



Agenda Action Form Overview

Authorize the County Manager to Enter into a Contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc in the Amount of \$503,423.37 for the Purposes of Replacing Two Steam Boilers at the Durham County Detention Center with Funding Being Provided and the Authority to Approve any Amendments and/or Change Orders to the Contract as long as Funding is Available in the CIP Programming for Ongoing HVAC Replacements and Upgrades (4190DC076).

Background/Justification

The steam boilers at the Durham County Detention Center are original to the construction of the building, 1992-94. Durham County General Services has been maintaining the steam boilers according to manufacturers' recommendations through contracted services since they were commissioned to be operational. DCGS has also been contracting repairs to the existing original steam boilers at the Durham County Detention Center for the last 4-5 years. This year, one of the two boilers broke down and is beyond repair. The second boiler is operational but due to their age and scarcity of replacement parts, our vendors cannot assure us that it will be operational for any extended period of time.

These boilers provide reheat capabilities to the main air handlers that supply heat throughout the building. The reheat purposes are so that during the heating season, the outside/fresh air that is brought into the building is pre-treated across the hot steam pipes before mixing in with the return air that is supplied through the system. This allows the air handlers to be more efficient in providing the proper heated air to the living and operational spaces to the building. Without the steam boilers the heating system would, most likely, not be able to keep up the appropriate temperatures throughout the building.

The new boilers will be more energy efficient and in addition to providing confidence in a longer-lasting system, they will also help to reduce our energy consumption.

Policy Impact

This agenda consists of other services the County and General Services provide and is consistent with the policy of maintaining facilities for use by the public and county employees.

Procurement Background

On August 31, 2025 a Request for Proposal (RFP 26-011) for Steam Boiler Replacements was advertised for potential bidders to provide proposals. Four responses were received on October 30, 2025. These proposals were reviewed and evaluated by a selection committee comprised from General Services HVAC technicians, supervisors and management. Brady-Trane Services, dba Icon Boilers was determined to be the most qualified.

Type of purchase

- ☒ Goods
- ☒ Services



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- ☐ Architect, Engineer or Surveyor Services
- ☐ Construction and Repair

Did this request for purchase go through a bid process? Yes ☒ No ☐

Goods: Bids required if \geq \$30,000, BOCC approval if \geq \$90,000

Services: Bids required if \geq \$30,000, BOCC approval if $>$ \$40,000

Construction/Repair work: Bids required if \geq \$30,000, BOCC approval if \geq \$500,000

If yes, attach a copy of bid tab and the minority and women business enterprise (MWBE) compliance review form provided by the Purchasing Division.

If no, why?

- ☐ Sole source exemption
- ☐ Cooperative purchasing program exemption
- ☐ State and federal contract exemption
- ☐ Contract is an amendment to an existing contract
- ☐ Other (please explain)

If exempted from bidding, has this request been reviewed and approved by the Purchasing Division in the agenda Legistar system? Yes ☐ No ☐

If no, why?

Fiscal Impact

This contract is supported by Pay-Go CIP program funding that has been allocated for Durham County facility HVAC replacements and upgrades (4190DC076).

Recommendation

The County Manager recommends that the Board authorize the County Manager to enter into a contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc. in the amount of \$503, 423.37, utilizing funds from our Ongoing HVAC Equipment Upgrade and Replacement CIP Program (4190DC076), and approve any amendments and/or change orders for the contract as long as funding is available in the program.



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