



City of San Antonio

Agenda Memorandum

File Number: 16-3189

Agenda Item Number: 7.

Agenda Date: 6/16/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: (Construction) Central Library Building Controls Replacement Project

SUMMARY:

An ordinance for the Central Library Building Controls Replacement Project awarding a construction contract to Climatec, LLC, in an amount not to exceed \$417,550.00, a 2012-2017 General Obligation Bond-funded Project located in Council District 1.

BACKGROUND INFORMATION:

Project Background

The 2012-2017 Bond Program approved \$4,000,000.00 for renovations, repairs, upgrades and space reconfiguration at the Central Library facility, located in Council District 1. The improvements identified for the Library were divided into smaller projects that decreased the amount of interruptions to the Library patrons, staff and administration. Various individual projects renovations and major upgrades to the facility have been completed utilizing the approved bond funds. The projects completed thus far include:

- 1st Floor Public Restroom Renovation - May 2014
- Carpet Replacement on Floors 2nd, 5th, and 6th - October 2014
- Exterior Building Signage - May 2014
- Public Elevator Replacements - December 2014
- Teen Center Renovation - May 2015

- Chiller Replacements - May 2016
- Controls Replacement- estimated completion January 2017 (to be completed with approval of this contract award and is included within the total project to be paid from the existing \$4 million)

Procurement of Services

This Project was advertised for construction bids in March 2016 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily and on TVSA. Bids for this Project were opened on April 12, 2016 and three bidders responded. Of these, Climatec, LLC, submitted the lowest responsive bid. A matrix of the bid outcome is included herein.

Climatec, LLC, has agreed to meet a 5% Minority/Women-Owned Business Enterprise (M/WBE) subcontracting goal.

This construction contract was developed utilizing the low bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

This ordinance for the Central Library Building Controls Replacement Project awards a construction contract to Climatec, LLC, in an amount not to exceed \$417,550.00, a 2012-2017 General Obligation Bond-funded Project located in Council District 1.

This project will consist of the replacement of the existing control devices, also known as Direct Digital Control (DDC), that operate the Heating, Ventilating, and Air Conditioning (HVAC) system, via computer software. The replacement will include new computer software, a new server, main operator work station, and all new field level electronic controls devices. The new controls systems software and devices shall be non-proprietary, allowing users to mix-and-match devices from different manufacturers, and provide integration with other compatible building control systems. This system will allow the user to monitor, control, alarm, and diagnose the HVAC system remotely by viewing real time reports via laptop or smart phone. The reports are generated in a variety of formats including bar graphs, pie charts, etc.

The building controls replacement only applies to the DDC HVAC building systems and does not include pneumatic systems primarily associated with the Atrium Smoke Control System, which is part of the life safety building systems. High ceiling spaces throughout the library will affect access to VAV (Variable Air Volume) boxes during this Project. Dual duct air distribution boxes located throughout the occupied spaces of the building will need to be accessed to replace controllers and associated control wiring. This work will require mobile lifts and will need to be coordinated to minimize impact on library patrons and staff during normal building operation hours. Project construction is anticipated to begin in July 2016 and is estimated to be completed in January 2017.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this adversely would affect the timely completion of the Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$417,550.00, payable to Climatec, LLC. Funds are available from 2012-2017 General Obligation Bond Program and are included in the FY 2016-2021 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance and awarding a construction contract in an amount not to exceed \$417,550.00 to Climatec, LLC for the Central Library Controls Replacement Project.