

Council Meeting Staff Report

May 22, 2018

Agenda No.:	B.
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:	AGR0551-18

Title

Award of Bid No. 18-34R to Mick Rich Contractors, Inc. for the Mesa Public Library HVAC and Lighting Improvements Project, Establish a Project Budget, and Approve Related Budget Revision 2018-15.

Recommended Action

Motion Option 1 (Base Bid without lighting):

I move that Council award Bid No. 18-34R in the amount of \$2,410,843.00 plus applicable gross receipts tax to Mick Rich Contractors, Inc. for the Mesa Public Library HVAC and Lighting Improvements Project including additive alternates for Duct Cleaning and Skylight Solar Film; establish a project budget in the amount of \$3,129,404.00, and move to approve related Budget Revision 2018-15 as summarized on attachment C and that the attachment be made a part of the minutes of this meeting.

Motion Option 2 (Base Bid plus lighting):

I move that Council award Bid No. 18-34R in the amount of \$3,052,446.00 plus applicable gross receipts tax to Mick Rich Contractors, Inc. for the Mesa Public Library HVAC and Lighting Improvements Project including additive alternates for LED Replacement Lighting, Duct Cleaning and Skylight Solar Film; establish a project budget in the amount of \$3,665,091.00, and approve related Budget Revision 2018-15 as summarized on attachment C and that the attachment be made a part of the minutes of this meeting. I further move that Council approve Alternative (1 or 2) on Budget Revision 2018-15.

County Manager's Recommendation

The County Manager recommends that Council approve Motion 2 and Alternative 1 as presented, yet the other option will be discussed as the Council may have an alternate perspective given the current status of the lab contract.

Board, Commission or Committee Recommendation

The Library Board concurs with the project and has made no recommendations regarding the method for funding the project. Draft Minutes from the April 2, 2018 meeting are attached.

Body

On February 25, 2018, the County advertised a formal competitive solicitation for project construction through Invitation to Bid No. 18-04. One response was received on April 19, 2018 and the response was well above the architect's cost estimate of \$3,000,000. Therefore, on April 29, 2018 the County re-bid the project through Bid No. 18-34R and received three responses. The evaluation committee is recommending award to Mick Rich Contractors, Inc., the lowest responsive bidder.

The library has long suffered from inadequate cooling during the summer months. The original evaporative cooling system was constructed in 1993. Given this system relies on the evaporation of

water, it is not very effective under high heat or high humidity conditions. Additionally, the existing air fan system cannot provide sufficient airflow required for the building size.

The Base Bid portion of the project includes removal and replacement of the evaporative air conditioning system with a refrigerated system, replacement of the single boiler with two boilers, replacement of the air moving equipment, reconfiguration of the entrance ductwork and installing a second air intake structure, new controls, and upgraded electrical system to support the new refrigeration units.

During project design, staff requested the engineer review up to three different cooling systems options. The system being provided is the most cost effective and provides for the shortest duration for installation, reducing the impact to public library services. Additionally, multiple cooling and boiler units will be installed to provide greater cooling and heat capacity, allowing units to be cycled for extended life while also providing redundancy in case one fails or requires repair, thus avoiding closure of the library.

Many of the air damper controls are pneumatic (air) controlled. These controls will be replaced with more reliable digital mechanisms which can be remotely monitored by facility maintenance crews. The existing system does not have this capability. Electrical upgrades, including a new transformer and main distribution panel, are also required to accommodate the higher electrical load requirements of the new HVAC system.

The project bid included various additive alternates including:

Lighting Replacement: Replacement of the current fluorescent lighting system with an LED system. An LED system provides a reduction in heat load that will help offset the higher energy requirements of a refrigerated HVAC system, and since an LED light system requires less energy translating to lower electric utility costs, staff recommends proceeding with LED replacement lighting. The bid price for complete lighting replacement is \$641,603 (excluding tax) and is included in Motion Option 2. Please note, the initial costs associated with an LED light system are projected to be recovered in 5-6 years of energy savings.

Duct Cleaning: Duct cleaning will help remove years of buildup and allergens. Shutdown of the HVAC system for the project provides an opportune time for this activity avoiding future disruption of library services. The bid price for this service is \$23,212 (excluding tax) and are included in both Motion Option 1 and 2.

Solar Film: Tinting the large skylight in the reference/youth area is an economical way of reducing UV transmission and heat load of the building particularly in the summer season. The bid price for this service is \$21,631 (excluding tax) and are included in both Motion Option 1 and 2.

As the existing HVAC system will be shutdown for replacement and there will be no air circulation, the building cannot be open to the public under commercial codes and standards. Power interruptions must also occur for electrical system upgrades. The contract provides for closure of the building from August 20th through November 30th to allow for substantial completion and proper function of the new HVAC system and allows library staff to reoccupy the building in preparation of regular library operations. The timing of the closure was selected in consultation with library staff and to avoid winter heating season. The base bid depends on this contract award date in order to meet the construction window and have the heating system restored prior to the peak heating season.

Upon Council approval, the Notice of Award will be sent to the contractor allowing sufficient time for contract administration including ordering and delivery of long lead material items in preparation of the scheduled August closure.

Public Works and Community Services Department staff have worked closely to plan improvements to ensure the public is accommodated and library services are maintained during the construction phase of the project. Some strategies for maintaining service include:

Allowing public use (book check out and computing stations) of the lower east area of the library called the "Zone" during construction as it operates on a separate HVAC system and powered by an emergency generator in the event of power outages. Staff will be allowed to pull books from the shelves and to re-shelve returned books during the closure.

Utilizing Fuller Lodge and the Band Shelter at Ashley Pond as other service locations. The 2nd floor West Wing could accommodate public use while various library programs could be held in the Pajarito Room, the Throne and Zia Rooms.

Staff is also going to work with the Senior Center, the Teen Center and Youth Activity Center to encourage patrons in these age brackets to utilize these various facilities during the closure.

Other County owned locations were considered but size, location and availability were issues. Rental of private facilities during the closure were also considered, but cost prohibitive. Finally, with the enhanced services of Atomic City Transit and the addition of the 2-Peak route, the White Rock Branch Library is very accessible through the transit system. More information will be provided to the public as these alternate service locations are finalized prior to closure.

Alternatives

Council could choose to award the base bid only or award the base bid with a varied combination of alternates, or not to award this bid and direct staff to re-advertise, modify the scope, or cancel the project altogether.

Fiscal and Staff Impact/Planned Item

Fiscal and staff impact is described in the attachment.

Attachments

A - Library Board Draft Meeting Minutes - April 2, 2018

B - Project Budget Spreadsheet

C - Budget Revision 2018-15 Mesa Public Library