

Item Title: Award of Construction Contract for Boiler Replacement at John H. Baker, Jr., Public Safety Center

Specific Action Requested:

That the Board of Commissioners awards a contract for replacement of boilers at the John H. Baker, Jr. Public Safety Center in the amount of \$631,000 to Freedom Industries, Inc. of Rocky Mount, North Carolina.

Item Summary:

Wake County occupies, or has responsibility for, over 170 buildings totaling approximately five million square feet of building space. Wake County Government has historically taken a proactive approach to facilities management by protecting and preserving its assets through adequate capital investment and maintenance funding. The obligation to maintain the County's real estate assets is a fundamental stewardship responsibility that is embraced by the Board of Commissioners (Board).

Detailed assessments evaluating performance and useful life of heating, ventilating, and air conditioning (HVAC) systems are performed at each County building on a yearly basis. These assessments assist in the development of comprehensive replacement/repair schedules that spread the impact of these projects over several years and help to prevent unexpected emergency repairs. A comprehensive replacement schedule has been developed for associated HVAC equipment through the year 2035. A decision to replace equipment considers condition, life expectancy, operation and maintenance costs, energy efficiency and other relevant factors. The assessment is periodically updated and refined, and helps the County estimate when various pieces of equipment will need to be replaced.

Construction of the John H. Baker Jr. Public Safety Center was completed in 1991. The building operates 24 hours per day, 365 days per year. The building contains 480 maximum security cells, as well as administrative offices for the Sheriff, 911 Communication Center, EMS and Fire Rescue. Due to the 24-hour per day nature of the facility's operations, most of the building systems have aged much more quickly compared to facilities with normal daily operations.

This contract award represents the removal and replacement of two (2) 200 HP steam boilers, associated piping, accessories, boiler feed water system, and chemical treatment system. This equipment is located in the basement of the Public Safety Center. In addition, this building and the adjacent Justice Center share the same property and have interconnecting space at the basement level for inmate transfer for court proceedings. The replacement of the boiler, modifications in piping design and controls interconnected to the Justice Center will enable these new boilers to supply all summer hot water requirements for both facilities. This will reduce the need for and use of multiple boilers, improving equipment efficiency and life cycle.

On March 28, 2017, bids were received for this project from prequalified HVAC Contractors in accordance with NC Statutes. A tabulation of bids received is attached for review. Staff recommends that a construction contract be awarded to the lowest responsible, responsive bidder for the base bid amount of \$631,000, Freedom Industries, Inc. of Rocky Mount, NC. The current seven-year (FY17-23) Capital Improvement Program (CIP) includes funds for this project, which is one of several projects to replace heating, ventilating and air conditioning (HVAC) systems and equipment at County facilities. Construction is scheduled to begin in May and to be completed in November 2017.

Attachments:

1. Bid Tab
2. Project Cost Summary