



Legislation Details (With Text)

File #: R-2023-045 **Version:** 1 **Name:** DCM- FS45 HVAC Replacement/SCEC
Type: Resolution **Status:** Passed
File created: 1/19/2023 **In control:** Department of Design & Construction Management
On agenda: 2/15/2023 **Final action:** 2/15/2023
Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Construction Management At Risk Construction Services Agreement With State Contracting & Engineering Corporation For The Fire Station 45 HVAC Replacement For A Total Guaranteed Maximum Price Of \$518,030.00.

Sponsors:

Indexes:

Code sections:

Attachments: 1. SCEC Resolution - Fire Station 45 HVAC replacement, 2. CMAR Phase II Construction Services Contract- FS45 State, 3. Fire Station 45 Guaranteed Maximum Price, 4. Emergency Memo - FS45 State Contracting, 5. R-2022-271 CSA CMAR, 6. COI - State Contracting, 7. COI risk approval - State Contracting, 8. State Contracting SunBiz

Date	Ver.	Action By	Action	Result
2/15/2023	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute A Construction Management At Risk Construction Services Agreement With State Contracting & Engineering Corporation For The Fire Station 45 HVAC Replacement For A Total Guaranteed Maximum Price Of \$518,030.00.

Infrastructure & Facilities

Staff Recommends: Approval of the attached Resolution.

Explanation:

Fire Station 45 opened on November 18, 2019, shortly after opening the building displayed HVAC issues. The City reached out to the contractor for warranty service and was informed that the HVAC contractor went bankrupt. In October 2021, several of the units ceased to work. Public Works replaced one 5-ton unit, and an HVAC company was able to provide a temporary fix on the 15-ton unit but was unable to provide a permanent solution to the issue.

On October 15, 2021, a temporary, portable air conditioning unit was placed on site with a generator. On October 18, 2021, a request was placed to replace all of the HVAC units with a system that was non-proprietary and well known on the market, allowing for parts to easily be procured and replaced if needed.

Since this time, the HVAC continued to have issues and, on July 3, 2022, the 15-ton main unit ceased to work, and has been unable to be fixed. With the two units no longer functioning, the portable air conditioner and generator officially became the main source of air conditioning.

On July 27, 2022, an emergency memo was approved to procure Rivas Engineering, LLC to design the new HVAC system. After a pre-permit page turn and several discussions with the building department reviewers, the construction documents were submitted for permit on September 6, 2022 and received conditional approval on September 8, 2022. The conditional approval is pending sub-permits by a contractor.

On September 21, 2022, the City Commission passed and adopted Resolution No. R-2022-271, authorizing the appropriate city officials to execute Continuing Services Agreements with the highest-ranked firms in each tier level to provide construction management at risk services for General Obligation Bond projects, Capital Improvement Projects, and other City projects, with one of the firms being State Contracting & Engineering Corporation ("SCEC").

On September 8, 2022, the Department of Design and Construction Management ("DCM"), SCEC, and Rivas Engineering, LLC met at the Fire Station 45 site to review the drawings, scope of work, and site conditions.

On December 14, 2022, SCEC presented DCM with a Guaranteed Maximum Price of \$518,030.00 for the replacement of the HVAC units at Fire Station 45.

DCM recommended and gained approval from the City Manager to contract with SCEC as an Emergency Procurement, as the building does not have an operational HVAC system, and the City has been renting a portable HVAC unit since October 15, 2021. Industry lead times on the specified unit is 25 weeks, and the industry frequently experiences pricing increases without warning.

Fiscal Impact:

Funding for this project was included in the amended FY 2023 Capital Improvement Plan and is available in account number 334.219901.51900.564530.001662.000.000.

Recommended for inclusion on the agenda by:

Jose Cortes, Director, Design and Construction Management

Gus Zambrano, AICP, Assistant City Manager/Sustainable Development