

**Item Title:** Award Construction Contract in the Amount of \$1,529,432.96 for Restroom and Entrance Accessibility Improvements to Five County Stadium

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

- 1. Awards a construction contract to Salisbury & Moore Construction Inc. of Raleigh, NC in the amount of \$1,529,432.96, for the renovation of restrooms and entrance plazas to current accessibility standards.**
- 2. Authorizes the County Manager to execute a construction contract with Salisbury & Moore Construction Inc. for the referenced renovations to Five County Stadium, subject to conditions acceptable to the County Attorney.**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to approve all publicly bid construction projects exceeding \$500,000.

**Background:** Five County Stadium has been the home of the Carolina Mudcats baseball team since opening in July 1991. In 2002, ownership of the stadium was established between Wake County (85%) and The Town of Zebulon (15%) with the Carolina Mudcats as tenant. In 2017, the Milwaukee Brewers major league baseball franchise purchased the Carolina Mudcats as a Class High-A minor league affiliate and are now the stadium tenant.

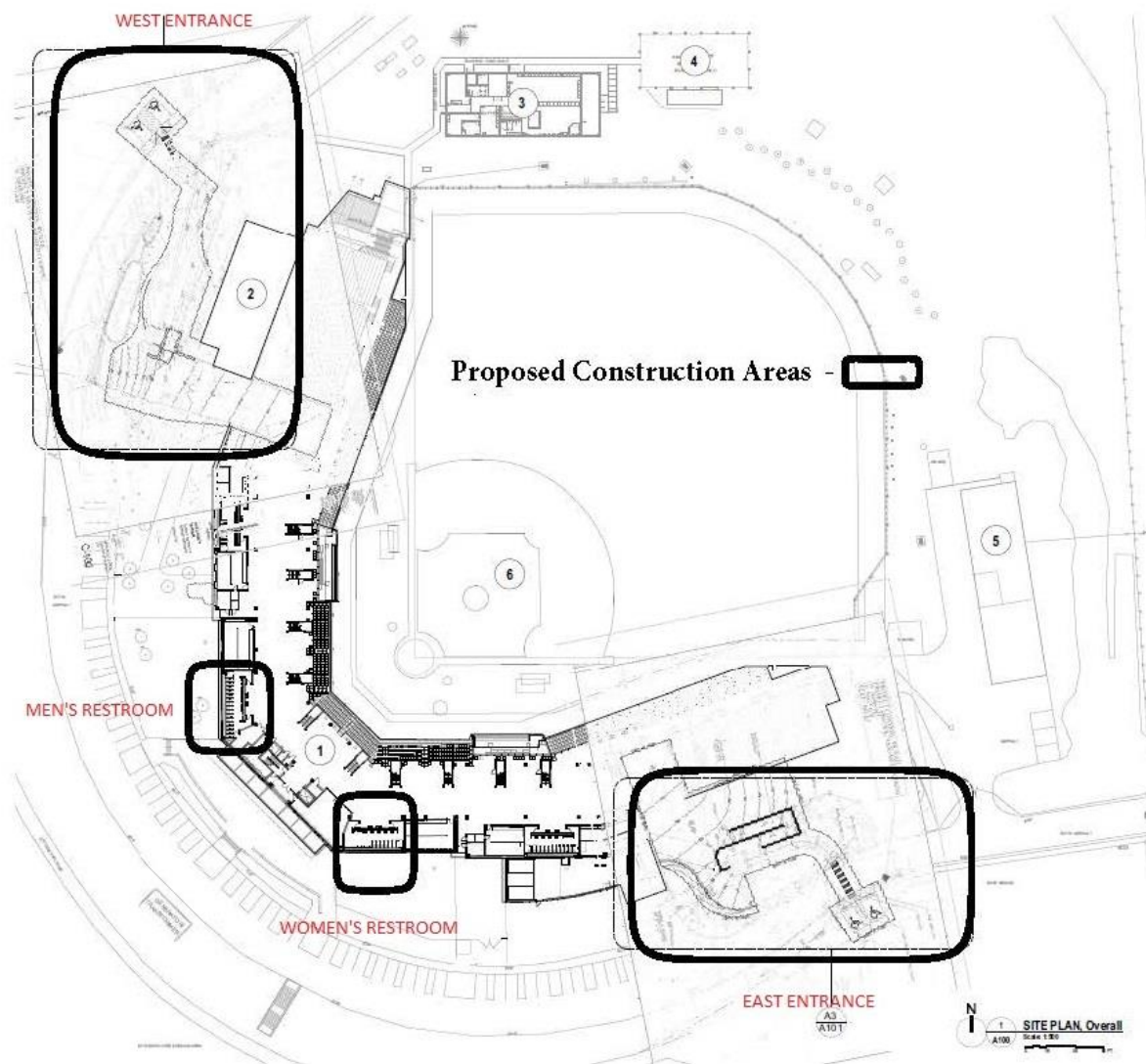
Because the stadium was originally constructed prior to enactment of the Americans With Disabilities Act (ADA), the Brewers expressed concern that certain areas of the facility do not meet this standard. In response, the County commissioned a study, which concluded that while most of the facility is compliant, there are a number of areas, built prior to County ownership, that do require renovation to fully comply with ADA requirements. A transition plan has been developed which defines the highest priority to be renovation of the public restrooms and stadium entrance access. This Board action approves a contract to renovate two restrooms.

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

**Fiscal Impact:** Funding for this project is budgeted in the FY 2020 Major Facilities Capital fund, through the County's annual discretionary allocation of the local hospitality tax. There are no impacts to the budget appropriation of the County Capital CIP.

### **Additional Information:**

The accessibility transition plan provides recommendations for renovations to the facility on a priority basis that aligns with the intent of the United States Department of Justice 2010 ADA Standards for Accessible Design to provide accessibility to the public. As the complex is routinely updated and where financially feasible, existing buildings and services will be renovated to meet accessibility requirements. All new construction will be based upon current North Carolina State Building Code (NCSBC) and Chapter 11 / ANSI A117.1 accessibility provisions.



This project is the first since the transition plan was drafted and will bring one of the two main concourse men's and one of the two main concourse women's restrooms up to current standards by replacing fixtures, expanding the size of the restrooms and the number of facilities, and creating proper turning space within the restrooms. The project will also provide ADA compliant access to both ends of the stadium from the parking lots through the ticket sales area to the main concourse level. Future accessibility projects are part of the current Five-Year Plan for the stadium, and will focus on office, clubhouses, dugouts, restaurant improvements and the other remaining public restrooms.

On July 25, 2019, bid proposals were received from two qualified general contractors for renovations to the restrooms and entrance plazas to Five County Stadium. Unfortunately, NC General Statutes require a minimum of three bidders for a first bid opening, so the project was re-advertised, and on August 6, 2019, bids were again received from two qualified general contractors, which is in accordance with NC General Statutes.

The lowest bid exceeded the budget for construction. Therefore, the Design Team, together with County staff evaluated a series of value engineering options with the low bidder. After careful consideration, County staff selected items resulting in additional savings of \$381,992.04, which are described in the attached Post Bid Addendum No. 1. In order to bring the project within budget, the scope of work has been restricted to renovation of one of the two men's main concourse and one of the two women's main concourse restrooms, and both sides of the main ticket booth entrances.

A tabulation of bids received is attached for review. Staff recommends that a construction contract be awarded to the lowest responsive, responsible bidder, Salisbury & Moore Construction Inc. for \$1,529,432.96. A cost breakdown is provided on the attached Project Cost Summary. As with all major capital improvements projects at this facility, funding is provided from the Major Facilities Trust Fund, which utilizes revenue from the Occupancy and Prepared Food, or "Hospitality Tax" that is imposed on hotel and restaurant purchases in Wake County. With award of this contract, construction is scheduled to begin in October and is expected to be completed in Spring 2020.

**Attachments:**

1. Bid Tabulation
2. Post Bid Addendum No. 1
3. Project Cost Summary