



Legislation Text

File #: 24-058, **Version:** 1

Resolution to Authorize a Contract

PURPOSE: To request Town Council authorize the Town Manager to award a contract to Environmental Air Systems DBA Envirotrol for replacement of the Century Center chiller and Direct Digital Control (DDC) system upgrades.

DEPARTMENT: Public Works

CONTACT INFORMATION: Keith Berger, Public Works Deputy Director, 919-918-7432, cberger@carrboronc.gov; Kevin Belanger, PE, Public Works Director, 919-918-7427, kbelanger@carrboronc.gov.

COUNCIL DIRECTION:

☐ Race/Equity ☒ Climate ☒ Comprehensive Plan ☐ Other

Replacement of the chiller at the Century Center will address climate action and result in a direct reduction in the Town's Green House Gas (GHG) emissions as recommended in the Town's Climate Action Plan (Building Energy Efficiency Measures), and Comprehensive Plan (Strategy 1.2) to reduce 2010 levels of municipal greenhouse gas emissions 80% by 2030. The Comprehensive Plan prioritizes the Century Center for energy efficiency projects (Strategy 1.2A).

Race and Equity Pocket Questions can be viewed in Attachment E.

INFORMATION: Town Council previously received information on the existing condition of Town Hall, Century Center and the Public Works facility including an energy analysis that provided baseline energy use and options for energy and sustainability systems that will work towards achieving the Town's goal of Net Zero Buildings. See attachment A - Energy and Sustainability Systems Overview.

Cooling for the Century Center is provided by a 70-ton packaged air-cooled chiller controlled by a DDC system. The Century Center chiller is aging and in need of replacement and the DDC system is obsolete and Town staff is unable to program it for effective control and energy conservation. Replacement of the existing chiller and upgrades to the DDC system will optimize the HVAC systems for maximum energy efficiency while moving toward the Town's goal of net-zero GHG emissions.

In August 2022, the Town contracted with Sud Associates, PA to provide professional chiller replacement services including:

- design services such as review of available information, selection of new chiller and ancillaries, electrical system design, development of drawings and specification's, etc.
- bidding services such as preparation of addenda, evaluation, and tabulation of bids, etc.

- construction administration services such as equipment and shop drawing review, construction progress meetings, maintenance of a deficiency log, review and process change order requests, review pay requests, etc.

The Public Works department placed an order for the chiller on January 6, 2023. It was delivered to Public Works facility on April 18, 2023.

The Town released an Advertisement for Bids on February 26, 2024, for replacement of the Century Center chiller and DDC controls upgrade. The Scope of Work, provided by Sud Associates, PA includes:

- Demolish select existing mechanical equipment and provide new pumps, variable speed drive, etc.
- Demolish existing DDC controls and provide new BACnet IP DDC controls.
- 35 existing VAV boxes with hot water coils to remain and have their controls replaced.
- Electrical revisions required to support the mechanical changes.

A pre-bid Meeting was held on March 12, 2024. See Attachment B - Century Center Chiller Replacement and DDC Controls Upgrade.

Staff have taken steps to reach minority and women owned business enterprises (MWBE) by advertising the bid opportunity on the North Carolina Historically Underutilized Business (HUB) website. Bidders were required to make good faith efforts to include MWBE subcontractor participation and to provide documentation of outreach and participation.

A bid opening for the project was held on April 9, 2024, at 3:00 pm EST. Insufficient bids were received. The bid was readvertised on April 10, 2024. On April 17, 2024, the Town received three responses to the Advertisement for Bids. Bids were received from Comfort Systems USA (MidAtlantic) LLC, Environmental Air Systems DBA Envirotrol and Superior Mechanical Services Inc. All firms' bids were responsive and complete. The bids were reviewed by Sud Associates, PA and Town staff. Sud Associates, PA. provided a bid tabulation. See Attachment C - Sud Associates, PA Bid Evaluation Form.

Town staff recommends contracting with Environmental Air Systems DBA Envirotrol for the following reasons:

- Lowest base bid
- Highest WMB participation percentage of total base bid (6%)

FISCAL IMPACT: The Town expects to execute the contract not to exceed \$409,000. Funding for replacement of the chiller is already included in the Facilities Rehabilitation Project Budget approved by the Town Council on October 9, 2019.

RECOMMENDATION: The Town Manager recommends the Town Council adopt the resolution (Attachment D) authorizing the Town Manager to award the contract to replace the Century center chiller and upgrade the DDC system to Environmental Air Systems DBA Envirotrol and allocate funding for the replacement of the Century Center chiller and DDC upgrade.

