

**Item Title:** Award Construction Contract for the Marbles Museum Roof Replacement

**Specific Action Requested:**  
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$2,276,971 to Highland Roofing Company of Wilmington, NC for the Marbles Museum Roof Replacement project; and**
- 2. Authorizes the County Manager to execute this contract subject to conditions acceptable to the County Attorney; and**
- 3. Appropriates \$93,649 in unallocated revenue reserved for future projects in the Major Facilities fund to the Marbles Museum Roof Replacement Project**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to approve construction contracts 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 Marbles Kids Museum is located at 201 East Hargett Street in downtown Raleigh. The 23-year-old Museum facility is owned and maintained by Wake County Government and operated by Marbles Kids Museum. This Board action approves a \$2.3 million construction contract to replace the roof system of the Marbles Museum.

**Board Goal:** This action supports routine County operations.

**Fiscal Impact:** Funding is appropriated in the Major Facilities Element of the FY 2023 Capital Improvement Plan. The County's \$93,649 in additional funding is funded with available revenue in the Major Facilities Element of the CIP that was planned for future projects. Staff will review those future planned projects and rebalance the Major Facilities Capital plan as part of FY24-30 capital budget development.

### **Additional Information:**

Marbles Kids Museum was established in 2007 as a merger between Playspace and the former Exploris Museum. Marbles operates a children's museum and IMAX Theatre at the County owned complex in downtown Raleigh. The main museum facility was constructed in 1999 and the IMAX Theater was completed in 2001.

Based on the results of ongoing periodic assessments, the existing low slope roofing system on the Museum building has reached its lifecycle and needs to be replaced, as it is now over 20 years old. The metal standing seam roof areas have remaining useful life and will not be replaced at this time.

On August 2, 2022, a bid opening was held, however, only one bid from a licensed contractor was received, rather than the minimum requirement of three bids, so in accordance with NC Statutes, that bid could not be opened, and bids were readvertised. On August 23, 2022, competitive bids for this project were received from two licensed contractors in accordance with NC General Statutes. In this situation the Statutes allow for less than three bids. The lowest bid exceeded budgeted construction funds.

Therefore County staff and the designer evaluated a series of value engineering (VE) options with the low bidder. After careful consideration staff selected three items resulting in additional savings of \$115,924. The selected VE options do not reduce the quality of materials, warranty or reduce energy efficiency of the roofing system. Post Bid Addendum No. 1 is attached which describes these recommended VE credits.

Staff recommends award of a construction contract to the lowest responsive, responsible bidder, Highland Roofing Company of Wilmington, NC in the amount of \$2,276,971. The contract award incorporates the Base Bid along with acceptance of two bid alternates and Post Bid Addendum No. 1. A tabulation of bids received is also attached for review.

One of the two alternate bids recommended for acceptance actually results in an add to the Base Bid rather than a deduct. This item adds remedial wall repair work to the high window wall in the main space that rises above the main roof and was determined to be leaking. The cost of this repair work is \$68,750 and is strongly recommended to protect the integrity of this portion of the building envelope, and involves similar materials and labor used for the roof replacement work.

The contract sum, which includes recommended alternates and VE items, will still exceed the amount budgeted for construction. To address the budget shortfall, additional funding has been identified from a variety of sources within the Major Facilities Element, and is shown in the chart below:

	Remaining expenditure appropriation	Reallocation	Appropriation	Revised appropriation
Marbles/IMAX Upgrades	2,047,925.29	290,004.45	93,649.00	2,431,578.74
Reserved for Future Projects	290,004.45	(290,004.45)	-	-

The Marbles Museum will remain open throughout the roof replacement project. Construction will begin once materials are procured and available for use. Select materials are currently seeing significant delays due to supply chain issues. The installation is anticipated to take four months once started with completion likely to be in the latter half of 2023.

**Attachments:**

1. Bid Tab
2. Post Bid Addendum No. 1
3. Project Cost Summary
4. CIP Budget Memo – FY 2023 Major Facilities Capital