

Memorandum Date: October 1, 2024
Order Date: October 15, 2024

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: David Ward, Capital Projects and Facilities Manager

AGENDA ITEM TITLE: ORDER/ In the Matter of Awarding a Contract to Apex Mechanical, LLC in the amount of \$235,788.00 to Replace the Standby Generator in the Lane County Public Service Building, and to Delegate Authority to the County Administrator to Execute the Contract

I. MOTION

Move to award a contract to Apex Mechanical, LLC in the amount of \$235,788.00 to replace the standby generator in the Lane County Public Service Building, and to delegate authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract is for comprehensive construction services to replace the Public Service Building standby generator. The generator and fuel day tank are owner-furnished, contractor-installed equipment.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The existing standby generator located in the Public Service Building is original to the 1976 construction of the facility. The accompanying automatic transfer switch was replaced in 2014 following internal failure of one of the integral circuit breakers.

B. Policy Issues

Policies and procedures relevant to this proposal relate to procurement requirements and are contained in Lane Manual, Chapter 20.

C. Board Goals

This project supports the Board of Commissioner's strategic goal of Robust Infrastructure by providing reliability for critical life-safety building systems, information technology networks, and public safety operations.

D. Financial and/or Resource Considerations

The proposed cost to replace the Public Service Building standby generator will be borne by the Capital Fund designated for this type of facility renewal/improvement project.

Please note that the attached Bid Tally indicates a bid from Apex Mechanical, LLC that is \$18,000.00 higher than the contract amount requested by this Board Order due to renegotiated costs for the roofing portion of the work following submission of bids.

E. Health Implications

There are no health issues related to this project that we are aware of.

F. Analysis

The existing standby generator located in the Public Service Building serves emergency egress lighting needs for the entire Lane County downtown building complex and provides emergency backup power for the Lane County regional data center and Lane County Sheriff's Office 911 dispatch center located in the Public Service Building and Lane County Courthouse respectively. The generator is 48 years old, and in addition to having surpassed its useful life it suffered a significant internal, mechanical breakdown mid-2022. The generator remains functional, but at reduced capacity.

Following the breakdown, we received a quote for repairs from Cummins in the amount of \$28,403.00, but with the caveat from the vendor that they have no idea what they might find inside once repairs commence, or how that repair bill may increase due to the age and condition of the equipment. They warned that many of the internal parts are now obsolete and unavailable, and any additional repair may include custom machine work accompanied by significant, unquantifiable, and unplanned downtime. Given these unknowns and the age and obsolete nature of the equipment, replacing the generator remains the only reasonable option.

G. Alternatives/Options

1. Award the contract in the amount of \$235,788.00, and delegate authority to the County Administrator to execute the contract.
2. Do not approve the contract, and direct staff to explore other potential alternatives.
3. Do not approve the project to replace the Public Service Building standby generator.

IV. RECOMMENDATION

Award contract to Apex Mechanical, LLC in the amount of \$235,788.00, and delegate authority to the County Administrator to execute the contract.

V. TIMING/IMPLEMENTATION

If the contract is awarded the project is expected to begin immediately with a contractual Substantial Completion date of May 30, 2025.

VI. FOLLOW-UP

N/A

VII. ATTACHMENTS

- A. Board Order
- B. Project Bid Tally

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 24-10-15-01

IN THE MATTER OF AWARDED A
CONTRACT TO APEX MECHANICAL, LLC
IN THE AMOUNT OF \$235,788.00 TO
REPLACE THE STANDBY GENERATOR IN
THE LANE COUNTY PUBLIC SERVICE
BUILDING, AND TO DELEGATE
AUTHORITY TO THE COUNTY
ADMINISTRATOR TO EXECUTE THE
CONTRACT

WHEREAS, the standby generator in the Public Service Building supplies backup power for life safety systems, the multi-agency data center, and the LCSO 911 dispatch center; and

WHEREAS, the standby generator in the Public Service Building is original to the PSB construction and obsolete; and

WHEREAS, this generator has experienced internal mechanical breakdown which cannot reasonably be repaired without additional risk; and

WHEREAS, the project to replace the Public Service Building standby generator is included within the current, approved Capital Improvement Plan and funding is available; and

WHEREAS, the Director of Operations has reviewed and approved this project and its funding source;

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The Public Service Building Generator Replacement Project is approved for funding and construction.
2. The County Administrator is granted authority to execute all contracts relevant to this project.

ADOPTED this 15th day of October, 2024.

Laurie Trieger, Chair
Lane County Board of Commissioners

Public Service Building Generator Replacement Bid Tally

Bid Posting Date: August 6, 2024

Bid Due Date/Time: September 29, 2024 @ 2:00 PM local time

Bid Opening Location: Microsoft Teams

1st Tier Subcontractor Disclosure Due Date/Time: September 29, 2024 at 4:00 PM local time

[illegible]