

Item Title: Award Construction Contract for Wake County Public Safety Center Skylight Replacement & Public Safety Center and Wake County Parking Deck Fall Projection Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a \$1,380,000 construction contract to Salisbury & Moore Construction, Inc. of Raleigh, North Carolina for the Wake County Public Safety Center Skylight Replacement & Public Safety Center and Wake County Parking Deck Fall Protection Project**
- 2. Authorizes the County Manager to execute a construction contract with Salisbury & Moore Construction, Inc. for the Wake County Public Safety Center Skylight Replacement & Public Safety Center and Wake County Parking Deck Fall Protection Project**
- 3. Approves the reallocation of savings from various Wake County projects to the Wake County Public Safety Center Skylight Replacement & Public Safety Center and Wake County Parking Deck Fall Protection Project**

Item Summary:

Purpose: State statute requires the Board of Commissioners to approve all publicly bid construction projects of more than \$500,000. Section 9 of the Capital Improvement Fund Project Ordinance for FY2015 required Board of Commissioners' approval for transfer between elements or programs.

Background: Wake County has responsibility for over 185 buildings totaling 5.2 million square feet of building space. In order to protect the County's investment in its facilities, staff periodically assesses the condition of various building components and systems and to plan repairs or replacements.

The Public Safety Center completed construction and opened in 1990. This facility serves the Sheriff's Department, EMS and Fire Services on its lower floors and contains a jail on the upper floors. The facility is open for 24 hours each day.

There are three large skylights over the main lobby to the Public Safety Center on Salisbury Street that have been leaking for several years and need to be replaced. These are the original skylights from when the building was constructed. The other two project components are replacing the entry curtainwall system and adding OSHA required fall

protection anchors to both this building and the Wake County Parking Deck roof areas.

Board Goal: This Board action supports routine County business.

Fiscal Impact: This action reallocates existing funds. No additional appropriation is required.

Additional Information:

In addition to the skylight replacement, this project will replace the entire entry glass and framing system at the Salisbury Street side of the building with a ballistic resistant glazing and framing system. This additional work is to replace components of the main entrance which were damaged due to social unrest in May 2020. The certified anchor points are a new OSHA requirement for building owners to provide heavy duty metal anchors that are structurally attached to the roof structure to provide safety harness tie-offs for workers to perform routine repairs or more complicated exterior replacement projects.



On April 20, 2021, bid proposals were initially received from only two licensed contractors for the Public Safety Center Parking Skylight Replacement & PSC and Wake County Deck Fall Project. Because this result did not meet the three-bid minimum requirement, the project was re-advertised in accordance with NC General Statutes.

On May 18, 2021, new bids for this project were received from three 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, Salisbury & Moore Construction, Inc. for \$1,380,000. Funding for this project is included in the Capital Improvement Program (CIP) in FY2020. The bid price was higher than the original designated budget. To address this, additional funding has been identified from a variety of funding sources within the County Building Improvements and Criminal Justice Facility CIP elements.

The original funding for this project will be combined with the funding for the Downtown Roof Anchor Points project. Reallocations of savings are proposed from the Community Services Center Renovations and the Hammond Road Detention Center Safety Cells projects. Finally, due to the COVID-19 pandemic, detention dormitory renovations originally planned for the Hammond Road Detention Center in the next year have been delayed to FY 23-25, so that project's funding for FY 22 is repurposed to this project. See Savings Reallocation chart below:

Savings Reallocation

Element	Project	Current Appropriation	Reallocation/ Appropriation	Revised Appropriation
County Buildings	Public Safety Center Atrium Skylight Penthouse Wall Replacement	\$700,000	\$924,784	\$1,624,784
County Buildings	Downtown Roof Anchor Points	\$600,000	(\$569,784)	\$30,216
County Buildings	Community Services Center Renovation – Ph.2	\$5,505,315	(\$75,000)	\$5,430,315
Criminal Justice	WCDC Detention Dorm Renovations	\$200,000	(\$200,000)	\$0
Criminal Justice	WCDC Safety Cells	\$1,293,000	(\$80,000)	\$1,213,000
Total		\$8,298,315	\$0	\$8,298,315

The Public Safety Center Entry will remain open for most of the project duration. Facilities Design & Construction and General Services Administration have coordinated with the Sheriff's department on key phases of work that will impact their entry operations.

Staff expects to issue a notice to proceed to begin construction in late July. Construction is scheduled to be substantially complete by the end of March 2022.

Attachments:

1. Bid Tabulation
2. Budget Summary
3. CIP Budget Memo – FY 2021 County Capital Fund – County Buildings
4. CIP Budget Memo – FY 2021 County Capital Fund – Criminal Justice