Subject: Award Contract for Installation of a Standby Generator for Town Hall.

Staff: Lance Norris, Director
      Chris Roberts, PE, Manager of Engineering and Infrastructure
      John Newark, Facilities Manager
      Jesse Freedman, Energy Management Specialist

Department: Public Works

Planning and Sustainability

Overview: The purpose of this item is to request that Council accept the qualified low bid submitted by H.M. Kern Corporation and award a contract to H.M. Kern Corporation for installation of a single, natural gas-fueled standby generator capable of powering all of Town Hall. The project would also include associated electrical work, the removal of the existing generator, and the replacement of the existing Automatic Transfer Switch.

Recommendation
That the Council adopt the attached resolution to authorize the Manager to negotiate and execute a contract in the amount of $583,700 with H.M. Kern Corporation for installation of the new standby generator for Town Hall, and authorize the Town Manager to approve change orders up to the project’s remaining budget of $629,000 without additional Council action.

Key Issues
- The purpose of this project is to provide standby power for all of Town Hall in the event of lost service from Duke Energy.
- The existing standby generator only provides power to portions of the South wing of Town Hall. The North wing, which includes the Council Chamber, Business Management Department, and Town Manager’s Office, has no provisions for backup power.
- Design plans for this project were developed by Corley Redfoot Architects of Chapel Hill.
- The project was advertised for bid on February 1, 2016.
- Bids were opened March 1, 2016. Five firms submitted bids, and staff and the designer have qualified the lowest responsive, responsible bidder, H.M. Kern Corporation.
- This project includes an additional sound-attenuating enclosure to reduce noise.
- The generator installation will commence in Summer 2016, pending ordering and acquiring the generator.

Fiscal Impact/Resources:
- The qualified low bid is in the amount of $583,700, including the base bid ($573,000) and add Alternate #1 for increased acoustical dampening ($10,700).
- The Town Hall Generator Project is funded by the Town’s FY15 Installment Financing.
Where is this item in its process?

Council Goals:

| ☐   | Create a Place for Everyone | ☒   | Develop Good Places, New Spaces |
| ☐   | Support Community Prosperity | ☐   | Nurture Our Community |
| ☐   | Facilitate Getting Around    | ☐   | Grow Town and Gown Collaboration |

Attachments:
- Resolution
A RESOLUTION AWARDING A CONTRACT AND AUTHORIZING THE MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT WITH H.M. KERN CORPORATION IN AN AMOUNT NOT TO EXCEED $583,700 FOR INSTALLATION OF A STANDBY GENERATOR FOR TOWN HALL (2016-03-21/R-3)

WHEREAS, the Town of Chapel Hill solicited formal bids for installation of a standby generator for Town Hall on the Town website on February 1, 2016 and Greater Diversity News on February 4, 2016 in accordance with G.S. 143-129; and

WHEREAS, five responsive bids were received and opened on March 1, 2016; and

WHEREAS, the five responsive bids were evaluated and H.M. Kern Corporation was determined to be the lowest responsive, responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Manager to negotiate and execute a contract with the lowest responsive, responsible bidder, H.M. Kern Corporation, in an amount not to exceed $583,700, including the base bid of $573,000 for installation of the standby generator for Town Hall and the following add alternate:

- Alternate #1 – Increased Acoustical Dampening (add $10,700)

BE IT FURTHER RESOLVED by the Town Council that, because this project is a large and complicated installation project, the Town Manager is authorized to approve change orders up to the project’s remaining budget of $629,000 without additional Council action.

This the 21st day of March, 2016.