

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

#11

Date: 5/10/2018

Weekly Agenda Date: 5/15/2018

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Dorothy Pecaut Nature Center- Architectural & Engineering Proposal

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

CMBA Architects, upon request of the Building Services Department, has provided a proposal for architectural and engineering services relating to HVAC repair, system upgrades, and roof replacement for the Dorothy Pecaut Nature Center. The CMBA proposal includes drafting, designing, specifications, and creating final construction documents to be utilized in the competitive bidding process.

BACKGROUND:

On May 8th. 2018, Woodbury County Building Services Director, Woodbury County Finance Director, Woodbury County Assistant Attorney, and the Woodbury County Conservation Director held a meeting to discuss the HVAC upgrade and roof replacement project funding mechanism.

After much discussion, on Iowa Codes 350.3 and 350.6, it was decided that input would be necessary from the County's external audit firm (Williams & Company).

The Finance Director contacted the audit firm (Jeff Peters) who replied that funds should be expended from Woodbury County fund 360 (CIP) and that Woodbury County should do the bid letting following Iowa Code 350.3 which provides that the Board of Supervisors shall provide offices for the Conservation Board. If a project does not involve Conservation Board offices under Iowa Code 350.6, bid letting would be conducted by the Conservation Board.

On April 24th, 2018, the Woodbury County Board of Supervisors approved Woodbury County CIP funds to be utilized toward the Dorothy Pecaut HVAC system and roof upgrades.

FINANCIAL IMPACT:

CIP= # 9107-16
CMBA Architects- \$42,250.00

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Woodbury County Building Services Director and the Woodbury County Conservation Director recommend approval of CMBA proposal dated May 10th, 2018.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve CMBA Architects Dorothy Pecaut Nature Center mechanical and control system improvements and roof upgrade proposal dated May 10th, 2018 in the amount of \$42,250.00

May 10, 2018

Mr. Kenny Schmitz
Woodbury County Building Services
401 8th Street
Sioux City, IA 51101

Re: Proposal, Dorothy Pecaut Nature Center Mechanical and Control System Improvements and Roof Upgrade

Dear Kenny,

CMBA is pleased to have the opportunity to work with Woodbury County Conservation on the Dorothy Pecaut mechanical system and roof upgrade project. Having originally designed the Nature Center, we are very interested in working with you on these positive changes.

PROJECT SCOPE

Mechanical and Control System Improvement

Based on the HVAC System Study produced by Resource Consulting Engineers, LLC (RCE), dated April 24, 2018, we understand that the scope of the project is generally to design improvements to the existing mechanical systems serving the Dorothy Pecaut Nature Center Building. The current design intent for this project is to replace all existing water-source heat pumps with new equipment. Some areas will have new water-source heat pumps installed, while others will be provided with new Variable Refrigerant Flow (VRF) systems. All equipment will be connected to the existing ground-coupled heat exchanger. A new dedicated outside air unit will be provided to condition outdoor air for the building, and new pumps will be provided for the ground-source loop. New controls will be provided throughout the building to allow for remote monitoring of building operations. The final scope of system modifications will be reviewed and verified with CMBA Architects and Woodbury County, and will be reviewed to verify approximate project budget. The following services are to be provided:

- Final load calculations to verify space requirements for equipment sizing (preliminary loads completed as part of HVAC System Study)
 - Design of replacement heat pumps for areas where heat pumps will be utilized
 - Design of new VRF systems where water-source heat pumps will not be re-used
 - Design of new dedicated outside air system to provide ventilation and exhaust for building – includes central unit with ground-coupled heat pump and terminal volume control devices to allow for demand-controlled ventilation
 - Design of modifications to ground source loop system, including pump replacement and piping modifications as necessary to serve new equipment
 - Design of new building automation system
 - Design of electrical power distribution system modifications necessary to serve new mechanical system components
 - Design of fire alarm system modifications related to replacement of mechanical equipment
- Coordination of required architectural work with CMBA Architects (limited ceiling removal and replacement and addition of louver on

exterior of building)

Services not included:

- Energy modeling services
- Design of modifications to electrical service or power distribution other than those related to mechanical systems replacement
- Design of modifications to building technology systems
- Design of modifications to fire alarm system (other than those associated with new equipment)
- Design of modifications to plumbing system
- Design of modifications to building systems other than those described herein
- Asbestos abatement planning or identification services
- Support for LEED or other third-party certification programs

Roof Upgrade

Per our discussion, you are interested in replacing the shingles on the Nature Center. As part of this process, you'd like to add more insulation to the roof. This new insulation will also impact and coordinate with upgrades planned to the heating and cooling system. You'd also like to possibly explore a standing seam metal roof surface in lieu of shingles. The following are topics to be addressed:

- Current building roof insulation construction and R-value.
- Potential ways to add insulation to the current system.
- Ways to treat the resulting roof edge conditions.
- How additional roof insulation may impact the clerestory windows at the top.
- Coordinate the potential insulation values with the planned mechanical upgrades.
- Details and construction documents need to be developed.
- Documents will go through a bidding or pricing process.
- Construction questions, shop drawings and site visits are anticipated.

COST FOR SERVICES

Please consider the following our proposed fees for the described work and as follows:

Final construction documents and specifications to be produced and distributed for competitive bidding. Assistance with bidding and construction administration are included.

Fixed Fee.....\$42,250

Reimbursable expenses are included.

SUMMARY

This work will allow Woodbury Conservation to improve the energy efficiency of the Nature Center as well as potentially give it a new roof surface with long-lived, low-maintenance materials.

If this proposal is acceptable to you, please sign below and return one copy to me. Feel free to call me if you have any questions at 712/224-3106. Our team looks forward to working with Woodbury County to allow for a more sustainable, extended life to this exceptional building.

Respectfully,



Terry Glade, AIA
Principal/Architect

Woodbury County

Date