

Council Meeting Staff Report

January 30, 2018

Agenda No.:	C.
Indexes (Council Goals):	2018 Council Goal – Quality Governance – Operational Excellence – Maintain Quality Essential Services and Supporting Infrastructure Including Updated Enterprise Software and Permitting
Presenters:	Philo Shelton
Legislative File:	AGR0556-18

Title

Approval of Task Order 13 under Services Agreement No. AGR 14-4074 with Mullen Heller Architecture in an amount not to exceed \$252,717 plus applicable Gross Receipts Tax for design of the Mesa Public Library HVAC System Improvements.

Recommended Motion

I move that Council approve Task Order 13 under Services Agreement No. AGR 14-4074 with Mullen Heller Architecture in an amount not to exceed \$252,717 plus applicable Gross Receipts Tax for design of the Mesa Public Library HVAC System Improvements.

Manager's Recommendation

The County Manager recommends that Council approve this motion as presented.

Body

Task Order 13 for HVAC Improvements to the Mesa Library project was created on April 26, 2016. The original task order was to explore various alternatives to cool the building with respect to energy efficiency as well as budgetary considerations. The original task order was valued at \$47,311 plus applicable Gross Receipts Tax.

Revision 1 to Task Order 13 in the amount of \$138,600 was executed on August 31, 2016 to develop construction documents for the selected HVAC system, provide document conversion of the original system plans, and for applicable reimbursable expenses.

Revision 2 to Task Order 13 in the amount of \$12,656 was executed on July 25, 2017 to separate the fire alarm portion of the construction documents for bidding in advance of the of the larger HVAC project to address more immediate safety needs. This project was advertised for bid, awarded and is currently under construction with completion scheduled by the end of March 2018.

Proposed Revision 3 to Task Order 13 in the amount of \$54,150 includes additional design effort for lighting improvements (to be included in the construction bid as a bid alternative) and code review/changes by the engineer and architect. With the new HVAC design, energy use is predicted to rise dramatically given the system change from evaporative system to a chiller plant that requires higher electrical loads. The design team proposed LED lighting package which would almost completely offset this additional utility costs, and would continue to offset energy usage annually with the added benefit of reducing heat loads associated with the current lighting system. Additionally, construction documents require changes and updating given recent changes to the adopted State Mechanical Code.

The combination of the original Task Order and all revisions results in a total value of \$252,717 plus NMGRT. In accordance with County code and the agreement, all task orders exceeding \$200,000 requires Council approval. There are \$289,943 remaining within the \$1M overall contract cap.

Going forward, Public Works and Community Services Department staff are working closely to plan improvements to ensure the public is accommodated and library services are maintained during the construction phase of the project. The project will go to bid this spring with an anticipated Council award in May and construction starting in August.

Alternatives

Council could choose not to approve the task order. However, this would result in delays and impacts to the project schedule and planned accommodations for library patrons that minimizes impacts during construction.

Fiscal and Staff Impact/Planned Item

Funding for the project is budgeted and available in the Major Facilities Maintenance fund. Project management and administration will be performed by Public Works Engineering staff.

Attachments

A - Task Order 13, Revision 3 to AGR 14-4074

B - Task Order 13 Summary