

City Council – Action Request Form

Date: May 9, 2022

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Ben Rowe, Assistant City Manager
Johnnie Taylor, Assistant City Manager

Council Action Requested:

Consideration of Items Relating to Fire Safety Upgrades in Benton South (North Ward):

- a) Resolution Awarding a Sole Source Contract to Johnson Controls Fire Protection LP for Fire Safety Upgrades in Benton South
- b) Ordinance Amending the Annual Appropriation and Tax Levy Ordinance for the Fiscal Year 2021-2022
- c) Ordinance Amending the Project Budget Ordinance for the Fiscal Year 2021-2022

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Travel and Tourism

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

Last fall, the City completed a \$1.6 million project to refresh the meeting spaces in the former Grand Pavilion ballroom and conference center located under the Embassy Suites Hotel. Improvements included new carpet, painting, wall coverings, light fixtures, and public art. The spaces since have been rebranded The Gallery Ballroom and Benton South.

Recently, the Fire Marshall performed an inspection of the City-owned spaces and found several areas not in compliance with fire code. As a result, the City needs to replace fire sprinkler heads that are tied into an existing fire suppression system, as well as fire doors. The estimated cost to address the issues cited by the inspection totals \$45,000. The fire suppression system and sprinkler heads were manufactured by Johnson Control, so all associated work is proprietary to Johnson Controls. Replacement of the sprinkler heads, which comprises most of the cost, totals \$32,294.62. These fire safety upgrades were not part of the original scope and focus of the refresh project.

Committee Finance 5/9/22

Action Approval

For Unanimous

Against

Remarks:

Because the fire suppression system and sprinkler heads are proprietary to Johnson Controls, City staff recommend the award of a sole source contract to Johnson Controls Fire Protection LP for \$32,294.62. This recommendation is based upon N.C.G.S. 143-129(e), which provides that formal bid requirements “do not apply to purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available or (ii) a needed product is available from only one source of supply.”

The attached resolution authorizes the award of a sole source contract to Johnson Controls Fire Protection LP for \$32,294.62 to replace sprinkler heads in The Gallery Ballroom and Benton South meeting spaces.

This Council Action also includes a budget amendment to appropriate \$45,000 from occupancy tax fund balance to cover the total cost of the fire safety upgrades, including the fire doors. The City will bid the replacement of the fire doors separately.