



AGENDA REPORT

Meeting Date: May 6, 2008
Item Number: F-6
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Subject: APPROVAL OF CHANGE ORDER NO. 1 TO THE CONTRACT WITH AIR CONDITIONING SOLUTIONS, INC. FOR THE CENTRAL PLANT CHILLER REPLACEMENT; AUTHORIZE THE CITY MANAGER TO SIGN CHANGE ORDER NO. 1; AND

APPROVE A CHANGE PURCHASE ORDER IN THE AMOUNT OF \$77,120 TO AIR CONDITIONING SOLUTIONS, INC. FOR THIS WORK

Attachments: 1. Change Order No. 1

RECOMMENDATION

Staff recommends that the City Council move to approve Change Order No. 1 to the contract with Air Conditioning Solutions, Inc. (Agreement No. 18-08) in the amount of \$77,120 for a total contract amount of \$744,125 for additional air conditioning work at the Data Center for Information Technology as part of the replacement of the Central Plant chillers for additional cooling capacity and increased energy efficiencies.

INTRODUCTION

A contract was awarded on January 29, 2008, to Air Conditioning Solutions, Inc. to replace the chillers in the Central Plant. The scope of work includes replacement of the existing chillers with two new chillers utilizing the state of the art energy efficient compressor technology; install variable speed drives on the Central Plant chilled water pumps; reconfigure the existing chilled water piping to allow for dedicated pumps for each chiller; integrate the chiller control interface into the existing Honeywell Automation System; and upgrade pumps and valves throughout the Civic Center facilities to increase energy efficiency and significant long-term energy savings for the City.

DISCUSSION

The existing chillers in the Central Plant have reached the end of their useful life and are currently not able to adequately serve the Civic Center loads during peak cooling demand periods. One specific area where inadequate cooling capacity has been identified is the Information Technology Data Center in level B of the Library. The continued growth and maintenance of various technology systems have resulted in a critical environmental situation for the Data Center.

The replacement chillers will provide for the additional cooling capacity for the Civic Center facilities. However, to alleviate the condition for Information Technology, and to provide the necessary cooling environment for planned upgrades to the City's Data Center, additional cooling units are required in the Data Center and in the electrical equipment room that houses the uninterruptible power supply (UPS). A change order proposal was prepared by Air Conditioning Solutions, in the amount of \$77,120 for completion of the following additional scope of work:

- Install two new 3-ton Carrier condensing units
- Install two new indoor fan coil floor mounted units
- Install two new Data Aire indoor computer room units (5 tons)
- Install two new wall mounted air cooled condensers
- Install new refrigerant piping
- Install electrical conduit, wire and sensors to tie into Honeywell system
- Install two new wall mounted digital thermostats and wiring
- Install sensors in new UPS room to monitor temperature and generate alarm
- Start up equipment and test operation of units

The original contract amount is \$667,005. Subject to approval of Change Order No. 1 for \$77,120; the new contract amount will be \$744,125. Staff recommends leaving the original contingency of \$30,000 intact to address any unforeseen field conditions during the replacement of the chiller equipment.

The original contractual completion date is July 21, 2008, and a time extension of five days is required to perform this work for a new contractual completion date of July 26, 2008.

FISCAL IMPACT

Funding for this contract work has been budgeted from the 07-08 Capital Improvement Program (CIP) budget for Central Plant Upgrades, project #0584.

Funding for Change Order No. 1 is provided for in Information Technology's budget for Miscellaneous Technology Projects (31410348-85050).



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By

