



Midpeninsula Regional
Open Space District

R-14-124
Meeting 14-28
October 8, 2014

AGENDA ITEM 5

AGENDA ITEM

Award of Contract for the Skyline Field Office HVAC Replacement Project

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to be "G.M.", is written over the end of the "GENERAL MANAGER'S RECOMMENDATIONS" header.

1. Authorize the General Manager to enter into a contract with B Bros Construction Inc., of San Leandro, CA, for an amount not-to-exceed \$264,585, which includes the contract price of \$240,532 to replace the Heating, Ventilation, and Air-Conditioning system at the Skyline Field Office, and a 10% contingency amount of \$24,053 to cover any unanticipated additional repairs.
2. Authorize the General Manager to amend the professional services contract with Tannerhecht, Inc. to increase the total contract amount by \$19,540 to a not to exceed amount of \$44,420, for construction administration and oversight, which includes a 10% allowance amount of \$1,954 to cover any unanticipated problems during construction.
3. Determine that the proposed project is categorically exempt from the California Environmental Quality Act, as set out in the staff report.

SUMMARY

A Request for Bids for construction services to replace the existing Heating, Ventilation, and Air-Conditioning (HVAC) system at Skyline Field Office (SFO) was issued on August 8, 2014. Two bid proposals were received and opened on Monday, September 8, 2014. The General Manager recommends awarding a contract for construction services for the SFO HVAC Replacement Project (Project) to B Bros Construction for a total amount not-to-exceed \$264,845. This amount includes a 10% contingency to cover any unanticipated repairs. The General Manager also recommends amending the contract with Tannerhecht, Inc. to a total amount not-to-exceed \$44,420 for construction administration and oversight. The FY2014-15 Budget includes sufficient funds for both of these contracts, which total \$310,000.

DISCUSSION

Background

The Skyline Field Office (SFO) was constructed in 1998 and currently serves 26 full-time Operations staff, 5 seasonal employees as well as visiting District staff from the administrative office. The HVAC system has not been reliable, requires high levels of maintenance and repair, and has regularly failed to provide heat in the winter. The Skyline Area Superintendent began evaluating the HVAC system for replacement in 2004. Staff contracted with Tannerhecht, Inc.

in 2008 to facilitate the Administrative Office Remodel and to replace the HVAC system at SFO. The HVAC work at SFO was partially completed before the work grew to encompass a full analysis of all facilities needs at SFO. The District then pursued a new shop building at SFO until Santa Clara County required the access road be widened and water storage at the site be expanded, driving the cost of the project up by \$1.5 million. The District elected to drop pursuit of the shop building in 2010.

Staff contracted with Tannerhecht, Inc. in 2014 to complete the HVAC replacement work. This included finalizing the design, completing the permitting process with Santa Clara County, and assisting with the bidding process.

This HVAC system was selected to meet the requirements of the facility, conform to upcoming state-wide standards for HVAC systems, and meet certain LEED standards for new construction, though the project is not intended to be LEED certified. The propane heating system is more efficient during the winter and is less prone to failure. The new system brings increased efficiency and features the circulation of un-conditioned air for times when outside weather permits. An attic vent is included to reduce cooling costs during the summer.

Bid Proposals

The Request for Bids for the Project was sent to seven contractors and six builders' exchanges. Legal notices were posted in the San Jose Mercury News. The Invitation to Bid was also posted on the District website. A mandatory pre-bid meeting was held at the Project site on August 21st, 2014, and was attended by 8 contractors. Sealed bids were due on September 8th, 2014, and two bids were received and opened. The results of the two base bids are as follows:

Bidder	Location	Total Base Bid	Percent Difference from Engineer's Estimate of \$210,000
Babel Construction, Inc.	San Jose	\$208,000	-1%
B Bros Construction, Inc.	San Leandro	\$222,932	+6%

The Public Contract Code provides that public construction contracts are awarded to the lowest responsive and responsible bidder based on the total base bid amount. A "responsible bidder" is defined as "a bidder who has demonstrated the attributes of trustworthiness, as well as quality, fitness, capacity and experience to satisfactorily perform the Contract" (Pub. Contr. Code § 1103) and a "responsive" bid is one that, on its face, conforms to the material terms of the bid package. Upon review of the Bid Proposals, and confirmation of the contractors' qualifications, B Bros. Construction was determined to be the lowest responsible bidder who submitted a responsive bid. The bid from Babel was determined to be non-responsive due to the failure to list a qualified subcontractor to handle the asbestos, and a variety of other deficiencies in the bid. The recommended contract award to B Bros would be for \$264,585, which includes the contingency and the solar tube add alternate to provide natural lighting.

Contingency and Alternates

In January 2014, District staff formed a "Green Team" with representatives from different departments to evaluate and research "green" products and practices. One of the improvements suggested to the Green Team by SFO staff was to reduce the use of electric lights through the installation of solar tubes, similar to skylights, at key locations. The HVAC project involves significant roofing work. Staff included two sets of solar tubes as additive alternates, grouping the most effective tubes in alternate 'A'. Based on the pricing received, staff is recommending

only proceeding with the priority set of solar tubes alternate 'A' for a total of \$19,360, which includes a 10% contingency. Permitting and constructing the solar tubes at a later time would add costs to construction and require additional staff resources.

Given that the project involves exposing currently enclosed materials and subsurface excavation, a 10% contingency on the base bid of \$222,832 is recommended for circumstances that cannot be anticipated. The contingency is not included in the award of contract, and is held and controlled by the District.

FISCAL IMPACT

The total cost of this project is \$310,000, which includes design, permitting, and construction. The FY2014-15 Budget included \$186,000 for the project. However, subsequent engineering estimates for construction came in at \$210,000 and architectural and design work will cost \$44,420. In addition, the actual construction bid came in at \$222,832 (\$12,832 over estimate), the 10% contingency adds \$22,283, and the alternate for solar tubes adds \$19,360 (which includes a 10% contingency). The cost difference between what was budgeted and what is required (\$124,000) will be funded from \$150,000 in cost savings from multiple Sierra Azul demolition projects. This project will not change the overall budget for Operations. The total cost of this project is \$310,000,

As has been previously reviewed with the Board, construction costs have been rapidly escalating and this trend is also affecting this project.

BOARD COMMITTEE REVIEW

This item and other SFO health and safety improvements were reviewed by the Planning and Natural Resources Committee on February 18th, 2014.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act. No additional notice is required.

CEQA COMPLIANCE

Replacement of the HVAC system is categorically exempt under Section 15301 (Minor alterations to existing structures) of the California Environmental Quality Act.

NEXT STEPS

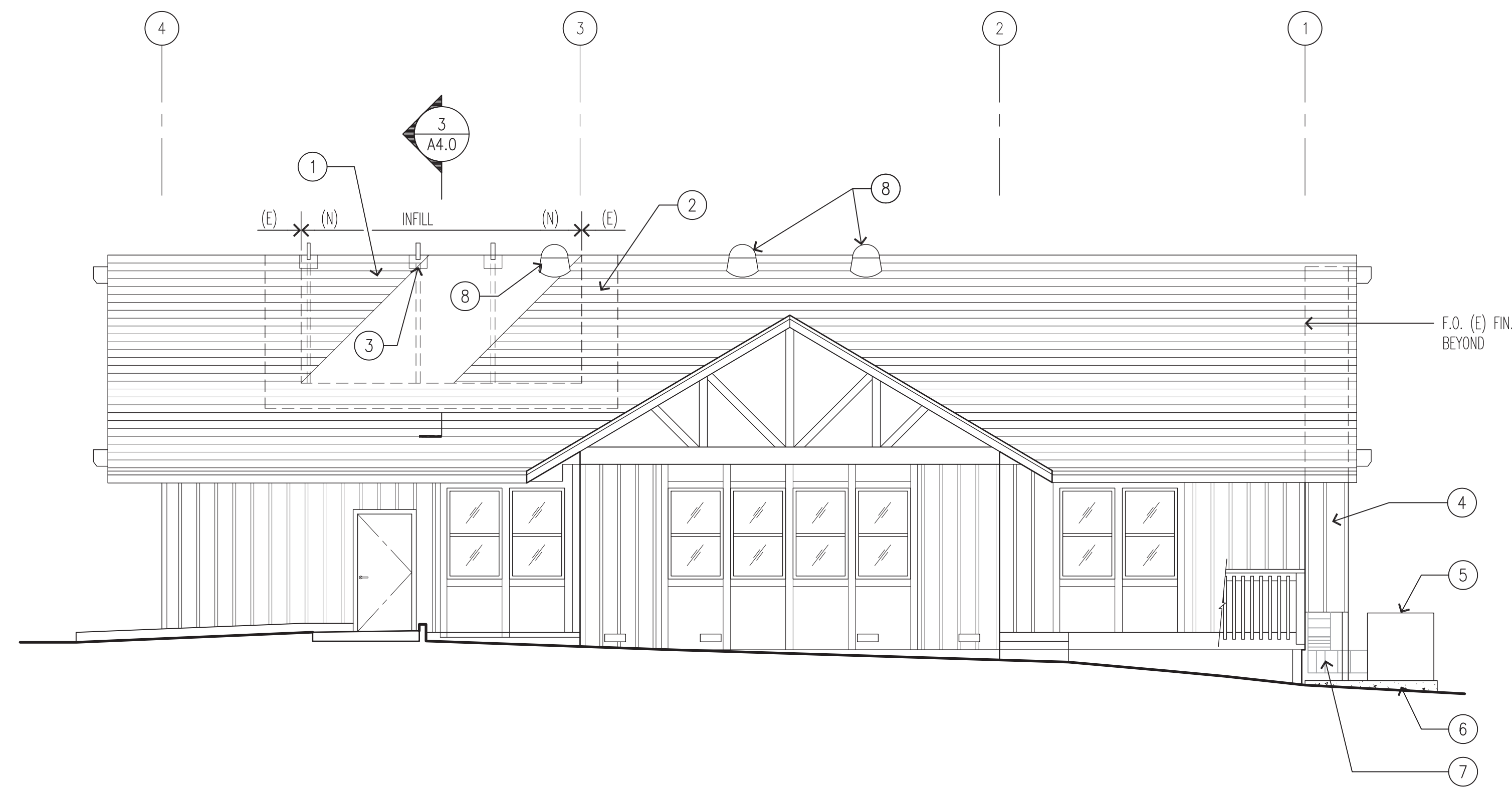
If approved by the Board of Directors, the General Manager will enter into a contract with B Bros Construction Inc. to perform construction services for the Project and Tannerhecht to provide construction administration and oversight services for the Project. Activation of the construction contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is scheduled to be completed in January 2015.

Responsible Department Head:
Michael Newburn, Operations Manager

Prepared by:
Aaron Hébert, Contingent Project Manager

Attachment:

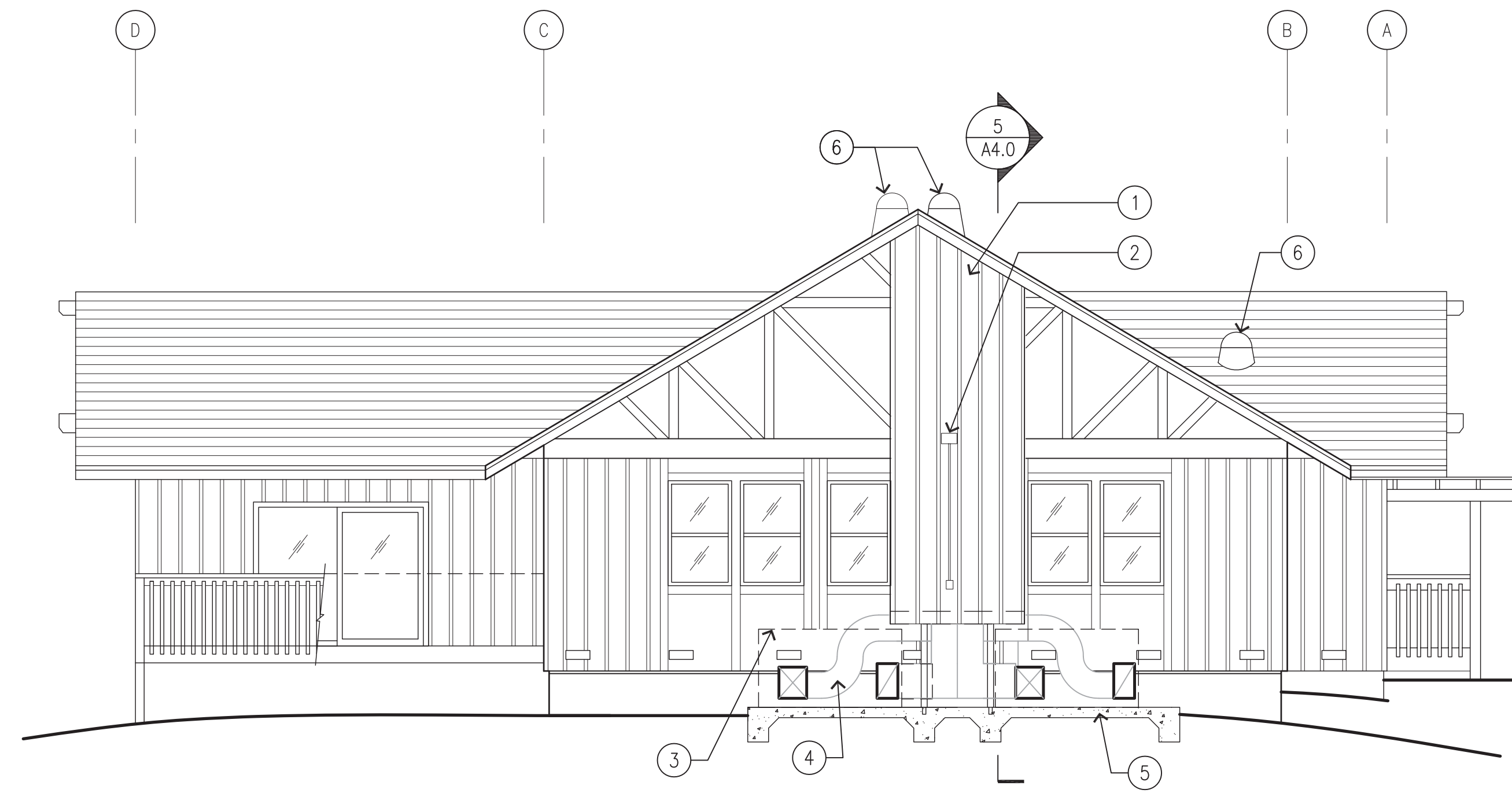
1. SFO HVAC Plan Sets



3 IMPROVEMENT NORTH ELEVATION
A2.0 3/16" = 1'-0"

IMPROVEMENT ELEVATION KEY NOTES:

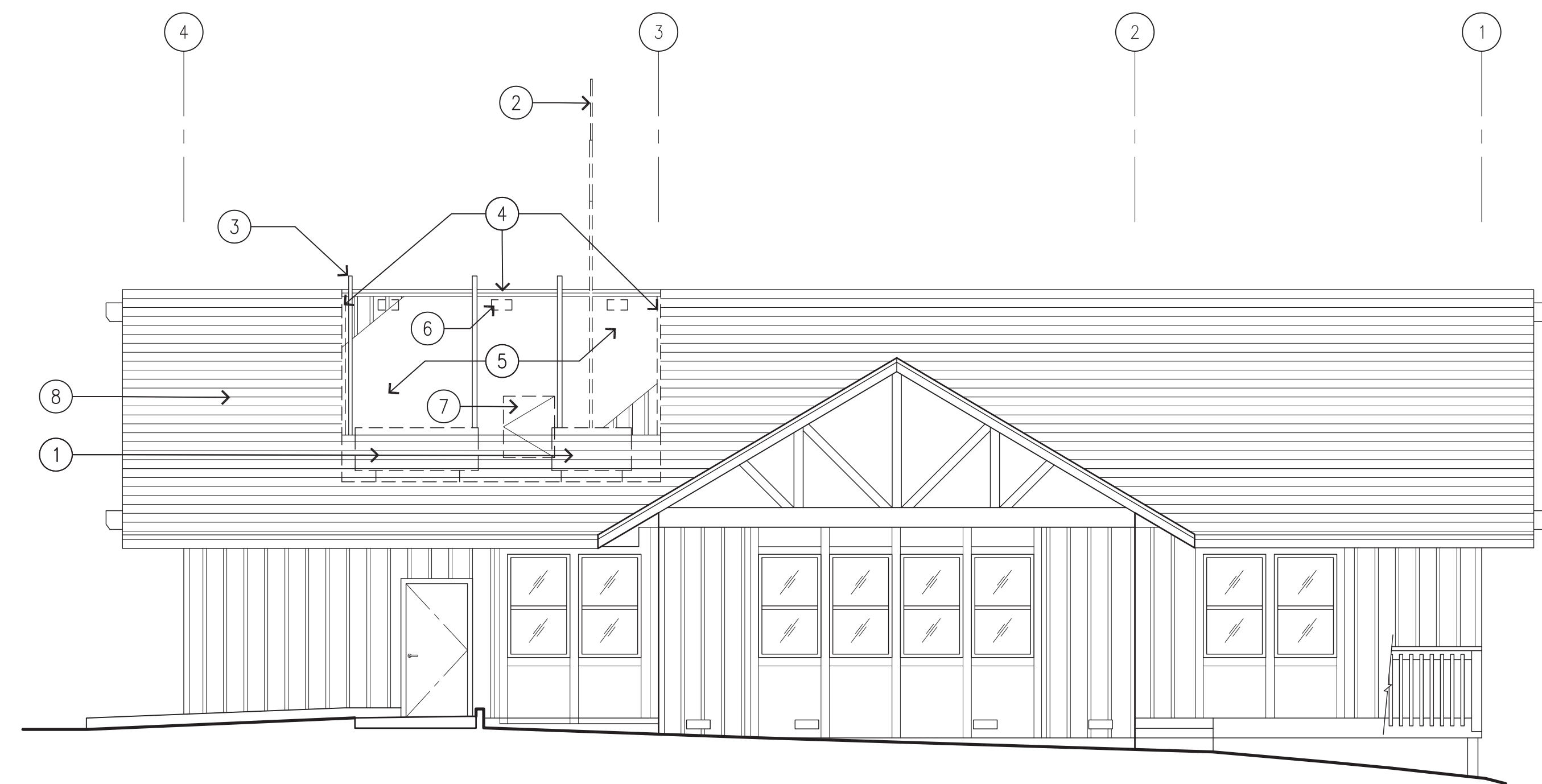
- 1 (N) CLASS B COMPOSITE ASPHALT SHINGLES OVER INFILL FRAMING: 1/2" CDX PLYWD OVER 2X12 JOISTS
- 2 EXTEND (N) SHINGLES 2'-0" MIN. BEYOND (N) INFILL AREA
- 3 PROVIDE (N) GSM JACK FLASHING AROUND (E) VENT PIPE PENETRATIONS THROUGH (N) INFILL ROOF
- 4 (N) DUCT ENCLOSURE BEYOND W/ CEMENT FIBERBO SIDING, PAINT
- 5 (N) HVAC UNITS BEYOND, S.M.D.
- 6 (N) CONC. SLAB ON GRADE BEYOND
- 7 (N) G.S.M. DUCTS BEYOND, S.M.D.
- 8 ADD ALTERNATE NO. 1 & 2: NEW SOLAR TUBE SEE A2.0.



4 IMPROVEMENT WEST ELEVATION
A2.0 3/16" = 1'-0"

IMPROVEMENT KEY NOTES:

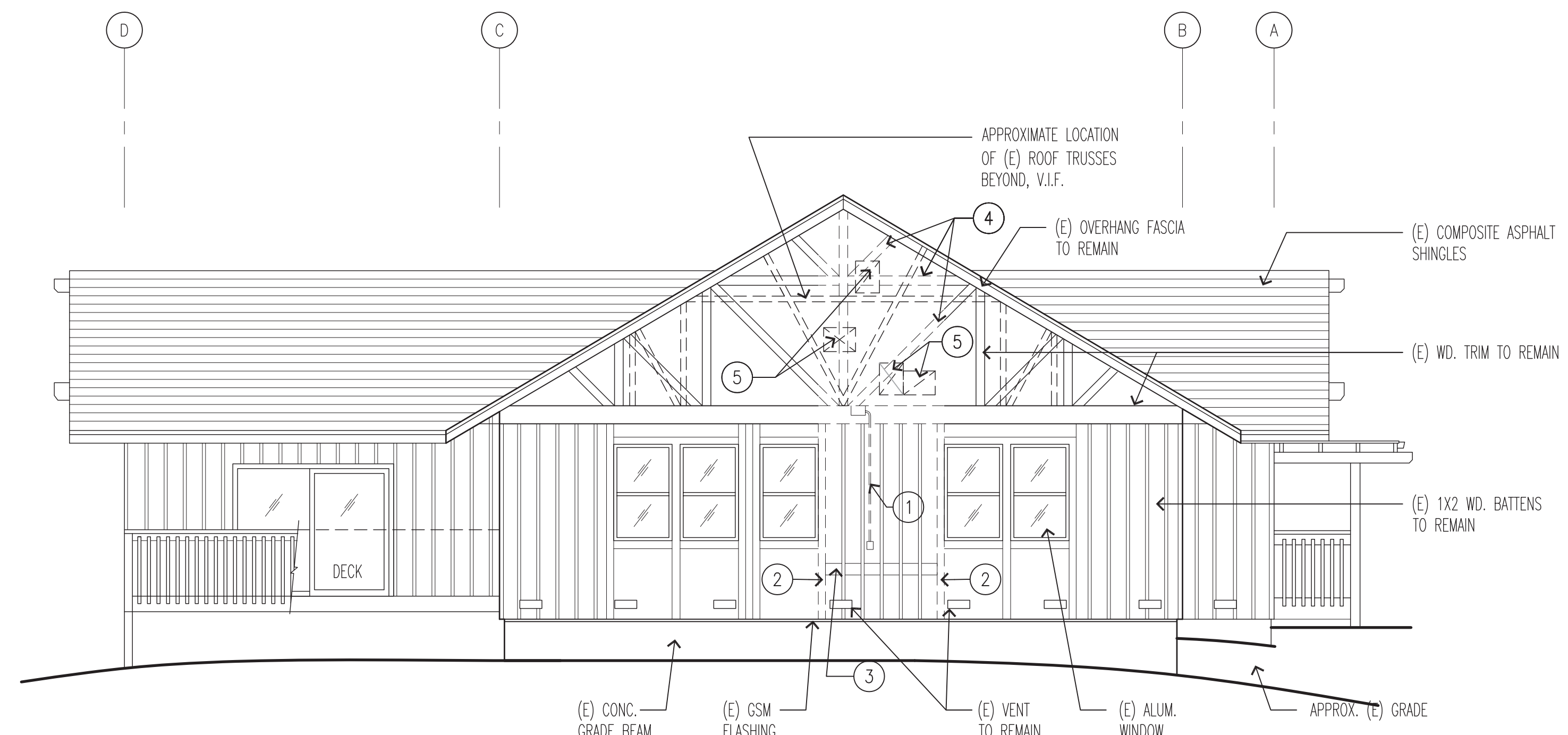
- 1 (N) FIBER CEMENT BD. SIDING W/ 1X3 BATTENS @ 1'-0" O.C., PAINT
- 2 INSTALL SALVAGED LIGHT FIXTURE & SWITCH
- 3 (N) HVAC UNITS SHOWN DASHED, S.M.D.
- 4 (N) GSM DUCTS, PAINT, S.M.D.
- 5 (N) CONC. SLAB ON GRADE
- 6 ADD ALTERNATE NO. 1 & 2: NEW SOLAR TUBE SEE A2.0.



2 EXISTING NORTH PLAN
A2.0 3/16" = 1'-0"

DEMOLITION KEY NOTES:

- 1 REMOVE (E) HVAC UNITS, S.M.D.
- 2 (E) WEATHER VANE TO BE REMOVED BY OWNER
- 3 (E) VENT STACKS TO REMAIN
- 4 REMOVE (E) FLASHING, COPING, WD. TRIM AND WD. SIDING BACK TO STUDS TO RECEIVE (N) RIM JOISTS AROUND PERIMETER OF OPS.
- 5 (E) WD. SIDING W/ VERT. BATTENS TO REMAIN
- 6 REMOVE 6"x12" OPENINGS BELOW RIDGE JST. & STUD SPACES.
- 7 REMOVE (E) ACCESS DOOR
- 8 (E) COMPOSITE ASPHALT SHINGLES



1 EXISTING WEST ELEVATION
A2.0 3/16" = 1'-0"

DEMOLITION KEY NOTES:

- 1 REMOVE (E) LIGHT, CONDUIT & SWITCH AND SALVAGE FOR REUSE.
- 2 REMOVE (E) WD. TRIM/BATTEN AT WINDOW JAMBS, FULL HEIGHT. DO NOT DISTURB (E) EXTERIOR SHEATHING, WINDOW ASSEMBLY OR WATERPROOFING.
- 3 REMOVE (E) BATTENS AND EXTERIOR SHEATHING W/N THIS AREA TO RECEIVE (N) WD. LEDGER. SEE DWG. A4.0
- 4 REMOVE (E) WD. TRIM W/N AREA OF WALL TO RECEIVE (N) DUCT CHASE ENCLOSURE
- 5 PROVIDE (N) OPENING IN (E) WALL FOR (N) DUCT PENETRATIONS. FIELD VERIFY LOCATIONS BASED ON LOCATION OF (E) ROOF TRUSS CHORDS AT INTERIOR SIDE OF WALL IN ATTIC. DO NOT CUT OR DAMAGE (E) TRUSS CHORDS.