

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

BRIEFING  
DRAFT

MEETING DATE: MARCH 4, 2021

AGENDA ITEM NUMBER: 7

**SUBJECT: RESOLUTION AWARDING A CONTRACT FOR CHILLER REPLACEMENT AT  
PIEDMONT PROPULSION SYSTEMS (AIRPORT DEPARTMENT)**

### COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

### SUMMARY OF INFORMATION:

Forsyth County is responsible for the HVAC system located at 4400 Lansing Boulevard which is leased by Piedmont Propulsion Systems. This project will replace the existing water-cooled chillers, chilled water pumps, condenser water pumps, and cooling towers with a new 300-ton air-cooled chiller and variable frequency drive chilled water pumps. New electrical circuiting will be installed for all new HVAC equipment and controls for chiller and pump operation will be compatible with the existing building automation system. The project will require a crane to be set up which will be coordinated with the Airport Department to ensure safe operations.

Bid alternate additions were included if funds allowed. Alternate #1 is to replace the chilled water expansion tank and air separator and Alternate #2 is to replace the hot water control valves on four air handler units.

After due advertisement, bids were received by City/County Purchasing on February 11, 2021, with the summary of bids as follows:

	<u>Base Bid</u>	<u>Alternate #1</u>	<u>Alternate #2</u>	<u>Total Bid</u>
Superior Mechanical Services, Inc.	\$478,000	\$ 7,500	\$17,000	\$502,500
Professional Air Systems, LLC	\$505,500	\$12,625	\$16,650	\$534,775
Boiler Masters, Incorporated	\$514,000	\$10,500	\$24,000	\$548,500
AC Corporation	\$583,809	\$11,605	\$10,710	\$606,124
Mechanical Maintenance, Inc.	\$607,495	\$ 5,560	\$37,621	\$650,676
Stanley Heating & Air Conditioning, Inc.	\$700,500	\$16,800	\$18,300	\$735,600

The lowest total bid is within the funds available for project budget of \$507,952. Therefore, staff recommends acceptance of both alternates.

The project was bid as a formal purchase with installation, as the equipment cost is greater than the labor, and other trades work is limited. Therefore, M/WBE subcontracting goals were not applied to the project. One of the bidders, Mechanical Maintenance, Inc., is a certified woman-owned business.



**RESOLUTION AWARDING A CONTRACT FOR CHILLER REPLACEMENT  
AT PIEDMONT PROPULSION SYSTEMS  
(AIRPORT DEPARTMENT)**

**WHEREAS** the two chillers and cooling towers at this facility have reached the end of their useful life;

**WHEREAS** the project was advertised on state and city purchasing websites, in four plan rooms, in the Winston-Salem Journal, and bid invitations were issued directly to a total of 26 qualified businesses known to perform this type of work and 11 companies attended the pre-bid meeting;

**WHEREAS** bids for the Chiller Replacement at Piedmont Propulsion Systems were received and publicly opened by City/County Purchasing Department at 3:00 p.m. on February 11, 2021, with a summary of bids received as follows:

	<u>Base Bid</u>	<u>Alt. #1</u>	<u>Alt. #2</u>	<u>Total Bid</u>
Superior Mechanical Services, Inc.	\$478,000	\$ 7,500	\$17,000	\$502,500
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**WHEREAS** it is the recommendation of the County Manager, General Services Director, and the City/County Purchasing Director that a contract for the Chiller Replacement at Piedmont Propulsion Systems be awarded to Superior Mechanical Services, Inc., in the base bid plus alternates #1 and #2 amount not to exceed \$502,500, and that all other bids be rejected once a contract is executed;

**NOW, THEREFORE, BE IT RESOLVED**, by the Forsyth County Board of Commissioners, that a contract for the Chiller Replacement at Piedmont Propulsion Systems be awarded to Superior Mechanical Services, Inc., in the base bid plus alternates #1 and #2 amount of \$502,500 and that the County Manager and Clerk to the Board are hereby authorized to execute a contract, on behalf of Forsyth County, with Superior Mechanical Services, Inc., in the base bid plus alternates #1 and #2 amount not to exceed \$502,500, subject to a pre-audit certificate thereon by the 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 4<sup>th</sup> day of March, 2021.