



Council Meeting Staff Report

July 9, 2024

Agenda No.:	A.
Indexes (Council Goals):	Quality Excellence - Infrastructure Asset Management
Presenters:	Sara Rhoton; Eric Martinez
Legislative File:	AGR1052-24

Title

Approval of Task Order No. 21 under Services Agreement No. AGR-22-18a with All-Rite Construction Inc. in the Amount of \$372,569.49 plus Applicable Gross Receipts Tax for Mesa Public Library Siding Replacement & Wall Repair and Establish a Project Budget in the Amount of \$485,000

Recommended Action

I move that Council approve Task Order No. 21 under Services Agreement No. AGR-22-18a with All-Rite Construction Inc. in the Amount of \$372,569.49 plus Applicable Gross Receipts Tax for Mesa Public Library Siding Replacement & Wall Repair and Establish a Project Budget in the Amount of \$485,000.

County Manager's Recommendation

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

..Body

The Mesa Public Library building, constructed in 1994, has been a cornerstone of the Los Alamos community for over three decades. Over this period, the building's siding has been exposed to various weather conditions. This exposure has caused significant fading and deterioration, prompting the need for a replacement.

The original siding, installed during the building's construction, was replaced in 2011. This initial replacement served the building well, providing durability and protection for 13 years. However, the intense Ultraviolet (UV) exposure in our region and south facing direction of the building has led to severe fading over time, affecting the building's aesthetic appeal.

Recognizing the need for a more durable and visually appealing solution, Los Alamos County, as part of regular building maintenance and renewal projects, programmed the replacement of the current siding with a new, more-advanced product. County staff conducted an evaluation of different products, and the performance of various siding materials available.

The chosen replacement product is a high-density, color impregnated, fiber cement façade panel that, based on product information, is durable, long-lasting, fire resistant, and not significantly affected by ultraviolet (UV) rays. The product is crafted to withstand harsh weather conditions, including freezing temperatures, heavy rain, and UV exposure and comes with a 10-year warranty. The existing siding is thinner and contains a laminated face that is showing significant fading.

The replacement of the Mesa Public Library building's siding will enhance the structure's visual appeal. The new product will not only address the issues caused by UV exposure but also ensure the building remains a prominent and attractive feature of the community for many years to come. Additionally, various cracks in the building's exterior CMU wall veneer were also noted by staff and inspected by structural engineers. These cracks were determined to be non-structural and will also be repaired as part of the task order.

The project is scheduled to be completed by December of this year, weather and material delivery permitting. Adverse weather conditions and long lead siding material manufacturer and delivery times of 14-16 weeks are possible, which may result in completion into early 2025. Minimal impacts to library services are expected and staff will provide project updates to the public as needed.

Alternatives

Council could choose to not approve Task Order No. 21 at which point, the existing faded siding would remain on the building and the non-structural cracks within the CMU walls would remain and could cause water infiltration into the wall and potentially affect the integrity of the building.

Fiscal and Staff Impact/Planned Item

Funds are budgeted and programmed for the work in the FY25 Major Facilities Maintenance (MFM) Fund.

Upon the removal of the existing siding, the existing Water-Resistant Barrier (WRB) will be inspected. An allowance in the amount of \$40,000 has been programmed into the task order and budget to allow for potential WRB replacement if necessary. A contingency is also included in the budget to accommodate for any unforeseen conditions.

See Project Budget Spreadsheet (Attachment B). Any used funds at the completion of the project will remain/revert to the MFM Fund.

Attachments

A - Task Order No. 21 - AGR 22-18a

B - Project Budget Spreadsheet