



City Council

Approval of a Construction Contract for the Washington Center for the Performing Arts HVAC Upgrade Project - Phase 1

Agenda Date: 8/23/2016
Agenda Item Number: 4.D
File Number: 16-0953

Type: contract **Version:** 1 **Status:** Passed

Title

Approval of a Construction Contract for the Washington Center for the Performing Arts HVAC Upgrade Project - Phase 1

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to award the contract to Trane Building Services, Incorporated, under the U.S. Communities Cooperative, in the amount of \$652,560, and authorize the City Manager to execute all documents necessary to proceed.

Report

Issue:

Whether to approve staff's recommendation to award the construction contract for the Washington Center for the Performing Arts (WCPA) HVAC Upgrade Project, Phase 1, to Trane Building Services, Incorporated.

Staff Contact:

Rick Dougherty, Project Manager, Public Works Engineering, 360.753.8485

Presenter(s):

None - Consent Calendar Item

Background and Analysis:

In early 2016, we hired Trane Building Services (Trane), through the U.S. Communities Cooperative to design improvements to the heating, ventilation and air conditioning (HVAC) system at the WCPA.

The air conditioning (AC) portion of the HVAC system failed in May 2016. Trane determined that the 31-year-old AC unit was beyond repair. We needed to replace it as quickly as possible so we would not disrupt the WCPA performance schedule. Trane recommended that we install a rental unit until they finished the design for the planned HVAC improvements. We completed installation of the rental

unit in June 2016.

We cannot construct the entire HVAC improvement project at one time due to the number of working days available without major disruption to the WCPA performance schedule. Therefore, we need to construct the project in two phases.

Phase 1: Remove and replace the rental AC unit. We will perform this work between December 20, 2016, and January 12, 2017.

Phase 2: Install remaining HVAC system improvements including new controls, which will allow City crews to operate the system remotely. We will perform this phase of work during summer, 2017. In order to meet the December 20 start date, we need to award the contract for Phase 1 so that Trane can begin manufacturing the AC unit. It takes about 12 weeks to build and deliver to the site for installation.

Neighborhood/Community Interests (if known):

This will allow the WCPA to continue their performance schedule without disruption and provide a comfortable atmosphere for the patrons to view the performances. This will also save rental fees, which can then be used on improvements to other City buildings that will benefit the public.

Options:

- 1) Award the contract to Trane Building Services, Incorporated, under the U.S. Communities Cooperative in the amount of \$652,560 and authorize the City Manager to execute all documents necessary to proceed.
 - a. This will allow the project to proceed as planned without impacting the WCPA performance schedule.
 - b. Eliminates payment of monthly rental fees for the AC unit.

- 2) Do not award the contract.
 - a. It will cost at least \$90,000 in additional rental fees.
 - b. The longer construction schedule to build the HVAC improvement project at one time may impact the WCPA performance schedule in the summer of 2017.
 - c. Rejecting the construction contract now may result in higher costs next summer.

Financial Impact:

The project is funded through the Equipment and Facilities Replacement Reserve Fund (029). There are sufficient funds to complete the project.

Overall Project Costs:

Construction Bid - Phase 1:	\$ 652,560
<u>Construction Estimate - Phase 2:</u>	<u>\$ 531,000</u>
Construction Total - Both Phases:	\$1,183,560
Contingency to Award - Both Phases:	\$ 118,400
Engineering: Design, Inspection, Consultants:	\$ 144,125
Permits/Miscellaneous:	<u>\$ 10,000</u>
Total Estimated Project Cost:	\$1,456,085

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Available Project Funding: \$1,564,975

Attachments:

Construction contract