received from only one licensed contractor. Because this result did not meet the three-bid minimum requirement, the project was re-advertised in accordance with NC General Statutes.

On May 20, 2026, bids for this project were again received from one licensed contractor. A tabulation of bids received is attached for review. Staff recommend that a construction contract be awarded to the lowest responsive, responsible bidder, Bolton Construction and Services, LLC for \$1,011,000. Funding for this project is included in the Capital Improvement Program (CIP) in FY2026.

The Project is planned to maintain continuous fire protection throughout the construction period, and the project team has developed a phased construction approach designed to minimize operational disruptions throughout the renovation period. The new sprinkler system will be installed in coordination with, and adjacent to the existing system, which will remain operational until the new system has been fully installed, tested, inspected, and placed into service. This phased approach will ensure uninterrupted fire protection and minimize disruptions to facility operations during the renovation.

The project team has coordinated with the Sheriff's Office Team and General Services Administration (GSA) to identify alternative parking accommodations for spaces that will be temporarily impacted during construction. Construction activities will be completed in multiple phases, allowing only limited portions of the parking garage to be closed at any given time while maintaining continued access and operations in the remaining areas. The project also includes traffic control measures and provisions for nighttime work in only high-traffic areas to further reduce impacts on facility users and daily operations.

Staff expects to issue a Notice to Proceed for construction in September 2026. The Public Safety Center parking will remain operational for the entire duration of the project. Construction is expected to take approximately 7 months and is forecast to be substantially complete by Spring 2027.

Attachments:

1. Bid Tabulation
2. Project Budget Summary