

RESOLUTION NO. _____ - 2020

AUTHORIZATION TO CONTRACT WITH POINTON HEATING & AIR CONDITIONING INC. FOR THE UPGRADE OF THE LAW ENFORCEMENT

Background: The Sauk County Law Enforcement Center (LEC) was originally constructed in 2002 with occupancy taking place in 2003. The two LEC Trane units have been in-service since the buildings kitchen opened in 2002. The kitchen provides three meals a day seven days a week to the inmates in the Sauk County Jail. The kitchen area currently has two Trane roof top units that control the temperature and air volume in the kitchen area. Over the last several years the Trane units have had a number of issues requiring several service calls to outside contractors. The two roof top units have had issues with the gas valves and several electrical components have failed as well. These issues have required outside contractors along with numerous resets completed by Building Services staff. The units from the original building startup have struggled to heat the kitchen when the exhaust fans are on. Building Services staff have been discussing upgrading the current roof top units the past few years. The replacement roof top units will allow for more heat rise which will help the Building staff better control the kitchen temperatures during the cold winter months. The Assistant Facilities Director contacted several Heating & Air Conditioning contractors to submit proposals to replace the existing roof top units, meet the 120 degree temperature rise specification along with keeping the air flow as close to the as-built specifications, and add any curb extensions that may be needed for the replacement units. Three contractors submitted proposals to replace the Law Enforcement Center kitchen roof top units. The Facilities Director recommends contracting with Pointon Heating & Air Conditioning Inc. for \$74,983.00 to install the new roof top units and to contract with Complete Control Inc. for \$6,250 to integrate building management monitoring points on the new rooftop units into the building management software. The total project cost to upgrade the roof top units is \$81,233.00

Fiscal Impact: ☐ None ☒ Budgeted Expenditure ☐ Not Budgeted

CENTER ROOF TOP UNITS

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the Building Services Facilities Director is hereby authorized to contract with Pointon Heating & Air Conditioning Inc. to complete the replacement of two (2) Law Enforcement Center roof top units for the Kitchen area at a cost of \$74,983.00, and to contract with Complete Control Inc. for the electrical and building management software integration of the new roof top units at a cost of \$6,250.00, with a total project cost of \$81,233.00 for the roof top units replacement; and,

BE IT FURTHER RESOLVED, that the Buildings Services Facilities Director is hereby authorized to approve change orders for any potential unforeseen conditions so long as change orders for each contracted portion of the project do not exceed 15% of the original contracted price, as long as such change orders individually do not exceed \$10,000.00, and sufficient budgeted funds are available in the 2020 Building Services Capital Outlay budget to pay the change order cost increases.

For consideration by the Sauk County Board of Supervisors on May 19, 2020.

Respectfully submitted,

PAGE 2

RESOLUTION NO. _____ - 2020

**AUTHORIZATION TO CONTRACT WITH POINTON HEATING & AIR
CONDITIONING INC. FOR THE UPGRADE OF THE LAW ENFORCEMENT
CENTER ROOF TOP UNITS**

SAUK COUNTY PROPERTY COMMITTEE

Carl Gruber

Joel Chrisler

Shane Gibson

Kevin Schell

Mark "Smooth" Detter

Fiscal Note: Funds for the software and control panel upgrades will be taken from the 2020 Building Services Capital Outlay Implement Energy Cost Savings Measures budget line item.

Information System Note: No MIS impact.

Kitchen Rooftop replacement breakdown

Complete Control \$79,500.00

Johnson Controls \$91,780.00

Pointon Heating & Air Conditioning Inc. \$74,983.00

North American Mechanical Bid did not meet specifications or proposal deadline

Kitchen Rooftop Controls Pricing breakdown

Complete Control Inc. \$6,250.00