
Sponsor: Property Management

Meeting Date: 11/5/2024

Title: Agreement with Cool Air Mechanical, Inc. for Ramsey County Courthouse/City of Saint Paul City Hall Chilled Water System Improvements Project

File Number: 2024-473

Background and Rationale:

At the Ramsey County Courthouse/City of Saint Paul City Hall, building cooling is achieved via District Energy with their chilled water mains entering through the lower level of the building. This system improvement project will include a new heat exchanger and circulating pumps. The project provides replacement of equipment that is end of life, 30 years old. It will also isolate the lower-level building air handler cooling coils from the District Energy chilled water loop. This isolation is critical to ensure continuity of operations for each party, and the tenants in the building, should there be failure of equipment on either portion of the cooling system.

On August 7, 2024, in accordance with county procurement policies and procedures, a competitive solicitation for the project was issued. Below is the competitive solicitation summary:

- Request for Bids Title: Ramsey County Courthouse/City of Saint Paul City Hall Chilled Water System Improvements
- Request for Bids Release Date: August 7, 2024
- Request for Bids Response Due Date: September 5, 2024
- Number of Contractors Notified: 1550
- Number of Request for Bids Responses Received: 5
- Contractor Recommended: Cool Air Mechanical, Inc.

Ramsey County Property Management recommends Cool Air Mechanical, Inc. for the project award.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Approve the selection of and agreement with Cool Air Mechanical, Inc., 1544 134th Avenue NE, Ham Lake, MN 55304, for the Ramsey County Courthouse/City of Saint Paul City Hall Chilled Water System Improvements project, for the period of November 6, 2025 through November 5, 2026, in the not-to-exceed amount of \$870,029.
2. Authorize the Chair and Chief Clerk to execute the agreement.
3. Authorize the County Manager to execute amendments to the agreement in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner Moran.
Motion passed.

Aye: - 6: Frethem, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: 
Jason Yang, Interim Chief Clerk - County
Board