

Council Meeting Staff Report

July 10, 2018

Agenda No.:	A.
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:	AGR0550-18

Title

Award of Bid No. 19-03 in the Amount of \$768,853 plus Applicable Gross Receipts Tax to Kha’P’o Construction Services for the Fire Station 3 Bunkroom and Roof Improvements Project and Establish a Project Budget in the Amount of \$904,000 and Approval of Related Budget Revision 2019-02.

Recommended Action

I move that Council Award of Bid No. 19-03 in the Amount of \$768,853 plus Applicable Gross Receipts Tax to Kha’P’o Construction Services for the Fire Station 3 Bunkroom and Roof Improvements Project and Establish a Project Budget in the Amount of \$904,000 and Approve Related Budget Revision 2019-02.

County Manager's Recommendation

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

Body

On June 10, 2018, the County advertised a formal competitive solicitation for project construction through Invitation to Bid No. 19-03. Three responses were received on June 28, 2018, and the evaluation committee is recommending award to Kha’P’o Construction Services, the lowest responsive bidder.

Fire Station 3 was opened in 2008 and was constructed with an overhead air conditioning and radiant floor heating system. Over time, fire department staff have noted that these separate systems compete with each other and do not maintain adequate comfort levels, particularly in the Spring and Fall seasons during large temperature swings. Additionally, the existing exterior bunkroom block walls are not insulated and windows are inoperable for fresh air. Temporary heaters are used in the winter and fans in the summer, providing minimal relief. Portions of the roof over the bunkroom and other living areas have failed. Roof repairs were performed in late 2016 as a temporary measure until full replacement could occur.

Working with an architect and their engineer, the following solutions were recommended and designed to address the aforementioned issues:

1. Retire the radiant floor heating system, modify the HVAC system to provide both heating and cooling to the bunkroom area, and install thermostats in each bunkroom for independent control. This will allow each individual bunkroom occupant to independently control the temperature of their respective bunkroom.
2. Installation of an Exterior Insulation Finish System (EIFS). This is an insulated wall system with a stucco-like finish applied to the exterior walls which will seal and insulate the bunkroom walls from the outside. This solution is less costly and less disruptive than an interior option.
3. Replacement of the bunkroom windows with operable windows.
4. Replacement of the roof material with a Thermoplastic Polyolefin (TPO) roof system (80

mil thick) over the living areas. This work also involves removal of the equipment screen and replacing with a railing system; additional gutters and downspouts; and addition of low voltage heating loops on the metal roof and gutters to prevent icing and help extend roof life. Temporary removal of the Rooftop Units (RTU's) is required to accommodate this work.

An 8.5% contingency is included in the project budget amount to cover unforeseen conditions.

Alternatives

Council could choose not to award this bid and direct staff to re-advertise, modify the scope, postpone or cancel the project altogether. However, the heating/cooling of the bunkrooms will not improve and roof leaks may continue.

Fiscal and Staff Impact/Planned Item

The requested budget for the project is \$904,000. See Project Budget Spreadsheet (Attachment A) and Budget Revision Form (Attachment B) for additional details. Any unexpended Fire Marshal Distribution funds will remain in that fund for use by the Fire Department.

Attachments

A - Project Budget Spreadsheet

B - Budget Revision 2019-02 Fire Station 3