



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 18, 2017

DATE: March 7, 2017

SUBJECT: Award of Contract No. 17-119-ITB to Service Mechanical Inc. for construction services (Boiler Replacement and Heat Exchanger Installation) at the Central Library at 1015 N. Quincy St.

C. M. RECOMMENDATIONS:

1. Approve the award of Contract No. 17-119-ITB between the Arlington County Board and Service Mechanical Inc. to provide construction services for the Boiler Replacement and Heat Exchanger Installation at Central Library at 1015 N. Quincy St., in an amount not to exceed \$474,372.00 plus a contingency of \$94,874.00 for a total contract authorization of \$569,246.00.
2. Authorize the Purchasing Agent to execute the Contract, subject to legal review by the County Attorney.

ISSUES: Award of a capital construction contract of \$250,000 or more requires County Board authorization. There are no issues related to the award of this contract.

SUMMARY: This is a request for approval of the award of Contract No. 17-119-ITB for the Boiler Replacement and Heat Exchanger Installation at 1015 N. Quincy St. for the Central Library. The construction includes the replacement of the boilers and installation of a heat exchanger, replacement of condenser water and hot water pumps.

BACKGROUND: The primary intent of this contract is the replacement of the three (3) existing boilers with two (2) new high efficiency condensing boilers and corresponding water pumps. Both boilers and pumps will be connected to the emergency generator. Project also includes the installation of a heat exchanger for the chiller heat recovery.

County Manager:

mga/cgm

County Attorney:

[Signature]

[Signature]

11.

Staff: Rami Natour- DES-FMB

DISCUSSION: On December 1, 2016, the Office of the Purchasing Agent received the following three bids in response to Invitation to Bid No. 17-119-ITB:

- Service Mechanical Inc. \$474,372.00
- Protec Construction Inc. \$518,112.00
- Hurley Company. A Division of Boiler & Furnace Cleaners, Inc. \$543,618.00

Review of the bids established that the bid submitted by Service Mechanical Inc. was responsive and that Service Mechanical Inc. was a responsible bidder. The lowest bid is within the County's construction cost estimate, therefore it is recommended that the contract be awarded to Service Mechanical Inc.

FISCAL IMPACT: The total budget for the Boiler Replacement and Heat Exchanger Installation at the Central Library is \$1.2 million. The budget includes \$0.6 million for construction, \$0.2 million for soft costs (design and construction administration fees, County staff time, permits and inspections) and \$0.3 million for other trades and project contingency.

Funds for the Boiler Replacement and Heat Exchanger Installation at the Central Library are available from the 2016 GO Bond Referenda in the amount of \$1.2 million (317.43564.CL17.G16).

This project was included in the Adopted FY2016 – FY2026 CIP in the public facilities maintenance capital program for \$1.2 million in FY2017 GO Bonds.