THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: April 11, 2023

Subject: Tempie Avery Montford Center Boiler Replacement Project

Staff Resource(s): Jade Dundas, Capital Projects Director; Nicole George, PM

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Bolton Construction and Service of WNC, Inc. in the amount of $117,775, for the Tempie Avery Montford Center Boiler Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $11,778 (10%).

Background:

- The Tempie Avery Montford Community Center has a failing boiler that is well beyond its useful life expectancy and needs to be replaced.
- The existing gas boiler will be replaced with two modern, efficient boilers that will provide reliable and consistent service to the facility
- The City advertised Bid 298-CP23-B2205-BID for the Tempie Avery Montford Center Boiler Replacement on February 8, 2023.
- Bids were received on March 14, 2023 from the following:
    - Bolton Construction and Service of WNC, Inc: $117,775 base bid plus Alternates 1 & 2a
    - Haynes Industrial: $165,794 base bid plus Alternates 1 & 2a
    - Pyatt Heating and Air: $145,279 base bid plus Alternates 1 & 2a
- Bolton Construction and Service of WNC, Inc.was determined to be the lowest responsive and responsible bidder.
- Recommendation of award to Bolton Construction and Service of WNC, Inc. is for the base bid of $115,075; Bid Alternate #1 in the amount of $0.00; and Bid Alternate #2a in the amount of $2,700.

Vendor Outreach Efforts:

- Staff performed outreach to minority owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to Minority-Owned Business Enterprise (MBE) service providers for subcontracted services.
    - Bolton Construction and Service of WNC, Inc is not a Minority-Owned Business Enterprise.
    - No MBE firms submitted bids with this prime contractor.
    - Outreach documentation was reviewed by City staff to confirm compliance with the City's Business Inclusion Policy.

Council Goal(s):

- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):

- None

Pro(s):

- The bid is under budget. The pre-bid engineer's estimate was $140,000.
- Maintenance time and expense will be greatly reduced with the installation of the new boilers.
- The new equipment is cleaner and more energy efficient than the existing boiler.
- The new dual boiler system allows for one unit to be serviced while the other continues to provide heat to the facility.

Con(s):

- While more efficient, the new gas boilers are still fossil-fuel dependent.
- An analysis of gas versus electric systems found a fully electric HVAC system at this facility to be cost prohibitive.

Fiscal Impact:

- Funding for this contract was previously budgeted and is available in the General Capital Projects Fund.

Suggested Motion:

- Motion authorizing the City Manager to execute a contract with Bolton Construction and Service of WNC, Inc. in the amount of $117,775, for the Tempie Avery Montford Center Boiler Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $11,778 (10%).

Attachment(s)

- Resolution
- Area Map

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BOLTON CONSTRUCTION AND SERVICE OF WNC, INC. FOR THE TEMPIE AVERY MONTFORD CENTER BOILER REPLACEMENT PROJECT

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, pursuant to N.C.G.S. § 143-129, bids were solicited for the Tempie Avery Montford Center Boiler Replacement Project**;** and

WHEREAS, Bolton Construction and Services of WNC, Inc. of Asheville, NC was the lowest responsible bidder for the project; and

WHEREAS, Bolton Construction and Services of WNC, Inc. shall provide all labor, materials, and equipment for the replacement of boilers at the Tempie Avery Montford Center; and

WHEREAS, the amount of the bid, inclusive of accepted alternates, is $117,775, and funding for the project is allocated within the Capital Improvement Program Fund;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute a contract with Bolton Construction and Service of WNC, Inc. in the amount of $117,775, for the Tempie Avery Montford Center Boiler Replacement project; and further authorized to execute any change orders that may arise during the project up to the contingency amount of $11,778 (10%).

Read, approved and adopted this the 11th day of April, 2023

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney

Project Location:

Tempie Avery Montford Center

34 Pearson Drive, Asheville, NC 28801

