



Agenda Action Form Overview

Approval of an amendment to extend the contract with Johnson Controls (FR 2400000639) for continuous work on the HVAC system at the Administration 1 Building at 200 East Main Street, Durham NC 27701 in the amount of \$49,216.60 per unit. Two compressors are needed totaling \$98,433.20.

Background/Justification

During the heat spell of June 17-28, 2024 the cooling system for the Administration Building has failed. Our vendor, Johnson Controls Inc. that services this building has been diligently working side by side with our HVAC technician to repair this aging system. Johnson Controls found the compressor bad on the chiller while completing previously approved work on the chiller (oil pump replacement). The chiller could not be tested until the oil pump had been replaced. Once oil pump was replaced, Johnson Controls attempted to start the chiller to test operations and found the compressor was bad at that time. Due to the emergency nature of the repair and the need for the buildings continued operation, a continuance of the repair contract is the most logical direction to proceed.

Policy Impact

There is no change to current policy for immediate needed repairs to County Facilities.

Procurement Background

This is an emergency repair due to the chiller only functioning at half capacity with the bad compressor. This is causing building temperature issues and discomfort to the building occupants. Johnson Controls is the contractor who had been making all the repairs associated with this chiller at the time this issue arose.

Type of purchase

- Goods
- 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 – FR 2400000639
- Other (please explain) – Emergency Repair to Critical County Building System

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? __

The amendment is an adjustment to a previously bid multi-year service contract.

Fiscal Impact

This amendment will extend the contract (FR 2400000639) and increase necessary funding. Funding will be from General Services Operating funds under the FY2025 Budget.

Recommendation

The County Manager recommends that the Board Authorize the County Manager to enter into an amendment to extend the contract with Johnson Controls Inc. (FR 2400000639) for continuous HVAC systems work at the Administration 1 Building for an increased amount of \$98,433.20 as well as authorize the County Manager to execute future contract amendments if cost of future amendments have been allocated within the operational budget of the General Services Department.