

Council Meeting Staff Report

January 24, 2023

Agenda No.:	G.
Indexes (Council Goals):	* 2022 Council Goal - Investing in Infrastructure
Presenters:	Sara Rhoton; Eric Martinez
Legislative File:	AGR0922-23

Title

Approval of Task Order No. 1 under Services Agreement No. AGR22-18d with Pluma, LLC. in the Amount of \$410,929.79 plus Applicable Gross Receipts Tax for Betty Ehart Senior Center Kitchen Renovations and Establish a Project Budget in the Amount of \$590,000

Recommended Motion

I move that Council approve Task Order No. 1 under Services Agreement No. AGR22-18a with Pluma, LLC. in the Amount of \$410,929.79 plus Applicable Gross Receipts Tax for Betty Ehart Senior Center Kitchen Renovations and Establish a Project Budget in the Amount of \$590,000.

Manager's Recommendation

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

Body

The kitchen equipment at the Betty Ehart Senior Center has reached the end of its serviceable life. In anticipation of the need to replace the kitchen equipment, the County applied for and received a state capital outlay grant from the New Mexico Aging and Long-Term Services Department. The County also programmed funds in the Major Facilities Maintenance Program for design and construction. Subsequently, an evaluation of the kitchen was performed, a design developed, and construction plans and specification completed by FBT Architects.

The County has four contractors available under On Call Services Agreement No. AGR 22-18, and all four were solicited to provide a project proposal. Staff evaluated the two proposals received and found the proposal submitted by Pluma, LLC to be reasonable and provides the best value to the County (Attachment A).

The kitchen renovation work includes, but is not limited to the following:

- Remove and replace the exhaust hood and roof top mechanical equipment servicing the exhaust hood and make up air ventilation system to meet current code requirements
- Remove and replace a portion of the interior ceiling tiles and grid, framing, and support system for the new exhaust hood
- Remove and replace kitchen cooking equipment (cook range/griddle, convection oven and deep fryers) and appurtenances
- Install a new walk-in freezer and associated equipment
- Obtain all necessary permits and inspections from the State of New Mexico Construction Industries Division (CID) and County Fire Marshal's Office

Upon Council approval, Task Order No. 1 will be executed, and the Contractor will be notified and issued a Notice to Proceed upon receipt of Performance and Payment Bonds and certificates of insurance. A proposed start date on or about February 1, 2023 is anticipated. Substantial project completion is scheduled for June 30, 2023, with a scheduled Final Completion date of August 31,

2023. Development of the project has been in coordination with the Los Alamos Retired & Senior Organization (LARSO). County staff will continue to coordinate project construction schedules with LARSO staff and provide project updates as necessary.

..Alternatives

Council could choose to not approve the task order and postpone or cancel the project with the consequence that state grant funds may be jeopardized, and kitchen equipment could fail or become unusable impacting programs and service.

Fiscal and Staff Impact/Planned Item

An FY 2020 state capital outlay grant in the amount of \$140,000 was awarded for the commercial kitchen equipment upgrades and expires June 30, 2023.

Within various fiscal years (FY20-23) of the Major Facilities Maintenance (MFM) Program, funding for the project was also programmed for a total amount of \$250,000. An additional \$200,000 is required to fully fund the project and make renovations to meet current code requirements. These additional funds are available from unallocated MFM Fund balance. See Project Budget Spreadsheet, Attachment B.

Project management and administration will be performed by Public Works Project Management staff.

Attachments

A - Task Order No. 1 - Pluma, LLC

B - Project Budget Spreadsheet