

Item Title: Award Construction Contract for the Southeast Regional Library Roof Replacement for \$505,650 to AAR of North Carolina, Inc.

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract in the amount of \$505,650.00 to AAR of North Carolina of Kernersville, NC for the Southeast Regional Library Roof Replacement project; and**
- 2. Authorizes the County Manager 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 Southeast Regional Library is located at 908 Seventh Avenue in Garner. The facility is owned and maintained by Wake County Government and forms an integral facility to the County's library portfolio. This Board action approves a construction contract to replace the roof system at this library.

Strategic Plan: This action supports routine County business.

Fiscal Impact: Funding is appropriated in the Roofing Replacement program of the County Building Improvements Element of the FY 2026 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 construction of the Southeast Regional Library was completed in 1989. The existing low slope roof system was previously replaced in 2005. Based on the age of this roof and results of ongoing periodic assessments, the roof system has reached its lifecycle and needs to be replaced. The acrylic Entry Canopy, an exterior skylight – like element over the main entry into the Library, is failing and manufacturers no longer make this system, creating a challenge for both maintenance and replacement. Alternate #1 replaces this acrylic roof system with a more durable metal standing seam roof assembly. Elsewhere on the roof, the metal roofing on the daylight monitor elements over the center of the building are within their lifecycle, continue to perform well and will not be replaced at this

time. A second alternate bid was requested to provide re-sealing of the glazing on these daylight monitors.

On March 24, 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 recommends that a construction contract be awarded to the lowest responsive, responsible bidder, AAR of North Carolina, Inc. of Kernersville, NC for **\$505,650.00**. Two alternate bids were requested in addition to the Base Bid. These alternate bids are as follows:

Alternate 1 – Standing Seam Entry Canopy Roof and Soffit

Alternate 2 – Resealing glazing at daylight monitors.

The contract award amount includes the base bid as well as Alternates #1 and #2 and is within the funds available for the project. A project cost summary is attached.

The library will remain open throughout the roof replacement project. Construction will begin once materials are procured and available for use. The installation is anticipated to last 2 months, once started with completion likely to be in July 2026. With completion of this project, all low sloped roofs at the Southeast Regional Library will be renewed with a 20-year warranty.

Attachments:

1. Bid Tab
2. Project Cost Summary