



**COMMISSION FILE NO:** 26-035-3 **DATE INTRODUCED:** March 9, 2026

**INTRODUCED BY:** Executive Director (Signature on File in the Office of the Commission)

**REFERRED BY COMMISSION CHAIRPERSON TO:** Operations Committee

**RELATING TO:** Change Order Request, Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, and Restore the Executive Director’s Original Authority

**SUMMARY:**

The Commission is requested to authorize the Executive Director to execute a change order to Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning (HVAC) System Improvements in Buildings 234, 235, 243, and 256, with Symbiont Science, Engineering and Construction, Inc., (Symbiont) in an amount not to exceed \$26,097 and to restore the Executive Director’s original delegated authority.

The Jones Island Water Reclamation Facility (JIWRF) has 41 buildings which have some form of HVAC system. Many of these buildings have HVAC equipment that has reached the end of its useful services life and/or no longer provides sufficient heating, ventilation, or cooling. Properly operating HVAC systems are critical for worker productivity, safety, and comfort, for helping to prevent equipment corrosion and deterioration, and for achieving compliance with National Fire Protection Association (NFPA) standards.

The District originally received capital project and Material Capital Repair or Replacement (MCRR) requests from Veolia Water Milwaukee (Veolia) to replace HVAC equipment in the following buildings due to their age, condition, and functionality:

- Return Activated Sludge (RAS) Pump Station (Building 234).
- Waste Activated Sludge (WAS) Pump Station (Building 235).
- Chemical Unloading Facility (Building 243).
- Thickening Building (Building 256).

**ATTACHMENTS:** **BACKGROUND**  **KEY ISSUES**  **RESOLUTION**   
**FISCAL NOTE**  **S/W/MBE**  **OTHER**  \_\_\_\_\_

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02-12-26

**COMMITTEE ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**COMMISSION ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## SUMMARY (Cont'd)

Change Order Request, Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, and Restore the Executive Director's Original Authority

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In July 2021, the Commission authorized the Executive Director to enter into Contract J06083D01 with Symbiont in an amount not to exceed \$359,846. This scope consisted of performing engineering services for HVAC improvements in those four buildings and included:

- Conducting preliminary design evaluations for HVAC system replacements and improvements for building equipment and occupants, while increasing energy efficiency.
- Designing the recommended HVAC system replacements and improvements.
- Preparing bid and construction contract documents (plans and specifications).
- Providing engineering services during construction.

After Symbiont started preliminary design, the District received additional MCRR requests from Veolia to replace HVAC equipment in four other buildings at JIWRf:

- Dewatering and Drying Facility (Building 258).
- Inline Pump Station (Building 263C).
- Operations (Building 279).
- Powerhouse Annex (Building 289).

The requested change order involves the following items identified during final design of the HVAC upgrades:

- Symbiont determined the existing central heating system piping that serves the RAS Pump Station, WAS Pump Station, and Chemical Unloading Facility needs to be replaced with larger pipe to meet system demands.
- The electrical room in the Chemical Unloading Facility lacks air conditioning (AC). District staff recommends a dedicated AC unit to extend the life of equipment in the electrical room.
- Contract J06081C01, Phase 1 Motor Control Center (MCC) Replacements at JIWRf, is in construction. The scope of Contract J06081C01 will replace MCC's in the RAS Pump Station, WAS Pump Station, and Thickening Building before the HVAC improvements in the same buildings occur under Project J06083. The electrical plans for the HVAC improvements need to show the new MCC's to avoid a construction contract change order.

## **SUMMARY (Cont'd)**

Change Order Request, Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, and Restore the Executive Director's Original Authority

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Under the scope of the requested change order, Symbiont will:

- Provide construction phase engineering services for replacement of the central heating system piping and new AC unit. Design services for these items were previously authorized under Executive Director's authority.
- Update the electrical plans for the HVAC improvements to reflect the MCC replacements in Contract J06081C01.

As this contract progressed, change orders were previously executed under the Executive Director's authority to provide engineering services for the following activities:

- Further identification of energy efficiency measures in the RAS and WAS Pump Stations and the Chemical Unloading Facility.
- Preliminary investigation of options to replace the Building Automation System (BAS) at JIWRP.
- Condition assessment and testing of HVAC equipment and systems in the Chemical Unloading Facility.
- Design services for replacement of central heating system piping in the utility tunnels associated with the RAS Pump Station, WAS Pump Station, and Chemical Unloading Facility.
- Design services to add a new AC unit for the electrical room in the Chemical Unloading Facility.

## **SUMMARY (Cont'd)**

Change Order Request, Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, and Restore the Executive Director's Original Authority

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Following is a summary of a previous change order authorized under Commission action:

- Engineering services related to the additional MCRR requests to replace HVAC equipment in the Dewatering and Drying Facility, Inline Pump Station, Operations Building, and Powerhouse Annex.
- Design services that implement HVAC recommendations from Project M03110, NFPA 820 Water Reclamation Facility Evaluation.
- Engineering evaluations consistent with the Commission's updated Comprehensive Environmental Management Policy.
- Evaluating potential project HVAC equipment to determine its ability to meet Build America, Buy America requirements.
- Engineering services to replace additional HVAC equipment and controls.
- Planning level scope and cost estimate for upgrading the 30-year-old central heating system in a future project.
- Evaluating options and specifying a replacement for the existing outdated and proprietary BAS used to monitor and adjust the HVAC systems at JIWRP.
- Designing replacement of the existing isolation damper for the waste heat boiler due to its age and condition.
- Designing interim HVAC improvements in the RAS Pump Station until building and HVAC renovations are fully addressed under future Project J02017, Building 234 Rehabilitation.
- Investigating and designing fire alarm system interlocks with the HVAC controls to shut down ventilation if there is a fire.
- Developing HVAC system commissioning specifications and providing commissioning oversight for all buildings in this project.
- Providing additional project management; environmental testing for lead, asbestos, and other hazards; facility operation and maintenance manual updates; and conversion of record drawings to new plan sheets.
- Inspecting the existing HVAC control system in the Thickening Building and designing improvements to extend the life of the control system until significant building renovations and replacement of HVAC equipment happen under future Project J04082, Thickening Building Rehabilitation.

### SUMMARY (Cont'd)

Change Order Request, Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, and Restore the Executive Director’s Original Authority

	AMOUNT	PERCENTAGE INCREASE OVER ORIGINAL CONTRACT	AUTHORIZED BY	SWMBE
Original Contract	\$359,846		Commission	50.6%
Previous Change Orders	\$724,641	101.4%	Executive Director and Commission	53.2%
Requested Change Order	\$26,097	7.2%	Request of Commission	22.3%
Total Change Orders	\$750,738	108.6%		52.1%
<b>TOTAL</b>	<b>\$1,110,584</b>			<b>46.5%</b>

For engineering service contracts less than \$500,000, the Commission has delegated to the Executive Director the authority to make changes up to \$50,000. To date, the Executive Director has utilized \$49,896 of this authority, leaving a balance of \$104. The request to restore the Executive Director’s authority is in case any additional changes beyond the remaining Executive Director’s authority are necessary. Without this restored authority, work may need to stop while staff obtains necessary change order authority from the Commission.

## RESOLUTION

Change Order Request, Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, and Restore the Executive Director’s Original Authority

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**RESOLVED**, by the Milwaukee Metropolitan Sewerage Commission, that the Executive Director is authorized to execute a change order to Contract J06083D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 234, 235, 243, and 256, with Symbiont Science, Engineering and Construction, Inc., in an amount not to exceed \$26,097, and that the Executive Director’s original delegated authority is restored.