THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: January 25th, 2022

Subject: Preferred Alternates for the Shiloh Community Center and Montford Center

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

Action Requested: Adoption of resolution approving the use of owner's preferred alternates for specific City standard systems prior to bidding the Shiloh Community Center and Montford Community Center HVAC Modernization construction projects.

Background:

- The Shiloh Community Center and the Montford Community Center HVAC modernization projects are in design and will soon be ready to bid.
- The projects will require specific equipment or systems to be procured with bid specifications that will identify brand names known as preferred alternates.
- These methods are in the best interest of the City for the reasons identified below:

Owner's Preferred Alternates:

- NCGS 133-3, authorizes the listing of one or more preferred brand alternates in bid specifications to list a preferred brand alternate.
- Specifications containing a preferred brand alternate must identify the performance standards that support the preference and must be approved in advance by the owner in an open meeting.
- Any alternate approved by the owner shall be approved only where:
    - Preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and
    - Justification identifying these criteria is made available in writing to the public.
- The items listed below will be specified in the construction bid:

- Lochinvar Boiler Systems-Shiloh Community Center and Montford Center
    - Currently installed at several City owned facilities.
    - Required to continue developing Building Construction Division's operational and equipment standard objectives.
    - Boiler standardization results in reduced in-house labor costs and equipment downtime in the event of failure, while also lowering required part stock and allowing more accurately focused training of the maintenance staff.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- A financially resilient city

Committee(s):

- None

Pro(s):

- Facility Maintenance Division functions and efficiency are enhanced and simplified when mechanical equipment is standardized across the City's building portfolio.
- As a bid alternate, City staff will be able to choose whether or not to accept.

Con(s):

- None

Fiscal Impact:

- No fiscal impact for this specific action.
- Funding has already been approved for these capital projects.

Suggested Motion:

- Motion to adopt a resolution approving the use of owner's preferred alternates for Lochinvar boiler systems for the Shiloh Community Center and Montford Community Center HVAC Modernization projects.

Attachment(s)

- Resolution

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING APPROVAL OF THE USE OF OWNER'S (CITY) PREFERRED ALTERNATES FOR THE SHILOH COMMUNITY CENTER AND MONTFORD COMMUNITY CENTER HVAC MODERNIZATION PROJECTS

WHEREAS, NCGS 133-3, Requires bid specifications to cite three or more examples of items of equal design or equivalent design. Preferred brand alternate: Specifications must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting; and

WHEREAS, it has been determined that specifying Lochinvar boiler systems as the Owner's preferred brand alternate in the bids for the Shiloh Community Center and the MontfordCommunity Center HVAC Modernization Projects is justified and in the best interest of the City because this brand boiler is currently installed at several City owned facilities and boiler standardization results in reduced in-house labor costs and equipment downtime in the event of failure;

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

The use of owner's preferred brand alternates of Lochinvar boiler systems for the Shiloh Community Center HVAC modernization project and the Montford Community Center HVAC Modernization project is hereby authorized.

Read, approved and adopted this the 25th day of January, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney