



Agenda Action Form Overview

The Board is requested to authorize the County Manager to approve a contract with Brady Trane Services, Inc, in the amount of \$53,292.42 for the replacement of three compressors that are a part of the HVAC system for the Durham Center for Senior Life Facility. Currently the system trips out multiple times a day due to a bad compressor and in turn is affecting the other two compressors due to contamination within the refrigerant. Other vendors have been non-responsive to requests for competitive quotes. Due to the timing of this issue and rising ambient temperatures, this issue has been elevated for the concern of conditioned space for the County's senior citizens to participate in their daily activities and be serviced by the Senior PharmAssist Center.

Background/Justification

The current condensing unit on the HVAC system started having issues about 3 weeks ago. The unit stopped operating and General Services staff were able to get it operational again. General Services had requested the services of multiple vendors to assess and provide an estimated cost to repair the condensing unit. Only one vendor, Brady Trane Services, Inc, has been responsive and came to the building to assess the issues and provide a repair proposal. The unit has a bad compressor and is now failing multiple times a day. This is contributing to the systems' refrigerant becoming contaminated and affecting the other 2 compressors that make up the 2nd phase to the condensing unit. The interior building space is experiencing elevated temperatures due to the unit failing multiple times a day and not being able to supply continuous tempered air to the building. The timing plus frequency of the breakdown and rising outside ambient temperatures has elevated the concern for health and life safety issues of the facilities clientele, Durham County's senior citizens. We are close to the point of having to shut down the operations of the Center for Senior Life's and Senior PharmAssist's programs and activities, without swift action to repair the HVAC system. Due to the escalated failures of the system and concern for health and safety of the clientele and employees, General Services processed an emergency contract, on May 8th, with Brady Trane Services to have the unit repaired. This process was conducted in communication with Durham County's Purchasing Division and Executive Leadership.

Policy Impact

This agenda is consistent with other repair and replacement projects overseen by the General Services Department. It is consistent with the policy of maintaining buildings for public and employee use.

Procurement Background

Explain the procurement process. Using the below section, clarify the contract purchase type(s) (i.e. Goods, Services, Architect, Engineer or Surveyor Services, Construction).

Type of purchase

☐ Goods



Durham County Government
Agenda Action Form Supplemental Document – Contract Approval

- ☒ Services
- ☐ 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

The contract is supported by, Cost center 4190420000, Fund Center 4004300000, G/L Account 5200160100.

Recommendation

The Board is requested to authorize the County Manager to approve a contract with Brady Trane Services, Inc, in the amount of \$53,292.42 for the replacement of three compressors that are a part of the HVAC system for the Durham Center for Senior Life Facility. Currently the system trips out multiple times a day due to a bad compressor and in turn is affecting the other two compressors due to contamination within the refrigerant. Other vendors have been non-responsive to requests for competitive quotes. Due to the timing of this issue and rising ambient temperatures, this issue has been elevated for the concern of conditioned space for the County's senior citizens to participate in their daily activities and be serviced by the Senior PharmAssist Center.



Durham County Government
Agenda Action Form Supplemental Document – Contract Approval
