

# Issue Analysis Form



**Date:** 1/10/2023  
**Remove and replace existing Stack/flue on Two Lochinvar Boilers in the County Administration Building**

**Lead Department(s):** General Services

**Contact Person(s):** Dean Simmons

## Description and Current Status

At the November 22, 2022 board meeting, the Board approved the replacement of the aging boilers in the Administration building for a total of \$87,614.00, and at that time the boilers were ordered for replacement. The contractor replacing the boilers came out to review the project and insure they had all additional materials needed to complete this project. Upon inspection, they discovered that the existing Stack/flue was not up to code and therefore would need replacement, during the new boiler installation. They have provided us with a quote of additional cost related to the stack/flue replacement of **\$35,594**.

This repair is required to install new boilers.

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

The total pricing is \$35,594.00 and a breakdown is shown below.

**Cii Pricing:**  
Stack/flue (2)      **Total = \$35,594.00**

This pricing was provided on **December 27, 2022** and is good for only **30 days**. The complete proposal is provided as **Attachment A**.

This replacement is not budgeted, nor is it included on a CIP listing. This is required to replace the boilers and receive warranty with the new units.

The recommended funding source is General Fund, Fund Balance.

### Requested Board actions are:

Appropriation of funds from the General Fund, Fund Balance of **\$35,594.00**  
Award of Contract to Cii for **\$35,594.00**

A draft resolution is provided for consideration.

### Government Path

Does this require IDA action?  Yes  No

Does this require BZA action?  Yes  No

Does This require Planning Commission Action?  Yes  No

Does this require Board of Supervisors action?  Yes  No

Does this require a public hearing?  Yes  No

If so, before what date?  Yes  No

### Fiscal Impact Statement

Use of \$35,594.00 from the General Fund, Fund Balance

### County Impact

The replacement of the Stack/flue will insure that the new boilers installation will meet building codes and the County Administration building and will ensure the heating system is functioning adequately.

### Notes

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 10<sup>th</sup> day of January, 2023:

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

A-10

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

**RESOLUTION; AWARD OF CONTRACT AND APPROPRIATION  
(\$35,594 CII REPLACEMENT OF TWO STACK / FLUES 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 stack / flues for boilers 1 and 2 must be replaced to complete boiler replacement approved by the Prince George County Board of Supervisors on November 22, 2022; and

WHEREAS, The Director of General Services received pricing from Cii through a cooperative Chesterfield County contract # ADMN2000206 in the amount of \$35,594 which includes a one year parts warranty; and

WHEREAS, staff is recommending the purchase and installation of two stacks / flues for boilers 1 and 2 with a one year parts warranty from Cii for \$35,594; 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 \$35,594 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 10<sup>th</sup> day of January, 2023, hereby awards the two Lochinvar Boilers and Air Separator replacement contract to Cii in the amount of \$35,594 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 10<sup>th</sup> day of January, 2023, 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	\$35,594
<u>Revenue:</u>		
0100-40-900-8208-399999	General Fund, Fund Balance	\$35,594
 <u>CAPITAL IMPROVEMENT FUND (0311)</u>		
<u>Expenditure:</u>		
0311-01-002-3227-48120	County Admin two stacks/ flues for boilers	\$35,594
<u>Revenue:</u>		
0311-90-901-8207-399100	Transfer from General Fund	\$35,594

A Copy Teste:

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Jeffrey D. Stoke  
County Administrator

	<b>SERVICE OF VIRGINIA</b>	•	COMMERCIAL AIR CONDITIONING & HEATING SERVICE
	<b>ENGINEERED SYSTEMS, INC.</b>	•	24 HOURS SERVICE • (804)-320-1405
6767 Forest Hill Ave • Suite 101 • Richmond, VA 23225 • (800)-768-2545 • Fax (804)-320-1081			

December 27, 2022

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

**Subject:** Prince George County Administration Building Boiler Stack Replacements

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

1. Remove and replace existing stack/flue for Boilers 1 and 2 with UL listed Schebler chimney systems AL29-4C.
2. Check operations.

Our price on the above referenced work will be:

Thirty-Five Thousand, Five Hundred Ninety-Four Dollars.....\$35,594.00

\*\*\*Existing boiler stack/flue does not meet building code.\*\*\*

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: \_\_\_\_\_