THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: June 14, 2022

Subject: Public Works Building Chiller Replacement Project

Staff Resource(s): Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Pyatt Heating & Air in the amount of $143,352.00 for the Public Works Building Chiller 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 $13,943.00 (10% of base bid).

Background:

- The existing chiller and chilled water pump at Public Works Building A is at the end of its expected useful life and is in need of replacement.
- A request for bids was advertised May 5, 2022, and bids were received June 1, 2022.
- The following five (5) bids were received:

	Base Bid	Bid Alternate #01
■ Pyatt Heating and Air of Marion, NC	$139,430.00	$ 3,922.00
■ Nor-Well Company, Inc. of Elizabethton, TN	$148,900.00	$ 9,800.00
■ Renfrow Brothers, Inc. of Spartanburg, SC	$150,532.00	$ 7,728.00
■ Haynes Industrial of Asheville, NC	$160,877.00	$ 5,778.00
■ Smyre Refrigeration of Claremont, NC	$525,656.00	$59,574.00

- Pyatt Heating and Air of Marion, NC was determined to be the lowest responsive and responsible bidder, including the selected Bid Alternate #01.
- Due to long product lead times for mechanical equipment, the project duration is estimated at 297 consecutive calendar days.

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 (MWBE) service providers for subcontracted services.
- Dover Insulation of Marion, NC–a WBE enterprise–will be subcontracted for this project.

Council Goal(s):

- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):

- None

Pro(s):

- This project will provide effective and reliable cooling to the Public Works building, for the comfort, health and safety of the building occupants.
- The new chiller will be more efficient than the existing equipment.

Con(s):

- None.

Fiscal Impact:

- The funding for this contract is already included in the Fiscal Year 2022 adopted operating budget.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Pyatt Heating & Air in the amount of $143,352.00 for the Public Works Building Chiller 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 $13,943.00 (10% of base bid).

Attachment(s)

- Resolution
- Map of project

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PYATT HEATING AND AIR FOR THE PUBLIC WORKS BUILDING CHILLER 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 Public Works Building Chiller Replacement project; and

WHEREAS, Pyatt Heating and Air of Marion, NC was the lowest responsible bidder for the project; and

WHEREAS, Pyatt Heating and Air shall provide all labor, materials, and equipment for the replacement of the chiller at the Public Works Building located at 161 S. Charlotte Street; and

WHEREAS, the amount of the bid is $143,352.00, and funding for the project is allocated within the FY 22 Facilities Maintenance operating budget;

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 Pyatt Heating and Air in the amount of $143,352.00 for the Public Works Building Chiller 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 $13,943.00 (10% of base bid)

Read, approved and adopted this the 14th day of June, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney

Project Map:
Public Works Building, 161 S. Charlotte Street, Asheville, NC 28801

