



City Council Report

Date: May 4, 2009
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: Project No. 07-009-001, Mesa Convention Center (Building A) HVAC Replacement, 263 N. Center 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. 07-009-001, Mesa Convention Center (Building A) Heating Ventilation, Air Conditioning (HVAC) System Replacement, 263 N. Center Street (Refer to Exhibit "A" for the project location). Staff recommends that Council award this project to the low bidder, Liberty Builders and Development, Inc., for a total award of \$696,663.03.

Background

The Mesa Convention Center is a full-service event facility and features 19,000 square feet of exhibit space, along with an additional 19,000 square feet (sf) of flexible meeting space. There are three buildings and the outdoor Mesa Amphitheatre that comprise the Mesa Convention Center; Building A (administrative offices), Building B, and Building C.

Building A of the Convention Center houses the Superstition Ballroom, the Apache Room, and the Administrative Offices of the Convention Center. The Superstition Ballroom is a 4,600 sf ballroom that can be divided into two separate spaces used primarily for banquets and classrooms. The Apache Room has 1,620 sf that is also used for banquets and classroom activities.

This facility was built in 1979 and the majority of the original 30 year old HVAC system is still in service. The typical service life for this type of equipment is fifteen (15) to twenty (20) years. This equipment has reached its useful life. To keep this

facility operational, and provide adequate heating, cooling and proper ventilation for the customer's events the HVAC System requires replacement.

This project will remove the existing HVAC system and replace it with a new more reliable system including air handlers, gas-fired make-up units, evaporative coolers, air cooled chillers and all HVAC mechanical work associated with the installation of a new HVAC system. This work includes all associated electrical work and the installation of a new walled equipment yard.

Discussion

This project will remove the existing HVAC system and replace it with a new, more reliable HVAC system. The new cooling units are more energy-efficient and will provide additional flexibility to meet the HVAC needs of the Convention Center.

Community Impact – The Convention Center has blocked out the time needed to install the new system. Installation is being scheduled for the lower use summer months. Some City staff will have to be temporally relocated to another area within the Convention Center during construction.

Alternatives

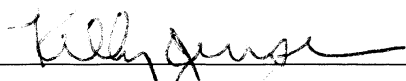
One alternative is to not install the new HVAC system for the Convention Center, Building A. This is not recommended since the existing system has reached its useful service life, requires excessive maintenance, and has the potential for a major failure that could disrupt the operation of the Convention Center, Building A.

Fiscal Impact

The total award amount is \$696,663.03, comprised of the low bid of \$633,330.03 plus a 10% allowance for change orders of \$63,333.00. Funding is available in the approved FY08/09 Convention Center Capital Program, Facilities Maintenance Budget, and the Capital Improvement and Operational Program.

Coordinated With

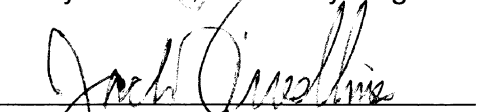
The Parks, Recreation & Commercial Facilities concurs with this recommendation.



Kelly Jensen, Asst. City Engineer



Beth Huning, City Engineer



Jack Friedline, Deputy City Manager

TENTATIVE COUNCIL AGENDA FORM

The Tentative Agenda for the **City Council Meeting of May 4, 2009**, please give details below and attach supporting material. If you do not have anything, please write "Nothing". This form must be returned to the City Manager's Office no later than:

Thursday, April 16, 2009

3. Mesa Convention Center (Building A) HVAC Replacement, 263 N. Center Street, City of Mesa Project No. 07-009-001, (City Council District No. 4).

This project will remove the existing heating ventilation and air conditioning (HVAC) system and replace it with a new, more reliable system including air handlers, gas-fired make-up units, evaporative coolers, air cooled chillers and all HVAC mechanical work associated with the installation of a new HVAC system. This work includes all associated electrical work and the installation of a new walled equipment yard. The new cooling units are more energy-efficient and will provide additional flexibility to meet the HVAC needs of the Convention Center.

Recommend award to the low bidder, Liberty Builders and Development, Inc., in the amount of \$633,330.03 plus an additional \$63,333.00 (10% allowance for change orders) for a total award of \$696,663.03. Funding is available in the approved FY08/09 Convention Center Capital Program, Facilities Maintenance Budget, and the Capital Improvement and Operational Program.



EXHIBIT "A"



DATE SAVED: 3/4/09 1:07:00 PM I:\07-009-001 MESA CONVENTION CENTER, BUILDING A, HVAC REPLACEMENT (RENDEZVOUS CENTER)\CAD\COUNCIL-MAP1.DWG

**MESA CONVENTION CENTER, BUILDING A
HVAC REPLACEMENT
263 N CENTER STREET
PROJECT NO. 07-009-001**



Budget Information:

Funding is available in the approved FY 08/09 Convention Center Capital Program, Facilities Maintenance Budget, and the Capital Improvement and Operational Program.

CITY OF MESA
MESA, ARIZONA

MESA CONVENTION CENTER, BUILDING A, HVAC REPLACEMENT
263 N. CENTER STREET

PROJECT NO. 07-009-001

Tabulation of Bids Received Thursday, April 9, 2009, at 1:00 P.M.

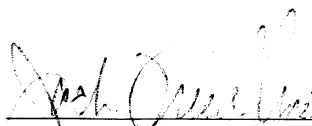
ENGINEERS ESTIMATE	\$539,486.56
1. Liberty Builders and Development Inc.	\$633,330.03
2. Premier Mechanical Corp.	\$762,386.00
3. Femcon, Inc.	\$768,500.00
4. Norquay Construction, Inc.	\$773,000.00

Echelon Commercial – Bid not read – Did not use correct bid schedule

Mechanical Maintenance, Inc. – Bid Rejected – Incorrect license

R.K. Sanders, Inc. – Bid not read – Did not use correct bid schedule

Recommend award to low bidder, Liberty Builders and Development, Inc., in the amount of \$633,330.03 plus an additional \$63,333.00 (10% allowance for change orders) for a total award of \$696,663.03.



Jack Friedline
Deputy City Manager