



Recommendation for Action

File #: 21-1118, **Agenda Item #:** 11.

2/18/2021

Posting Language

Authorize award and execution of a construction contract with Mechanical & Process Systems, LLC (MBE), for the Waller Creek Center HVAC Rehabilitation project in the amount of \$1,467,711 plus a \$146,771 contingency, for a total contract amount not to exceed \$1,614,482.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 57.16% MBE and 2.62% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of Austin Water.

Purchasing Language:

Lowest responsive bid of four bids received through a competitive Invitation for Bid solicitation.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749; Garrett Cox, 512-974-9423; or the Project Manager, Alison Von Stein, 512-974-7217.

Council Committee, Boards and Commission Action:

February 3, 2021 - Recommended by the Water and Wastewater Commission on a 9-0 vote, with Commissioner Williams off the dais.

Additional Backup Information:

The existing air handling units at the Waller Creek Center are original to the building and were installed in 1984. Typical life span for this type equipment is 25 to 30 years. The air handling units have been minimally upgraded with new motors in the past 10 years and are to be replaced because they have reached the end of their useful life.

The age of the equipment warrants replacement of the fans, coil, and casing insulation; in this case, a rehabilitation approach would not be cost-effective compared to a full replacement. The replacement work will allow for duct reconfiguration within the mechanical rooms and better outside air balance.

The dedicated outside air system located on the roof was installed with the original equipment in 1984 and is not outdoor rated. The casing has become well oxidized and requires full replacement.

The final portion of the scope includes air balance of all existing terminal units. Over the past 36 years of use, the facility has undergone use changes and reconfigurations, resulting in a discrepancy between the building load profile and the air distribution. The project scope includes a much-needed air balance to the building which has been based upon accumulated data and engineering calculations. This airflow adjustment will improve heat load management and comfort throughout. The project also provides thorough system documentation.

This project will have limited impact to the public, if any, because Waller Creek Center is a secured access facility, and because of COVID-19 restrictions that access is even more limited than usual.

The scope of this project is recommended to move forward to promote the continued use and long-term sustainability of Waller Creek Center.

Due to the potential for changes related to hidden existing conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

The contract allows 240 calendar days for completion of this project. This project is located within zip code 78701 (District 9).

Mechanical & Process Systems. LLC (MBE/MA) is located in Round Rock, Texas.

Strategic Outcome(s):

Government That Works for All; Safety