



DATE: July 2, 2015

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Library Chiller Replacement, Project 15-51 – Approve Plans and Specifications/Authorize Bids**

RECOMMENDATION

1. Approve plans and specifications for the Library Chiller Replacement, Project 15-51, and authorize staff to advertise the project for bids.
2. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

BACKGROUND

The Mountain View Public Library opened in 1997 with a 165-ton air conditioning (AC) system with chillers mounted in an attic space above the Bookmobile garage. Responding to patron and staff complaints about uncomfortably high temperatures in the building, particularly after sequential hot days, the City commissioned an engineering study in 2004 to evaluate the system and propose alternatives for improving temperatures. The study found the system to be undersized and recommended adding capacity. Cost estimates ranged from \$175,000 to \$250,000, and improvements were not made due to the high cost.

Approximately one year ago, one of the three chillers serving the Library failed, further reducing the system capacity. Repair of the chillers is challenging because the system is located in a confined attic space, the system was custom designed for the space so parts are not available, and the system would have to be down for an undetermined amount of time to fully diagnose and repair the failure. With recent upgrades to building controls, staff has been able to operate the building adequately on most days, though the system will not perform adequately if another chiller unit fails.

On December 16, 2014, the City Council funded replacement of the chillers with a ground-mounted system to be located behind the Library. The new system will have

added capacity, be more accessible, and be a standard unit for which parts will be available. Figure 1 shows the proposed location of the new chillers.

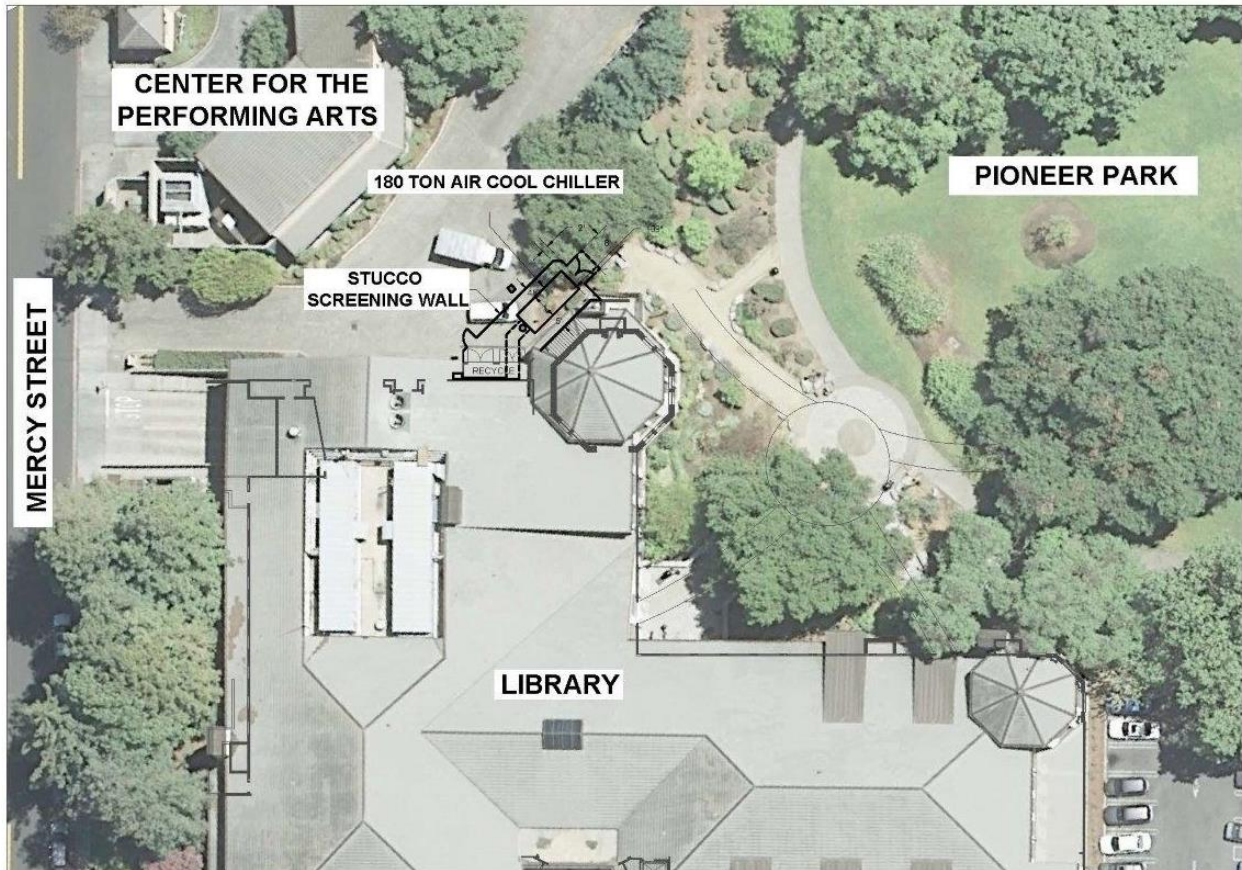


Figure 1 – New Chiller System Location

ANALYSIS

The plans and specifications for the Library chiller replacement are complete and ready for bid. The new 180-ton system will be located behind an 8' high stucco screening wall that will match the materials on the Library building. Realignment of a pathway and minor landscaping modifications are also included in the project. Plans and specifications are on file in the Public Works Department.

The estimated project cost is as follows:

Construction	\$645,000
Construction Contingency (15%)	<u>97,000</u>
Subtotal Construction	742,000
Engineering Design	61,000
Permit Fees, Printing, and Miscellaneous	<u>9,000</u>
Subtotal	812,000
City Administration @ 6.5%	<u>53,000</u>
TOTAL ESTIMATED PROJECT COST	<u>\$865,000</u>

In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as the project consists of replacement of the existing chiller.

If the bidding and contract execution process proceed according to the planned schedule, site construction could begin by August 2015 and be substantially completed by winter 2015.

FISCAL IMPACT

Library Chiller Replacement, Project 15-51, is funded with \$865,000 from the Construction/Conveyance Tax Fund. Based on the current cost estimate, funding is sufficient to complete the project.

ALTERNATIVES

1. Direct staff to make revisions to the project design prior to bidding.
2. Repair the existing system.
3. Provide other direction to staff.

PUBLIC NOTICING – Agenda posting.

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772-07-02-15CR-E

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