



City Council

Approval of the Construction Contract for the Washington Center for the Performing Arts HVAC Upgrade Project - Phase 2

Agenda Date: 3/21/2017
Agenda Item Number: 4.N
File Number:17-0222

Type: decision **Version:** 1 **Status:** Passed

Title

Approval of the Construction Contract for the Washington Center for the Performing Arts HVAC Upgrade Project - Phase 2

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 \$846,444, including tax, and authorize the City Manager to execute all documents necessary to proceed.

Report

Issue:

Whether to award the construction contract for the Washington Center for the Performing Arts (WCPA) HVAC Upgrade Project, Phase 2, to Trane Building Services, Incorporated.

Staff Contact:

Fran Eide, P.E., City Engineer, Public Works Engineering, 360.753.8422

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 Washington Center for the Performing Arts (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. To ensure the Washington Center would have air conditioning for the remainder of their 2016 performance season, the City installed a rental unit while the ultimate solution was designed.

The HVAC improvement project called for a two phase construction schedule due to the number of working days needed to make the repair. The City worked with staff at the WCPA to schedule the work around their performance schedule. The first phase would occur between December 20 and January 12, while the second phase would occur during the summer of 2017.

Council approved the construction contract for the first phase with Trane for \$652,560 in August, 2016. Our contractor replaced the rental AC unit with a new cooling tower in January, 2017. The City is now ready to proceed with Phase 2 which involves installing the remaining HVAC system improvements, including upgrading the controls. The new controls will allow City crews to operate the system remotely.

Work will start June 27, 2017, and end no later than September 15, 2017.

Neighborhood/Community Interests (if known):

Completing the project allow the WCPA to continue their performance schedule without disruption and provide a comfortable atmosphere for the patrons to view the performances.

Options:

- 1) Award the contract to Trane Building Services, Incorporated, under the U.S. Communities Cooperative in the amount of \$ 846,444, including tax, and authorize the City Manager to execute all documents necessary to proceed.
 - a. This will allow the final phase of the project to proceed as planned and complete the replacement of the failed HVAC system.
- 2) Do not award the contract.
 - a. Attendance at Washington Center for the Performing Arts may go down if patrons are not comfortable due to the temperature of the space. Attendance could impact the Washington Center's ability to bring in popular acts and artists.
 - b. The total cost to complete the work may increase if the project is delayed to some time in the future.

Financial Impact:

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

Total Project Budget:

Phase 1 Total Expense: \$ 748,385

Phase 2 Cost Estimate

Contract, including tax: \$ 846,444

Contingency to Award: \$ 84,644

Engineering: Design, Inspection, Consultants: \$ 53,450

Permits/Miscellaneous: \$ 2,000

Total Phase 2: \$ 986,538

Total Both Phases: \$1,734,923

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Available Project Funding: \$1,747,643

Attachments:
Construction Contract