



ADMINISTRATION DEPARTMENT

Scott Korthuis, Mayor
(360) 354 – 1170, Option #5

January 17, 2023

Trane
Attn: Angie Estey
2333 158th Ct. NE
Bellevue, WA 98008

RE: Letter of Commitment (LOC) for Pre-Construction Services - WWTP Maintenance Building

Dear Ms. Estey:

Trane is authorized to proceed with the project engineering design necessary to provide the City of Lynden with a firm fixed price for the scope of work as defined below. Trane and the City of Lynden will enter into a Construction Agreement within ninety (90) days of Trane's delivery of a final proposal. In this event, the cost of the preliminary engineering design will be included as part of the overall design-build construction project. The final proposal will be provided within 180 days of your authorization of this LOC pending the City of Lynden design review approval. Both the Technical Review Committee and Design Review Board will be sent the conceptual design when it is ready so that their feedback can be integrated into the preliminary design.

To enable Trane to perform the preconstruction services, the City of Lynden will provide to Trane:

- Access to the building site and to facility and management personnel as well as key decision makers
- A time and location for a meeting for presentation of Trane's final proposal; all parties that will be involved in the decision-making process to proceed with the new maintenance building construction project will attend this meeting.

The scope of work for this LOC will include but is not limited to the following:

- Engineering design for
 - Architecture: Building appearance and layout
 - Civil: Designing the parking area, landscaping, runoff management, utilities plan
 - Structural: Ensuring the building can survive earthquakes, loading requirements, etc.
 - Mechanical: Heating calculations, plumbing connections, HVAC equipment selections
 - Electrical: Connecting building to electric lines, placing power outlets, lighting, computer networking, solar and battery integration (if applicable), electric vehicle charging (if applicable), etc.
 - Solar and battery storage feasibility analysis and application for state grant
- The drawing set will be to a 30%-40% level (preliminary design)
- The design will include load calculations to ensure the equipment can maintain warehouse temperatures in all ambient weather conditions

Trane will use the preliminary design information to provide a detailed proposal for the final Design-Build Construction Agreement that will build a new maintenance building next to the Water Treatment Plant (south of the reservoir). This proposal will include:

- 1) 30-40% complete design documents

- 2) The design will include specification and installation of
 - a) A 9000 square foot building with 6 bays and fully furnished office space in the first bay and a mezzanine storage overhead
 - b) A parking lot
 - c) Utilities
 - d) All required HVAC equipment and controls
 - e) Additional electrical infrastructure to support this new facility
- 3) Cost proposal will be based on a RFQ process that will solicit quotes from a pre-determined list of qualified contractors of the City and Trane's choice. The RFQ process will include creating
 - a) RFQ documents
 - b) Coordinating subcontractor site visits
 - c) Responding to contractor questions
 - d) Receiving and reviewing proposals
 - e) Determine costing per trade
 - f) Preparing firm, fixed maximum cost
 - g) Ensuring that all construction activities will comply with applicable state and local codes
- 4) Schedule for project completion
- 5) Based on this Proposal, Trane will
 - a) Review project scope, financing options, and pricing with the City
 - b) Develop final firm, fixed project pricing

THE CITY OF LYNDEN will pay a fee of **\$464,129** (plus any applicable sales tax) to Trane for the preliminary design and preconstruction services listed above. If a Design-Build Construction Agreement is not executed within the ninety-day period following the delivery of final proposal, the fee (plus any applicable sales tax) will be paid to Trane within ten days of the date of Trane's invoice.

Upon execution of a Design-Build Construction Agreement with Trane or payment for preconstruction services, Trane shall provide a copy of the engineering design (as specified above) in its entirety to the City of Lynden.

Sincerely,
City of Lynden

Acceptance by Trane

By: _____
Scott Korthuis
Its: Mayor

By: _____
Robert Colombe
Its: Trane Area General Manager

Dated: _____

Dated: _____