



Authorize an Agreement Amendment for Upgrades to Metropolitan's Headquarters Building Systems

Engineering & Operations Committee

Item 8-2

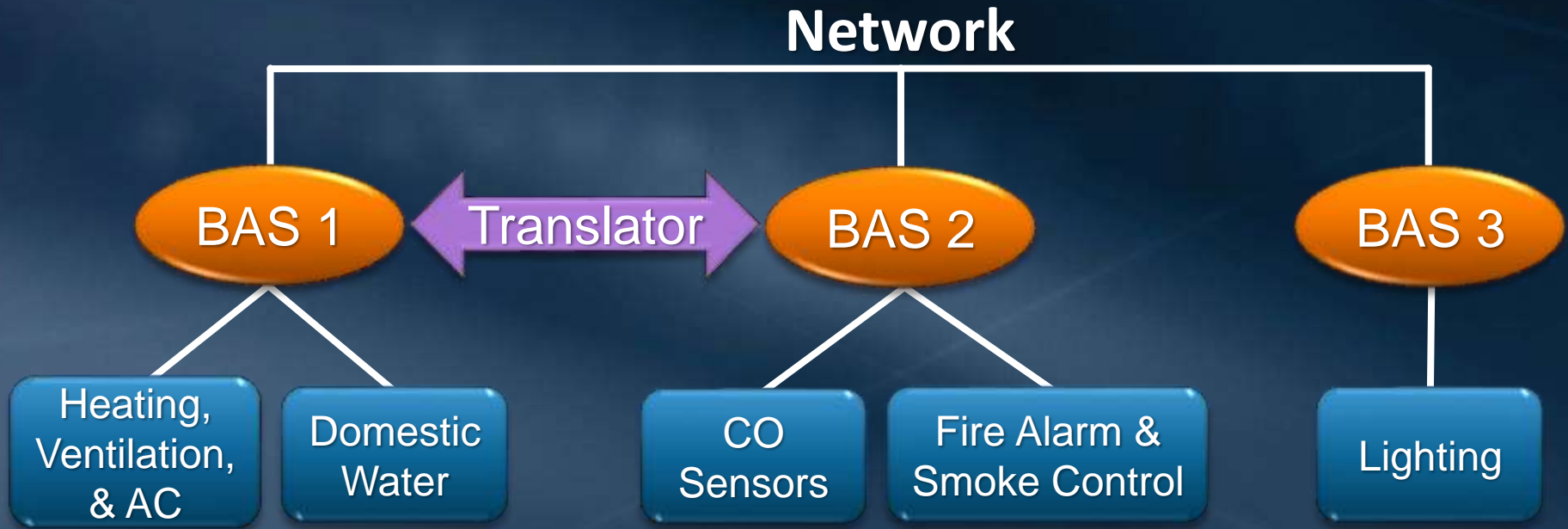
October 7, 2019

Current Action

- Authorize an increase of \$700,000 to an agreement with IBI Group, for a new not-to-exceed total of \$2,445,000 for design services for Headquarters Building improvements

1. HQ Building Automation System (BAS)

Background



- BAS sustains conditioned environment per OSHA standards
- Separate systems are difficult to operate & inefficient
- Translator provides an additional point of failure

1. HQ Building Automation System (BAS)

Background

- Original BAS components failing after 20 years of continuous service
- Some controllers for critical equipment have been replaced to maintain uninterrupted service
- Remaining critical equipment utilize original controllers
- Spare parts for original system are unavailable



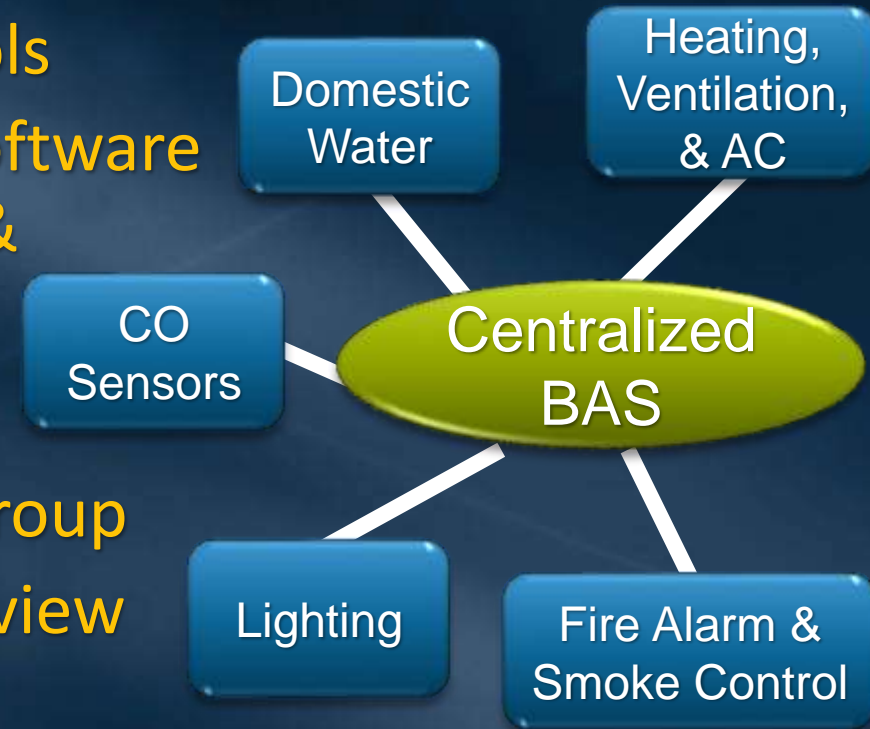
1. HQ Building Automation System (BAS)

● Planned Work

- Upgrade network servers
- Centralize all system controls
- Procure energy analytics software to maximize performance & detect faults

● Planned Activities

- Preliminary design by IBI Group
- Independent third party review



2. HQ Audio/Visual Improvements (AV)

● Planned Work

- ✓ Upgrade AV systems in board & committee rooms
- Upgrade lighting & cooling systems to meet current building code standards
- Install new AV equipment in the rotunda

● Planned Activities

- Final design by IBI Group
- No additional allocation of funds required



IBI Group – Amendment to Agreement

- Scope of work
 - Conduct field investigations & testing
 - Trace wiring & conduits
 - Develop phasing strategies
 - Identify alternatives to implement energy analytics
 - Prepare preliminary layout drawings
 - Prepare drawings & specifications
 - Develop preliminary cost estimate
- SBE participation level – 18%
- Estimated cost - \$700,000
- New NTE total for agreement - \$2,445,000

Allocated Funds for BAS

Metropolitan Labor

Studies & investigations \$115,000

Project mgmt. & envir doc. 135,000

Professional Services

IBI Group 500,000¹

Value engineering 75,000

Third-party peer review 75,000

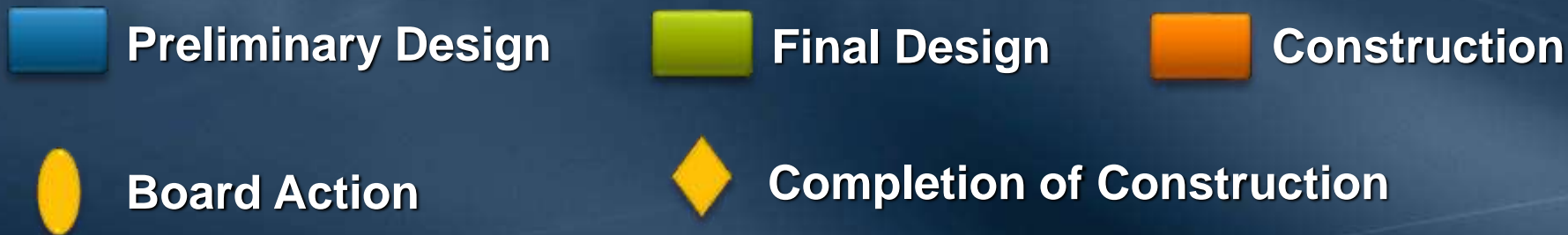
Remaining Budget 75,000

Total \$975,000

1. Amendment will also include increase of \$200,000 for AV project

Total const. cost - \$3 to \$5 million

Schedule



Board Options

- Option #1

- Authorize an increase of \$700,000 to an agreement with IBI Group, for a new not-to-exceed total of \$2,445,000

- Option #2

- Do not authorize an increase to an agreement with IBI Group for preliminary design of upgrades to the building automation system at Metropolitan's Headquarters building

Staff Recommendation

- Option #1

