

Item Title: Award Construction Contract for Roof Replacement at the Hammond Road Detention Annex

Specific Action Requested:

That the Board of Commissioners awards a \$596,695 construction contract to Allied Roofing Company, Inc. of Kernersville, NC for the Hammond Road Detention Annex Roof Replacement Sectors D and E.

Item Summary:

Wake County occupies, or has responsibility for over 171 buildings totaling 4.87 million square feet of building space. In order to protect the County's investment in its facilities, periodic facility condition assessments are completed to evaluate the condition of various building components and systems and to plan repairs or replacements. Roof system assessments are made every 3 years. A roof condition assessment was last performed on the Hammond Road Detention Annex building in 2016. The original roof is still intact from when the building addition was constructed in 2001. The assessment identified deterioration in the roof system consistent with its age and recommendations were made for it to be replaced to avoid damage from potential failure.

The Hammond Road Detention Annex is an unoccupied, but operating jail. The County maintains this facility to preserve jail bed licensing as well as to prevent accelerated facility deterioration. It is anticipated this facility will be re-occupied by 2025-2026 due to future jail population growth.

Per North Carolina General Statute 143-129, all publicly bid construction projects with a bid award amount in excess of \$500,000 are required to be awarded by the governing body of any political subdivision of the state. Therefore, the Board of Commissioners has the responsibility to award this contract.

The Hammond Road Detention Annex Roof has a total of 68,036 square foot of roof area. Roof sectors A and B & C were replaced in two separate projects completed in 2006 & 2008 respectively. This project replaces the remaining roof in sectors D and E containing a total of 45,546 square feet.

The project scope includes the removal of the existing roof system down to the roof deck and replacement with a new two-ply modified bitumen roof system with a 20-year warranty. New roof insulation meeting the most recent State energy code will be installed which will improve the buildings overall energy performance.



On April 4, 2018 bid proposals were received for the project in accordance with NC General Statutes. Staff recommends that a construction contract be awarded to the lowest responsible, responsive bidder, Allied Roofing Company, Inc., of Kernersville, NC, in the amount of \$596,695. A bid tabulation is attached for review. The contract award incorporates the Base Bid along with accepted Alternate #2. The bid pricing is within the budget for the project and funding was included in the Capital Improvement Program for FY2018 (see attached cost summary).

It is anticipated that a notice to proceed will be issued in early June and that construction will be substantially complete by the end of October 2018. No facility shutdowns are anticipated.

Attachments:

1. Bid Tabulation
2. Budget Summary