



Legislation Text

File #: 2020-290, Version: 1

TITLE

HIGH POINT MENTAL HEALTH HVAC RENOVATIONS PROJECT

SPONSOR

Dan Durham

BACKGROUND

The High Point Mental Health building located at 211 South Centennial Street was constructed in 1996 and various mental health services are provided to the public at this location. The HVAC system is original to the building and system components have exceeded their expected service life. Occupants have experienced excessive temperature variations due to the aging equipment and controls which have also required more Facilities resources to maintain.

This project will replace all of the rooftop HVAC units and terminal units that control the airflow and temperature within the building. The new HVAC system will provide better comfort for building occupants, be more energy efficient, and will be connected to Guilford County's central building automation system for enhanced control and monitoring.

The project was publicly bid as Event #681 and seven bids were received as follows:

Firm	Base Bid	Alternate 1	Alternate 2
Bar Construction	\$703,000	\$0	(\$5,000)
W.C. Construction	\$675,000	\$35,000	(\$2,000)
Piedmont Service Group	\$717,650	\$0	(\$9,980)
S&S Building and Development	\$733,400	\$30,300	(\$4,200)
H.M. Kern Corporation	\$770,000	\$0	(\$6,550)
J. W. Poole Construction	\$873,000	\$30,500	(\$7,500)
AirCon Carolina	\$1,045,847	\$33,500	(\$2,525)

Alternate 1: amount to be added to utilize a control company other than Alerton for the building-level controls

Alternate 2: amount to be deducted to install curb adapters instead of providing new roof curbs for the new rooftop units

Facilities recommends acceptance of Alternate 1 and rejection of Alternate 2. This results in Bar Construction being the apparent low bidder with a bid of \$703,000 including Alternate 1.

Bar Construction is located in Greensboro, NC, and has been in business since 1976.

As indicated on the attached memo, the Guilford County MWBE Director has determined that Bar Construction made good faith efforts to include minority and women-owned businesses. The MWBE breakdown is as follows:

MWBE Category	\$	%
Female	\$14,000	1.99%
Hispanic	\$10,000	1.42%
Black	\$ 3,000	0.43%
TOTALS	\$27,000	3.84%

It is recommended that the construction contract be awarded to Bar Construction Company since they are the lowest responsive, responsible bidder. This project will be funded from the FY 2019-20 Special Facility Maintenance capital project ordinance.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Approve the contract, in substantial form, with Bar Construction Company in the amount of \$703,000 for the High Point Mental Health HVAC Renovations project.