



Legislation Text

File #: 18-407, Version: 1

Approve an agreement with ACCO Engineered Systems, Inc. of Sacramento for \$750,239 to remove and replace the existing boiler/chiller for the Fairfield Library Boiler/Chiller Replacement Project at 1150 Kentucky Street in Fairfield and make related improvements to the air distribution system; Authorize the Director of Library Services to execute the agreement and any amendments within the approved project budget; and Approve an Appropriation Transfer Request (ATR) in the amount of \$1,302,316 from the Library's Contingency Fund for project completion (4/5 vote required)

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The Solano County Library recommends that the Board of Supervisors:

- 1) Approve an agreement with ACCO Engineered Systems, Inc. of Sacramento for \$750,239 to remove and replace the existing boiler/chiller for the Fairfield Library Boiler/Chiller Replacement Project at 1150 Kentucky Street in Fairfield and make related improvements to the air distribution system;
- 2) Authorize the Director of Library Services to execute the agreement and any amendments within the approved project budget; and
- 3) Approve an Appropriation Transfer Request (ATR) in the amount of \$1,302,316 from the Library's Contingency Fund for project completion (4/5 vote required).

SUMMARY/DISCUSSION:

The Solano County Library recommends the Board approve an agreement with ACCO Engineered Systems, Inc. for \$750,239 (Attachment A - Agreement for Construction Services) as the lowest responsible bidder for the Fairfield Library Boiler/Chiller Replacement Project (Project) located at 1150 Kentucky Street, in Fairfield.

On March 13, 2018, the Board approved a sole source agreement with Trane for \$499,684 for the manufacture of custom heating, ventilation and air conditioning (HVAC) equipment to replace the current HVAC equipment at the Solano County Library Headquarters/Fairfield Library, located at 1150 Kentucky Street in Fairfield pending the selection of a contractor for the installation.

This agreement is for the installation of the equipment, which includes replacing the existing main boiler/chiller unit serving the Library at 1150 Kentucky Street that is currently at the end of its useful life, and corresponding modifications to interior air distribution duct work that will provide more consistent heating and cooling across all library floor space. Additionally, obsolete air system controls will be replaced to allow better monitoring and control of heating and cooling in the building.

The project was advertised by General Services Department, on behalf of the Library, as required by Public Contract Code. A single bid was received (Attachment B - Bidders of Record) with ACCO Engineered Systems, Inc. being the only responsible bidder. The County has exercised the right to negotiate the final contract price with ACCO Engineered Systems as the sole bidder, per Specification Section 00 11 00, Notice

To Bidders, Item X. The contract value of \$750,239 is per a negotiated reduction of \$20,980 from ACCO Engineered Systems Inc.'s initial bid of \$771,219.

FINANCIAL IMPACT:

The total budget for the Project is updated from the previously estimated \$1,658,463 to \$1,802,000, based on the actual project bid result (Attachment C - Estimated Project Budget). The construction contract amount is within the updated budget allowance for construction of the project. The project is funded from Library's contingency funds. An appropriation transfer request (ATR) in the amount of \$1,302,316 from the Library's contingency is requested so the project can be completed.

ALTERNATIVES:

- 1) The Board could reject the bid or direct staff to re-bid the Project. This action is not recommended since the Project was advertised in accordance with Public Contract Code requirements and ACCO Engineered Systems, Inc. submitted a responsive bid within the available Project construction budget, and rejection would result in a loss of value in the County's investment in the Project to date.
- 2) The Board could postpone the Project. This action is not recommended because the condition of the existing equipment is deteriorating, it would not be wise to invest additional monies in repairing the unit, and available funding will lose value over time to cost escalation.

OTHER AGENCY INVOLVEMENT:

General Services Department is managing the project on behalf of the Library. The Department of Resource Management, Building and Safety Services, has approved construction plans, and County Counsel has reviewed the contract as to form.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION