

Item Title: Award Construction Contract for the North Regional Library Roof Replacement for \$574,703.00 to Owens Roofing Inc.

Specific Action Requested:
That the Board of Commissioners

- 1. Awards a construction contract in the amount of \$574,703.00 to Owens Roofing Inc. of Smithfield, NC for the North Regional Library Roof Replacement project; and**
- 2. Authorizes the County Manager (or designee) to execute this contract subject to 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: The North Regional Library is located at 7009 Harps Mill Road in North Raleigh and an integral facility to the library system. The facility is owned, operated and maintained by Wake County Government. This Board action approves a construction contract to replace the roof system at this library.

Strategic Plan: This action supports standard County operations and procedures.

Fiscal Impact: Funding is appropriated in the Roof Replacement program of the County Building Improvements Element of the Capital Improvement Plan. The lowest responsive bid is within the allocated budget. No additional appropriation is required.

Additional Information:

Wake County has responsibility for over 190 buildings totaling over 5 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 they reach the end of their useful lives.

The North Regional Library opened in early 2007 and the low slope roof system is original. Based on the age of the roof and indicators from periodic assessments, the roof system has reached its lifecycle and needs to be replaced. The library has a metal roofing system as well, which has remaining useful life and will not be replaced at this time.

On May 27, 2026, bids for this project were received from licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review. Staff recommend that a construction contract be awarded to the lowest responsive,

responsible bidder, Owens Roofing Inc. of Smithfield, NC for \$574,703.00. The contract award amount is within funds available for the project. A project cost summary is attached.

The library will be closed for approximately 5 weeks during the three-month project duration. This is due to the building's design that includes open ceilings in portions of the library. The roof areas above the open ceilings will be replaced while the library is closed to avoid interruption. The closure is anticipated to begin around Labor Day and last until the middle of October. Roofing efforts will continue once the library reopens until completion is anticipated to be near Thanksgiving. With completion of the project, all low sloped roofs at the library will be renewed with a 20-year warranty.

Attachments:

1. Bid Tab
2. Project Cost Summary