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5-18-09



City Council Report

Date: May 18, 2009
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: Project No. 06-051-001, Additional Chiller for the District Cooling Plant,
1 East Main Street
City Council District No. 4

Purpose and Recommendations

The purpose of this report is to provide information to the Council on the results of the bids received for Project No. 06-051-001, Additional Chiller for the District Cooling Plant, 1 East Main Street (Refer to Exhibit "A" for the project location). Staff recommends that Council award this project to the low bidder, Premier Mechanical Corp., for a total award of \$1,077,795.40.

Background

At the time that the Mesa Arts Center (MAC) was under development, the City decided that as part of the project, a District Cooling Plant and chilled water looped system would be in the best interest of the City. In addition to serving a number of City buildings, the chilled water system has also been offered as a utility service to adjacent private buildings and currently serves the Methodist Church located on the southwest corner of Center Street and First Avenue.

Construction of the District Cooling Plant was completed in 2003, prior to the completion of the MAC facility. The original plant was constructed with three separate 900 ton chillers with a total chilling capacity of 2700 tons. Space was reserved for future installation of two additional chillers and other required equipment.

Discussion

This project will install a new 950 ton variable frequency drive chiller, cooling tower, pumps and all other mechanical and electrical work associated with the installation of the new equipment in the programmed expansion space. The existing system is designed so that the new chiller and equipment can be installed without shutting down the existing system. Other work is included that will facilitate the installation of a fifth chiller at a future date when additional capacity may be required.

Since the plant was completed, additional City facilities have been connected to the District Cooling System as their individual on-site chillers exceeded their service life. City buildings currently served by the District Cooling System are:

- City Council Chambers
- Municipal Building
- Main Library
- Centennial Hall
- ITD Data Center (2nd floor of the ITD Building)
- Museum for Youth
- Police Department Headquarters
- Downtown Police Substation
- Police Technical Services Building

Future buildings that are in the planning stages for connection to the system include:

- New Court Facility – Testing will commence this summer
- Old Court Building
- Mesa City Plaza Building
- ITD Building (except for the ITD Data Center)

As the system expanded, the utilization of the chilled water capacity continued to approach the operational limit, at which time the City made plans to install an additional chiller to meet the future needs. This new chiller is designed to meet the operational chilling needs of the additional facilities listed and is required to ensure adequate capacity for the next building, the new Municipal Court Building, to go on-line.

Community Impact – Due the construction at the District Cooling Plant, which is adjacent to the Mesa Arts Center (MAC) there may be some limitations to the access for the backstage entrance to the MAC during construction. This work will be coordinated with events scheduled at the MAC to minimize impact to the users of the MAC facility.

Alternatives


One alternative is to not install the new Chiller at the District Cooling Plant. This is not recommended since the existing system has reached its operational capacity with the additional load required for the new court building, and may not be able to provide reliable operation during the peak demand in the summer months without the new chiller.

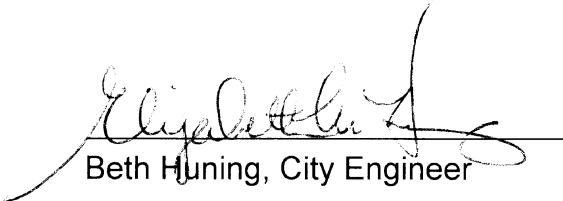
Fiscal Impact

The total award amount is \$1,077,795.40, comprised of the low bid of \$979,814.00 plus a 10% allowance for change orders of \$97,981.40. Funding is available in the adopted FY 08/09 District Cooling Capital Program.

Coordinated With

The Facilities Maintenance Department concurs with this recommendation.


for Kelly Jensen, Asst. City Engineer


Beth Huning, City Engineer

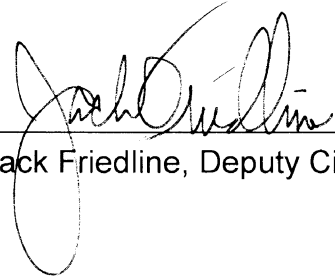

Jack Friedline, Deputy City Manager



EXHIBIT "A"



DATE SAVED: 2/24/09 1:06:05 PM I:\06-051-001 ADDITIONAL CHILLER FOR THE DISTRICT COOLING PLANT\CAD\COUNCIL MAP.DWG

PROJECT LOCATION MAP ADDITIONAL CHILLER FOR THE DISTRICT COOLING PLANT PROJECT NO. 06-051-001



Budget Information:
Funding is available in the adopted
FY 08/09 District Cooling Capital Program

CITY OF MESA
MESA, ARIZONA

ADDITIONAL CHILLER FOR THE DISTRICT COOLING PLANT
1 E. MAIN ST.

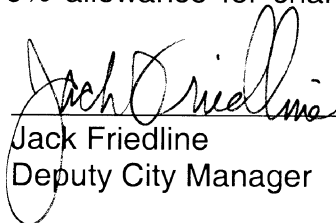
PROJECT NO. 06-051-001

Tabulation of Bids Received Thursday, April 16, 2009, at 2:30 P.M.

ENGINEERS ESTIMATE	\$1,151,000.00
1. Premier Mechanical Corp.	\$979,814.00
2. HACL Service LLC	\$1,055,485.46
3. Harris Mechanical Southwest	\$1,070,000.00
4. TD Industries, Inc.	\$1,086,307.00
5. Summa Mechanical Contractors, Inc.	\$1,100,219.00
6. Mechanical Maintenance, Inc.	\$1,141,510.00
7. RB Building Systems LLC	\$1,212,427.50
8. R.K. Sanders, Inc.	\$1,551,000.00

Bjerk Builders – Bid Not Read – Took Exception
Echelon Commercial – Bid Not Read – No Bid Bond Included
Interstate Mechanical Corp. – Bid Rejected – Took Exception
Tempe Mechanical – Bid Not Read – Used Incorrect Bid Schedule

Recommend award to low bidder, Premier Mechanical Corp., in the amount of \$979,814.00 plus an additional \$97,981.40 (10% allowance for change orders) for a total award of \$1,077,795.40.



Jack Friedline
Deputy City Manager