

Issue Analysis Form



Date: 11/22/2022
Item: Replacement of Two Lochinvar Boilers in the County Administration Building
Lead Department(s): General Services
Contact Person(s): Dean Simmons

Description and Current Status

The Heating and Cooling Systems within the Administration Building have not been adequately working for the past few years. General Services have made several repairs to the current two Lochinvar Boilers which contribute to heating the building. At this time, one boiler has been condemned and is no longer in use. The second boiler requires weekly maintenance to keep in operation. These Boilers are over 20 years old and are at the end of their service life span. They need to be replaced for future, efficient building operations. It is advised to replace the current boilers with new, efficient and present-day technological equipment.

This repair is of an urgent nature and should be made prior to the Spring of 2023.

Cii provided pricing under a cooperative contract with Chesterfield County (contract #ADMN20000206).

The total pricing is \$87,614.00 and a breakdown is shown below.

Cii Pricing:

Chiller (2)	\$81,854.00	
Air Separator	\$ 5,760.00	<u>Total = \$87,614.00</u>

This pricing was provided on **November 2, 2022** and is good for only 30 days. The complete proposal is provided as **Attachment A**.

There is a 6 - 8 week lead time from the time order is placed to installation.

This replacement is not budgeted, nor is it included on a CIP listing. Due to the urgent nature, it is recommended for replacement as soon as possible in order to be in place prior to the Spring of 2023.

The recommended funding source is General Fund, Fund Balance.

Requested Board actions are:

Appropriation of funds from the General Fund, Fund Balance of **\$87,614.00**
Award of Contract to Cii for **\$87,614.00**

A draft resolution is provided for consideration.

Government Path

- | | | |
|--|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does This require Planning Commission Action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a public hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, before what date? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Fiscal Impact Statement

Use of \$87,614.00 from the General Fund, Fund Balance

County Impact

The replacement of the two Lochinvar Boilers and Air Separator in the County Administration building will ensure the heating system is functioning adequately.

Notes



SERVICE OF VIRGINIA
ENGINEERED SYSTEMS, INC.

• COMMERCIAL AIR CONDITIONING & HEATING SERVICE

• 24 HOURS SERVICE • (804)-320-1405

• 6767 Forest Hill Ave • Suite 101 • Richmond, VA 23225 • (800)-768-2545 • Fax (804)-320-1081

November 2, 2022

Prince George County
Dean Simmons, Director of General Services
6602 Courts Drive
Prince George, VA 23875

Subject: Prince George County Administration Building Boiler Replacements

Scope of work: Provide labor and materials to complete the following:

1. Remove and replace existing two Lochinvar boilers with two new Lochinvar Power Fin replacement boilers, each equipped with Smart Touch user interface.
2. Connect new units to existing gas, water, combustion air, and vent piping.
3. Dispose properly of old boilers.
4. Perform factory start-up procedures and check operations.

Our price on the above referenced work will be:

Eighty-One Thousand, Eight Hundred Fifty-Four Dollars.....\$81,854.00

***Expected lead time is 6 to 8 weeks from approval.

All work is to be completed in a workmanlike manner during normal work hours. Labor warranty 90 days. Parts warranty 1-year parts supplied by Cii. Any deviation from the above specifications involving extra cost will be executed only upon your orders. If not accepted, this proposal may be withdrawn by Cii Service after 30 days.

We appreciate the opportunity to quote this project and look forward to working with you.

Sincerely,
Matt Lowry

Cii Service of Virginia
SWAM / Women Owned



The above process, specifications, and conditions are satisfactory and are hereby accepted. I understand payment terms to be net 30 days upon completion of this project.

Accepted By: _____

Date: _____



SERVICE OF VIRGINIA
ENGINEERED SYSTEMS, INC.

COMMERCIAL AIR CONDITIONING & HEATING SERVICE

24 HOURS SERVICE • (804)-320-1405

6767 Forest Hill Ave • Suite 101 • Richmond, VA 23225 • (800)-768-2545 • Fax (804)-320-1081

November 2, 2022

Prince George County
Dean Simmons, Director of General Services
6602 Courts Drive
Prince George, VA 23875

Subject: Prince George County Administration Building Air Separator Replacement

Scope of work: Provide labor and materials to complete the following:

1. Replace air separator on the heating system in the Administration Building with new RL-3G centrifugal-type.
2. Replace make-up water piping to include isolation valve to expansion tank.
3. Install new insulation where any existing had to be removed for job completion.
4. Start separator and check operations.

Our price on the above referenced work will be:

Five Thousand, Seven Hundred Sixty Dollars.....\$5,760.00

*** Expected lead time is 7-9 weeks from acceptance.

All work is to be completed in a workmanlike manner during normal work hours. Labor warranty 90 days. Parts warranty 1-year parts supplied by Cii. Any deviation from the above specifications involving extra cost will be executed only upon your orders. If not accepted, this proposal may be withdrawn by Cii Service after 30 days.

We appreciate the opportunity to quote this project and look forward to working with you.

Sincerely,
Matt Lowry

Cii Service of Virginia
SWAM / Women Owned



The above process, specifications, and conditions are satisfactory and are hereby accepted. I understand payment terms to be net 30 days upon completion of this project.

Accepted By: _____

Date: _____

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 22nd day of November, 2022:

<u>Present:</u>	<u>Vote:</u>
Marlene J. Waymack, Chair Donald R. Hunter, Vice-Chair Floyd M. Brown, Jr., Alan R. Carmichael, Jr. T. J. Webb	
A-2	

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

**RESOLUTION; AWARD OF CONTRACT AND APPROPRIATION
(\$87,614 CII REPLACEMENT OF TWO LOCHINVAR BOILERS AND AN AIR
SEPARATOR IN COUNTY ADMINISTRATION BUILDING)**

WHEREAS, The Director of General Services has determined to make the heating system in the County Administration building fully functional two boilers and an air separator must be replaced; and

WHEREAS, The Director of General Services received pricing from Cii through a cooperative Chesterfield County contract # ADMN2000206 in the amount of \$87,614 which includes a one year warranty; and

WHEREAS, staff is recommending the purchase and installation of a new / replacement two boilers and an air separator with a one year warranty from Cii for \$87,614; and

WHEREAS funding is not currently available in the adopted FY2023 County operating budget, an appropriation from General Fund, Fund balance is recommended as the funding source because the project is of an urgent nature and waiting to include this replacement in a Capital Improvement plan for future borrowing is not recommended; and

WHEREAS, Staff is requesting authorization for the County Administrator to enter into a contract with Cii in the amount of \$87,614 and approval of an appropriation from General Fund, Fund Balance.

NOW, THEREFORE, BE IT RESOLVED That the Board of the Supervisors of the County of Prince George this 22nd day of November, 2022, hereby awards the two Lochinvar

Boilers and Air Separator replacement contract to Cii in the amount of \$87,614 and authorizes the County Administrator to execute a contract with Cii.

NOW, THEREFORE, BE IT FURTHER RESOLVED That the Board of Supervisors of the County of Prince George this 22nd day of November, 2022, does hereby authorize the following increase of funds within the 2022-2023 Budget, such line items increased as follows, which monies to be expended for purposes authorized and approved by the Board of Supervisors of the County of Prince George:

<u>FUND/ORGANIZATION</u>		<u>AMOUNT</u>
<u>GENERAL FUND (0100)</u>		
<u>Expenditure:</u>		
0100-09-401-0917-49172	Gen Fund transfer to CIP Fund	\$87,614
<u>Revenue:</u>		
0100-40-900-8208-399999	General Fund, Fund Balance	\$87,614
 <u>CAPITAL IMPROVEMENT FUND (0311)</u>		
<u>Expenditure:</u>		
0311-01-002-3227-48120	County Admin two boilers and air separator Replacement	\$87,614
<u>Revenue:</u>		
0311-90-901-8207-399100	Transfer from General Fund	\$87,614

A Copy Teste:

Jeffrey D. Stoke
County Administrator