



Board Report

File #: 2020-0318, File Type: Contract

Agenda Number: 31.

CONSTRUCTION COMMITTEE AUGUST 20, 2020

SUBJECT: DIVISION 11 AND 22 HVAC AND ROOF REPLACEMENT

ACTION: APPROVE CONTRACT MODIFICATION

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to execute Contract Modification No. 3 to Contract No. C56872C1142 with Archico Design Build Inc. to provide Heating, Ventilation and Air Conditioning (HVAC) replacement and additional roofing replacement and increase the contract price by \$1,820,450.00 from \$6,570,294.00 to \$8,390,744.00.

ISSUE

Archico Design Build Inc. is contracted to provide roof replacement at Metro Operating Divisions 11 and 22. During the project, a need for the replacement of the HVAC equipment at these locations was identified. Due to Archico Design Build Inc. removing the existing HVAC equipment as part of the scope of work for the roof replacement, it has been identified that replacement equipment can be added as part of the new scope of work. Maintenance of Way Engineering seeks board approval to modify the current contract.

BACKGROUND

In May 2019, Metro awarded Contract No. C56872C1142 to Archico Design Build Inc. to perform a complete design, roofing system tear off and replacement at the Division 11 Ancillary Shop and Vehicle Shop Buildings and the Division 22 Maintenance Shop Building.

In January 2020, the HVAC equipment at Divisions 11 and 22 were identified to be at their end-of-Life, beyond repair, having significant environmental risks and leaking significant amounts of non-compliant refrigerants when the units fail, a violation that can result in fines. Due to Archico Design Build Inc. removing the existing HVAC equipment as part of the roof replacement scope, it has been determined that Archico Design Build Inc. could replace the equipment with new energy efficient equipment.

DISCUSSION

Under this contract, Archico Design Build Inc. provides design, construction and project management services. The design includes heat load analysis, structural and seismic analysis, sustainability

assessment, and system controls and integration. The construction includes the acquisition of the replacement HVAC equipment, installation, and necessary refurbishment, electrical and commissioning services.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure providing safe work environment for staff.

FINANCIAL IMPACT

Funding for the HVAC replacement contract modification is in the Board approved Life of Project (LOP) budget for Capital Project 204801 - Rail Facilities HVAC/Light Retrofit in the amount \$4,205,100.

Impact to Budget

The funding source for the HVAC replacement at the two rail divisions will be a mix of eligible and available local funds such as Proposition A 35%, Green Fund, or other funds appropriate for state of good repair given approved funding provisions and guidelines.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This board action supports Strategic Goal 5; Provide responsive, accountable, and trustworthy governance within the Metro organization.

ALTERNATIVES CONSIDERED

The Board may decline to approve the contract modification. This alternative is not recommended as it will result in End-of-Life HVAC equipment being put back in service during the summer months while continuing to have significant environmental risks.

NEXT STEPS

Upon Board approval, staff will execute Modification No. 3 to Contract No. C56872C1142 with Archico Design Build Inc. to begin construction to replace the HVAC equipment at Divisions 11 and 22.


ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - Contract Modification/Change Order Log
Attachment C - DEOD Summary

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