



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 25, 2014

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Contract For Construction Of Santa Barbara Police Department Heating, Ventilation, And Air Conditioning Replacement Project

RECOMMENDATION: That Council:

- A. Award a contract with ACCO Engineered Systems in their low bid amount of \$1,234,567 for construction of the Santa Barbara Police Department Heating, Ventilation and Air Conditioning Replacement Project, Bid No. 3755; and
- B. Authorize the Public Works Director to execute the contract and approve expenditures up to \$185,000 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

DISCUSSION:

PROJECT DESCRIPTION

The City of Santa Barbara Police Department building is over 50 years old. Most of the heating, ventilation, and air conditioning (HVAC) system, including the boiler, chiller, cooling and air handling systems, are over 50 years old, in poor condition, and need to be replaced. Replacing the inefficient heating and cooling system is estimated to save the City approximately \$70,000 a year.

On December 10, 2013, Council authorized the Public Works Director to execute a Professional Services Agreement with Mechanical Engineering Consultants (MEC) in the amount of \$150,000 for the final design of the Police Department HVAC Replacement Project at the Santa Barbara Police Department, at 215 East Figueroa Street. This design has since been completed, approved, and permitted by the City.

City Staff has undergone a thorough process of selecting a contractor to complete the construction for this project. The project was advertised and competitively bid as per the City's public contracting guidelines. Nineteen construction contractors attended the bid walk, and there were two official bid submittals. ACCO Engineered Systems (ACCO) bid was below the independent engineer's cost estimate supplied by the designer. ACCO's

detailed cost breakdown is considered fair and reasonable and reflects the cost breakdown for similar projects.

CONTRACT BIDS

A total of two bids were received for the subject work, ranging as follows:

BIDDER	BID AMOUNT
1. ACCO Engineered Systems	\$1,234,567
2. Smith Electric Services	\$1,370,000

The low bid of \$1,234,567 submitted by ACCO, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

BUDGET/FINANCIAL INFORMATION:

This project is funded in the Fiscal Year 2015 Facilities Capital Fund budget.

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

Design by Contract (Completed)	\$150,000
City Staff Costs (Completed)	\$5,000
Subtotal	\$155,000
Construction Contract	\$1,234,567
Construction Change Order Allowance	\$185,000
Subtotal	\$1,419,567
Construction Management/Inspection (by City Staff)	\$7,500
Subtotal	\$7,500
TOTAL PROJECT COST	\$1,582,067

SUSTAINABILITY IMPACT:

Staff anticipates significant energy and cost savings to result from upgrading the 50-year old outdated system to a new, state-of-the-art variable HVAC system.

PREPARED BY: Jim Dewey, Facilities & Energy Manager/MW/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office