



Staff Report

June 5, 2023 Council Workshop Meeting

Camas Library HVAC Equipment Replacement Bids

Presenter: James Carothers, Engineering Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: The City of Camas Library Heating, Ventilation, and Air Conditioning (HVAC) System is over 20 years old and is in dire need of replacement. In 2021, the City applied for and was awarded a grant in the amount of \$499,550 from the Washington State Department of Commerce (DOC) to help fund installation of a new HVAC system. The City entered into a Professional Services Agreement (PSA) with Windsor Engineers to evaluate the existing HVAC system and determine the scope of work for equipment replacement. Upon completion of the evaluation the City amended Windsor Engineering's PSA to include development of bidding documents and technical support during construction.

SUMMARY: On May 10, 2023 the City held a public bid opening for the Library HVAC replacement project. A total of five bids were received. The low bidder was Apex Mechanical LLC, out of Battle Ground Washington, in the amount of \$1,055,705. Staff finds that the low bid is reasonable and recommends bid award.

BENEFITS TO THE COMMUNITY: The Camas Library is a treasure to the community. The City's HVAC maintenance expenses have increased over the past three summers. This equipment has reached the end of its useful life. Patrons have expressed discomfort during stretches of hot weather. The current system is inefficient and obsolete. The new HVAC system will correct these known issues while lowering operational expenses.

POTENTIAL CHALLENGES: Staff will be monitoring and coordinating work with the contractor. The library will remain open to the public during construction activities. Potential challenges include noise disturbance and maintaining the operation of the existing HVAC system while equipment components are replaced. Staff will coordinate work operations to limit disruptions and discomfort to the public.

BUDGET IMPACT: The low bidder is Apex Mechanical LLC. Their construction bid is \$1,055,705. With a 10% allowance for change orders and overruns, the construction cost could be as high as \$1,161,275. It is anticipated that 2023 expenditures for consultant services will be \$170,000. The anticipated 2023 project costs total \$1,331,276. The budget remainder from 2022 is \$1,185,270,

leaving an estimated budget shortfall of \$146,000. Staff will place the carryover and supplemental costs in an upcoming omnibus.

Below is a breakdown of anticipated funding and future budget supplement needed to complete construction.

Budget Breakdown

2023 Project Costs

Construction Low Bid + 10% Contingency	\$1,161,276
Consultant Contract	\$120,000
Additional Consultant Support (Estimated)	\$50,000
2023 Project Costs	<u>\$1,331,276</u>

2022 Budget Carryover

WA DOC Grant	\$499,550
Local Funds (General)	\$685,720
2022 Carryover Funding	<u>=\$1,185,270</u>

Supplement Needed

Funding Shortfall = (2023 Project Costs) – (2022 Carryover Funding)	≤\$146,000
---	------------

RECOMMENDATION: Staff recommends this item be placed on the June 5, 2023 Consent Agenda for Councils Consideration.