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**Title:** Actions pertaining to construction of the HVAC Modifications at the Airports Department Administration Building (Council District 4)

1. Adopt a finding of Categorical Exemption pursuant to Article 19, Section 15301 (Existing Facilities) Class 1(d) of the California Environmental Quality Act (CEQA) Guidelines for the Airports Department Administration Building HVAC Modifications
2. Award a construction contract to Strategic Mechanical, Inc. of Fresno, California, for the Airports Department Administration Building HVAC Modifications in the amount of \$472,700 (Bid File No. 3441)

**Sponsors:** Airports Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 5-12-16 Bid Eval, BF No 3441, FYI Admin Bldg HVAC Modif.pdf

Date	Ver.	Action By	Action	Result
5/12/2016	1	City Council	approved	Pass

**REPORT TO THE CITY COUNCIL**

**MAY 12, 2016**

**FROM:** KEVIN R. MEIKLE, Director of Aviation  
Airports Department

**SUBJECT**

Actions pertaining to construction of the HVAC Modifications at the Airports Department Administration Building (Council District 4)

1. Adopt a finding of Categorical Exemption pursuant to Article 19, Section 15301 (Existing Facilities) Class 1(d) of the California Environmental Quality Act (CEQA) Guidelines for the Airports Department Administration Building HVAC Modifications
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**RECOMMENDATIONS**

In matters pertaining to the HVAC System Modifications (Project) at the Airports Department Administration Building, staff recommends the City Council, (i) adopt a finding of Categorical Exemption pursuant to Article 19, Section 15301 (Existing Facilities), Class 1(d) of the CEQA Guidelines, and, (ii) award a construction contract to Strategic Mechanical, Inc. in the amount of \$472,700.

## **EXECUTIVE SUMMARY**

The heating, ventilating and air conditioning (HVAC) system at the Airports Department Administration Building has become increasingly unreliable. The system was evaluated by LP Engineers, Inc., a local mechanical engineering firm, who found that the major components of the system have reached the end of their useful life. This project will remove and replace the entire HVAC system and provide digital controls that will tie into the Airport Terminal Energy Management System, all of which will provide improved reliability and energy efficiency.

## **BACKGROUND**

The Airports Department Administration Office was constructed in 1982 as a bank. The majority of the HVAC system is original and operates on an antiquated pneumatic system. LP Engineers designed a replacement system that addresses the current functions of the facility and optimizes energy efficiency.

More specifically, the scope of work includes removal and replacement of 11 HVAC units, replacement of the existing boiler, duct modifications, duct cleaning, digital controls that tie into the Terminal Energy Management System and associated electrical, plumbing and roof modifications.

Plans and specifications for the Project were prepared by LP Engineers, Inc. A Notice Inviting Bids was advertised in the Business Journal on February 22, 2016, posted on the City's website and faxed to ten (10) builder's exchanges. Plans and Specifications were distributed online to five (5) prospective bidders. Two (2) sealed bid proposals were received and opened in a public bid opening on March 29, 2016. The bids ranged in price from \$472,000 to \$527,427. The lowest responsible and responsive bid from Strategic Mechanical, Inc. in the amount of \$472,700 is 9.2% below the engineer's estimate (\$517,888). The staff determination was posted on the City website on April 11, 2016.

## **ENVIRONMENTAL FINDINGS**

Staff has determined that this project falls within the Class 1 Categorical Exemptions set forth in the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15301(d) (Existing Facilities), as it involves the restoration or rehabilitation of mechanical equipment.

## **LOCAL PREFERENCE**

The lowest responsive and responsible bidder is a local contractor.

## **FISCAL IMPACT**

This Project is part of Airports ongoing fiscal and environmental stewardship and ensures that the Department continues to have no deferred maintenance on its facilities. To that end, the Project will

help to ensure the continued viability of the administration building, minimize ongoing maintenance costs and reduce energy consumption. The Project is included in the City's FY 2016 Adopted Budget. There is no impact to the General Fund from this action.

Attachment:

Bid Evaluation - FAT Airport Administration Building HVAC Modifications