

AGR14-4074 TASK ORDER #13 Rev 3 “Mesa Library HVAC and Lighting Improvements”

DATE PREPARED: April 25, 2016

CHARGE: MB60-164-4-8359, PO97946

CONTRACT MANAGER: Wayne Kohlrust, 663-1873, All changes in scope, budget or schedule (extensions) need to be approved in advance by Wayne Kohlrust.

COUNTY REQUESTOR/CONTACT: Wayne Kohlrust, 663-1873. All changes in scope, budget or schedule (extensions) need to be approved in advance by Wayne Kohlrust.

ATTACHMENTS:

1. Proposal from Mullen Heller Dated April 22, 2016.

COMMENCE WORK DATE: Upon issuance of Purchase Order

REQUESTED DELIVERY DATE:

- July 31 2016 for the Conceptual Phase

SCOPE OF WORK REQUESTED:

1. Conceptual Phase – as defined in the proposal, summarized here
 - a. HVAC - Evaluate 3 potential systems – 4 pipe Fan Coil, VRF and Variable Air Volume
 - b. Electrical – electrical impact of these systems; also lighting upgrades to LED fixtures
 - c. Structural – investigate structural impacts for each system
 - d. Architectural – investigate architectural improvements required for each system
 - e. Cost estimates for each, including Life-Cycle Analysis
 - f. As-built drawings in AutoCad for the facility
 - g. At the end of the Conceptual Phase, this task order to be amended to carry through Construction Documents/Administration per the overall rate in the contract. \$1.8M has been estimated for the overall budget. Fee then is 7.2% (\$129,600). This may change depending on the system agreed upon and the final scope of work required (elec, arch, struct).
2. Revision 1 Scope – as per Proposal Letter Dated August 31, 2016
 - a. Provide Schematic Design, Design Development and Construction Documents for a Variable Air Volume System, based on the findings of the Phase 1 Report
 - b. Convert Mechanical and Electrical Plans from Predock drawings
 - c. County to provide topographical plan and possibly a soils report if it is determined to be needed
3. Revision 2 – Add in and then Split out Fire Panel and Exit Signs, Inverter Investigation, July 25, 2017
 - a. Toward the end of the Construction Drawing Phase, the Fire Panel at the Library failed. It was subsequently brought back up with some stop-gap repairs but needs replacement. It was added to the design so it could all go out as one package. Then, the County had to provide \$4M back to the State. Since the Library project had advertised just the day before the announcement, the project was cancelled and postponed a year. However, the Panel still needs to be replaced. It was split back out of the Construction Documents as a stand-alone project.
4. Revision 3 – Fire Alarm Split out, Add change from Fluorescent to LED Lighting, Increase Return Air Pathways, Improve Lighting and HVAC for Conference Rooms
 - a. After the project was postponed a year ago, as described in Rev 2, the Fire Alarm was made into a separate project. However, the bid documents were included in the overall project. These documents need to have the fire alarm references removed and the project documents be re-compiled.
 - b. Toward the end of design, the decision to replace the lights in the library from fluorescent to LED fixtures was made. This was done to find ways to offset the increase in electrical operating cost for the new HVAC system. LED lighting had a less than 2-year payback and would then continue to provide electrical savings. It was determined to be the best time to replace the lights would be during the shut-down if construction funding allows. Fixtures were investigated and chosen and the design documents were to be modified for these changes.

- c. During design, the air intake and the return air pathways were deemed inadequate (which has been contributing to the lack of cooling capabilities from the opening of the library in 1993). New pathways were designed.
- d. The conference rooms have always had inadequate lighting and cooling. Improvements were designed.

DELIVERABLE:

- 1. Reports and Cost Estimates
- 2. Revision 1
 - a. Provide drawings, specifications and cost estimates at SD, DD and CD levels
 - b. Provide Construction Administration Services per contract
- 3. Revision 2
 - a. Provide Final Design Drawings and Specifications and CA Services per contract for the Fire Panel and Exit Sign portion of the project.

ESTIMATED COST:

- 1. Conceptual Phase - \$46,311 for the investigations, including \$5,000 to compile As-Built Drawings (set fee) plus NMGR.
- 2. REVISION 1 COSTS: Design Development and Final Design Phases
 - a. Design Services thru CD/CA phases, per contract based on the Budget of \$1.8M equates to \$129,600
 - b. Allowance of \$5,000 to convert PDF drawings of Mechanical and Electrical to AutoCAD
 - c. Estimated 30 trips for design and construction - \$3,300 in Reimbursable Expenses, plus an additional; contingency of \$700 to cover any printing and/or additional trips for a total of \$4,000
- 3. REVISION 2 COSTS
 - a. \$12,216 for the Design portion
 - b. Additional Reimbursable Expenses, 4 trips, 200 miles @ \$0.55/mile = \$440
 - c. Total cost through Revision 2: \$198,567 plus GRT
- 4. REVISION 3 COSTS
 - a. \$178,750 based on the contractual percentage for a project valued at \$2.5M
 - i. Net increase of \$49,150. (178,750 – 129,600)
 - b. Increase of \$15,000 to remove Fire Alarm references and re-compile bid documents
 - c. Deduct \$10,000 of the \$12,216 in Rev 2 for Fire Alarm portion
 - d. Net Increase \$54,150
 - e. for the Design portion
- 5. Total value of this task order excluding GRT is \$252,717 plus GRT.

ESTIMATED VALUE OF ALL TASK ORDERS TO DATE INCLUDING THIS TASK ORDER (not including Reimbursable Expenses or GRT): \$719,557

ESTIMATED BALANCE INCLUDING THIS TASK ORDER (not including Reimbursable Expenses or GRT): \$280,443.

CURRENT CONTRACT VALUE (not including Reimbursable Expenses or GRT): \$1,000,000

Philo Shelton	Date
Public Works Director (if over \$3,000)	

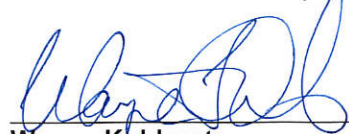
Task Order Revision 1 (as applicable)

Douglas Heller	Date
Mullen-Heller	

3

=====

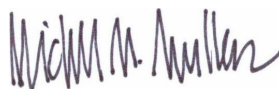
Task Order Revision 3 (as applicable)



1/22/18

Wayne Kohlrust
Contract/Project Manager

Date



01.22.2018

Michele Mullen
Mullen-Heller

Date

Eric Martinez
County Engineer

Date

Philo Shelton
Public Works Director (if over \$3,000)

Date

Harry Burgess
County Manager (if TO value is \$10,000 or more)

Date

FINAL COST: