

**Item Title:** Award Construction Contract in the Amount of \$1,259,398 for Generator Replacements in the Wake County Office Building and Wake County Courthouse

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

- 1. Awards a construction contract in the amount of \$1,259,398 to Minutemen Restoration and Services, LLC of Sharpsburg, NC for replacement of generator equipment in the Wake County Office Building and Wake County Courthouse, and,**
- 2. Authorizes the County Manager to execute the contract subject to conditions acceptable to the County Attorney.**

**Item Summary:**

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

**Background:** Wake County has responsibility for over 185 buildings totaling 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 these systems reach the end of their useful lives.

The Wake County Office Building was built in 1940 and the Wake County Courthouse in 1968. The office building provides an array of County administration services whereas the Courthouse houses 28 courtrooms along with various support functions of the Tenth Judicial District. Facility condition assessments showed a need to replace the generators and associated electrical distribution systems in both facilities. This Board action approves a contract to install new diesel generators, upgrade the associated electrical distribution systems, and maintain emergency power interconnectivity between the two facilities.

**Board Goal:** This Board action supports routine County business and does not relate to a specific Board Initiative.

**Fiscal Impact:** Funds for this project were appropriated with adoption of the FY 2020 Budget. The contract award recommendation is within the existing budget. No additional funds are required.

**Additional Information:**

Many of the building engineering support systems are interconnected between the Wake County Office Building and the Wake County Courthouse, including the diesel-powered emergency generators. These generators support the County's main Data Center in the Office Building and the existing Emergency Operations Center in the basement of the Courthouse.

Based on the results of ongoing periodic assessments, the generator systems in both buildings have reached their lifecycles, and no longer are fully compatible with electrical systems that have been upgraded in each location. The scope of work involves removal and replacement of a total of three generators, along with interconnecting electrical distribution systems between the two facilities. The project design and construction sequences have been coordinated so that occupied areas of both facilities will see limited impact to operations from this project as most of the work primarily occurs after hours and on weekends. Replacement of these generators will also support the planned future relocation of the Emergency Operations Center into the ground floor of the Office Building.

On October 8, 2019, bid proposals were received from qualified licensed contractors in accordance with NC General Statutes. A tabulation of bids received is attached for review. Initial bids were slightly over budget, so the generator system design was re-evaluated. As a result, updated engineering calculations concluded that the capacity for the Courthouse generator could be safely reduced from 600 KW to 400 KW, including associated modifications in electrical distribution interconnection. As a result, the low bidder has offered a credit of \$124,800. A post bid addendum is attached. Staff recommends that this credit be accepted.

Staff therefore recommends award of a construction contract to the lowest responsible, responsive bidder, Minutemen Restoration & Services, LLC of Sharpsburg, NC for \$1,259,398. With award of this contract, work will begin early next year, with substantial completion anticipated in November 2020.

This building work will not interrupt business operations in either building.

**Attachments:**

1. Bid Tab
2. Post Bid Addendum
3. Project Cost Summary