CITY OF TEMPE
REQUEST FOR COUNCIL ACTION

Council Meeting Date: 10/15/2015
Agenda Item: 5B13

ACTION: Award a construction contract to Midstate Mechanical, Inc. for replacement of the cooling towers at the Tempe Transportation Center.

FISCAL IMPACT: The construction contract amount is $152,481 and the project contingency amount is $15,000. Funds to cover this contract and related costs are appropriated for fiscal year 2015/16 in Capital Improvement Project No. 6006099, Tempe Transportation Center Facility Asset Maintenance.

RECOMMENDATION: Award construction contract.

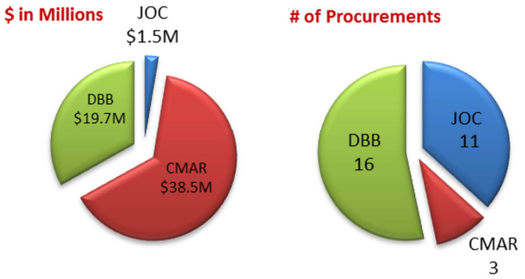
BACKGROUND INFORMATION:

Contract Type: Design-bid-build construction contract

Procurement Method – Construction:
Design-Bid-Build (lowest responsible bid) was selected as the procurement method due to the standardized details, project timeline, and the ability to develop precise plans and specifications for construction of this project. The scope of work does not warrant the use of Job Order or Construction Manager at Risk construction services. The selection was based on the process set forth in A.R.S. § 34-201, et seq.

Staff is providing a snapshot of the City's current CIP construction activity by procurement method:

CMAR – Construction Manager at Risk
DBB – Design, Bid, Build (low-bid)
JOC – Job Order Contract



Bid Received:
On September 16, 2015, the following bids were received:

Midstate Mechanical, Inc.	$152,481.00
HACI Service, LLC	$178,845.73
Pueblo Mechanical	$185,567.00
Williams Mechanical	non-responsive
Patriot Mechanical	bid withdrawn

Staff reviewed the bid of Interstate Midstate Mechanical, Inc., the lowest responsive bid, and found it to be in order. The selection was based on the process set forth in A.R.S. § 34-201, et seq.

Project History:
The Tempe Transportation Center is a LEED-certified building (Leadership in Energy and Environmental Design) constructed using recycled materials and designed to capitalize on sustainable technology. The building has two roof mounted cooling towers that are integral to the building's cooling system. Three re-use water cycles are typical for standard cooling towers.

After the last cycle, the water is flushed and replaced with clean potable water. By recycling water with chemical treatments, water is reused up to 30 times before being flushed. Savings calculations indicate that the cooling towers saved up to 1.55 million gallons of water annually.

The towers are rapidly approaching the end of their service life, are beginning to corrode, and are not functioning as efficiently as they once did.

Scope of Work:
The scope of work is to replace the two existing cooling towers, water filters, meter, and associated piping. The scope also includes increasing the structural supports and expanding the screening walls on the roof. The project schedule calls for the work to be completed this winter season when temperatures are the lowest and the cooling system is not in constant use.

The project contingency has been established at $15,000, approximately ten percent (10%) of the construction contract amount, to cover possible unforeseen conditions during construction.

ATTACHMENTS: Construction contract (technical specifications available in Engineering office).

STAFF CONTACT(S): Andy Goh, Deputy Public Works Director/City Engineer, (480) 350-8896

Department Director: Don Bessler, Public Works Director
Legal review by: Judi Baumann, City Attorney
Prepared by: Donna Rygiel, Engineering Contract Supervisor