

FORSYTH COUNTY
BOARD OF COMMISSIONERS

BRIEFING
DRAFT

MEETING DATE: DECEMBER 17, 2020

AGENDA ITEM NUMBER: 20

SUBJECT: RESOLUTION AWARDING A CONTRACT FOR FORSYTH COUNTY LAW ENFORCEMENT DETENTION CENTER CHILLER REPLACEMENTS (GENERAL SERVICES DEPARTMENT)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

The existing pair of 325-ton water-cooled chillers at the Law Enforcement Detention Center (LEDC) are approximately 27 years old and have reached the end of their useful life. The scope of work for this project includes disconnect and removal of the existing chillers and electrical gear, installation of two new 325-ton chillers with variable frequency drive starters, reconnecting all piping, replacing piping insulation, installing new electrical service and reconnecting chiller controls, installing a refrigerant monitoring system with alarm, and conducting a balance test prior to new chiller start-up. One chiller must be fully operational at all times.

Bid alternates were included for higher efficiency chillers if budget allowed. Alternate #1 is to provide a variable frequency drive starter and Alternate #2 is to provide oil-less magnetic bearing compressors.

After due advertisement, bids were received by City/County Purchasing on October 30, 2020, with the summary of bids as follows:

Contractor	Base Bid	Alternate 1	Alternate 2	Base Bid + Alternate 1
Professional Air Systems, LLC	\$501,730.00	-\$116,517.00	-\$28,420.00	\$385,213.00
Jeff Hargett Mechanical Inc.	\$445,500.00	-\$12,500.00	\$53,695.00	\$433,000.00
Sylvester & Cockrum, Inc.	\$495,819.00	\$0.00	\$76,725.00	\$495,819.00
Superior Mechanical Services, Inc.	\$499,704.00	\$19,000.00	-\$35,217.00	\$518,704.00
JR Mechanical, LLC	\$540,000.00	\$0.00	\$72,000.00	\$540,000.00

Bids came in well below the not-to-exceed project budget of \$900,000. Staff recommends accepting Alternate #1.

As a formal construction/repair project, M/WBE subcontracting goals of 10% were included in the specifications as required by North Carolina General Statute 143-128 and County policy. The subcontracting components for this project are very small, limited to the following trades: electrical, hauling, insulation and piping materials.

Because the low bidder, Professional Air Systems, Inc., did not achieve the M/WBE goal of 10% participation, pursuant to the County's M/WBE Policy, the County M/WBE Internal Committee met on November 18, 2020, to consider the bidder's good faith efforts. After reviewing the documentation submitted by the low bidder, the committee determined that Professional Air Systems, LLC did make a sufficient good faith effort to achieve the subcontracting goal.

SUMMARY OF INFORMATION: continued

It is recommended by the County Manager, General Services Director, and the City/County Purchasing Director that the contract for the LEDC Chiller Replacement project in the total amount of \$385,213 be awarded to Professional Air Systems, LLC.

It is further recommended that that the County Manager be authorized to sign change orders up to an amount not-to-exceed \$50,000 upon written agreement with the contractor and the surety on the bond specifying the additional or different work undertaken.

ATTACHMENTS: **YES** **NO**

SIGNATURE: _____
COUNTY MANAGER

DATE: _____

**RESOLUTION AWARDING A CONTRACT FOR FORSYTH COUNTY LAW
ENFORCEMENT DETENTION CENTER CHILLER REPLACEMENTS
(GENERAL SERVICES DEPARTMENT)**

WHEREAS the two 325-ton chillers at the Law Enforcement Detention Center (LEDC) have reached the end of their useful life;

WHEREAS the project was advertised on state and city purchasing websites, and bid invitations for the LEDC Chiller Replacements were issued directly to a total of 17 qualified businesses known to perform this type of work and 12 firms attended the pre-bid meeting;

WHEREAS bids for the LEDC Chiller Replacements were received and publicly opened by the City/County Purchasing Department at 2:00 p.m. on October 30, 2020, with a summary of bids received as follows:

Contractor	Base Bid	Alternate 1	Alternate 2	Base Bid + Alternate 1
Professional Air Systems, LLC	\$501,730.00	-\$116,517.00	-\$28,420.00	\$385,213.00
Jeff Hargett Mechanical Inc.	\$445,500.00	-\$12,500.00	\$53,695.00	\$433,000.00
Sylvester & Cockrum, Inc.	\$495,819.00	\$0.00	\$76,725.00	\$495,819.00
Superior Mechanical Services, Inc.	\$499,704.00	\$19,000.00	-\$35,217.00	\$518,704.00
JR Mechanical, LLC	\$540,000.00	\$0.00	\$72,000.00	\$540,000.00

WHEREAS the low bidder, Professional Air Systems, LLC, submitted M/WBE subcontracting goals less than the 10% goal established for this project, therefore, pursuant to the County M/WBE Policy, the County M/WBE Committee met to consider the bidder's good faith efforts and after reviewing the documentation submitted by the low bidder, the committee determined that Professional Air Systems, LLC, did make a good faith effort to achieve the subcontracting goal; and

WHEREAS it is the recommendation of the County Manager, General Services Director, and the City/County Purchasing Director that a contract for the LEDC Chiller Replacements be awarded to Professional Air Systems, LLC, in the base bid plus alternate #1 amount not to exceed \$385,213, and that all other bids be rejected;

NOW, THEREFORE, BE IT RESOLVED, by the Forsyth County Board of Commissioners that a contract for the LEDC Chiller Replacements be awarded to Professional Air Systems, LLC, in the base bid plus alternate #1 amount not to exceed \$385,213 and that the County Manager and Clerk to the Board are hereby authorized to execute an agreement, on behalf of Forsyth County, with Professional Air Systems, LLC, in the base bid plus alternate #1 amount not to exceed \$385,213, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney; and

BE IT FURTHER RESOLVED, that the County Manager is hereby authorized to sign change orders in an amount not-to-exceed \$50,000 upon written agreement with the contractor and the surety on the bond specifying the additional or different work undertaken.

Adopted this 17th day of December, 2020.