

Item Title: Award a Construction Contract in the Amount of \$607,000 for the Wake County Courthouse Condenser Water System Repair Project

Specific Action Requested:
That the Board of Commissioners:

- 1. Awards a construction contract to Superior Mechanical Services, Inc., of Greensboro, North Carolina, in the amount of \$607,000 for the Wake County Courthouse Condenser Water System Repair Project; and**
- 2. Authorizes the County Manager to execute a construction contract with Superior Mechanical Services, Inc. for the Wake County Courthouse Condenser Water System Repair Project subject to conditions acceptable to the County Attorney.**

Item Summary:

Purpose: State statute requires the Board of Commissioners to approve all publicly bid construction projects exceeding \$500,000.

Background: Following design and consultation critical components of the Wake County Courthouse's air conditioning system have been recommended for replacement. On June 1, 2023, bid proposals (RFB #23-038) were received from four contractors, in accordance with NC General Statutes, for the construction of the Wake County Courthouse Condenser Water System Repair Project to replace the existing condenser water piping and pumps with new units and replace the existing cooling tower with a refurbished unit.

Board Goal: This action supports routine County operations.

Fiscal Impact: Funding is appropriated in the County Building Improvements Element of the County Capital Improvement Fund for the Minor Building Projects program. No additional appropriation is required.

Additional Information:

The Wake County Courthouse is a 12-story building containing approximately 331,150 square feet and supports the Tenth Judicial District. On July 1, 2013, the Justice Center opened, and all criminal courts and traffic court moved to that facility. The Courthouse building maintains civil and family courts in its 30 courtrooms.

The critical component of the Courthouse air conditioning system is a 500-ton water-cooled chiller located on the 13th floor mechanical penthouse. In July 2003, a chiller failure resulted in an emergency replacement to restore cooling to the building. While the chiller and associated condenser water system is usually replaced at the same time to maintain lifecycle replacement schedules, the emergent nature of the chiller replacement left the

existing condenser water equipment in use. The condenser water equipment is now operating at approximately 8 years beyond the industry standard lifecycle; however, the chiller has five to ten years of operation remaining in its industry-standard lifecycle.

The Minor Building Projects program within the County Buildings element of the County Capital CIP funded design services to repair the Courthouse condenser water piping, pumps, and cooling tower. The design involved studying several options for upfitting the existing cooling tower, including rebuilding the system with refurbished units or replacing with new units.

After much consideration and in consult with Facilities, Design, and Construction the recommendation is to replace the existing condenser water piping and pumps with new units and replace the existing cooling tower with a refurbished unit. This strategy accomplishes the goals of aligning the remaining lifecycle of the chiller and cooling tower while reducing maintenance costs and minimizing equipment downtime or system failures.

On June 1, 2023, bid proposals (RFB #23-038) were received from four contractors, in accordance with NC General Statutes, for the construction of the Wake County Courthouse Condenser Water System Repair Project. A tabulation of bids received is attached.

The total contract award recommended is \$607,000. The contract award incorporates the base bid and a deduct alternate by post bid addendum of \$55,000 from the low bidder to incorporate pricing for a refurbished cooling tower rather than a new one. This was done to reduce overall cost and better align the cooling tower lifecycle with the existing chiller. Staff recommends the award of a construction contract to the lowest responsible, responsive bidder, Superior Mechanical Services, Inc. of Greensboro, North Carolina. With the award of this contract, construction is scheduled to begin in October 2023 and is expected to be completed by spring of 2024.

Attachments:

1. Bid Tabulation
2. Project Cost Summary