



COMMISSION FILE NO: 25-006-1 **DATE INTRODUCED:** January 13, 2025

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

REFERRED BY COMMISSION CHAIRPERSON TO: Operations Committee

RELATING TO: Award of Contract S06050C01, Heating, Ventilation, and Air Conditioning System Improvements at South Shore Water Reclamation Facility; Change Order Request, Contract S06050D01, Engineering Services – Heating, Ventilation and Air Conditioning System Improvements in Buildings 378 and 380; Restore Executive Director’s Original Delegated Authority; and Approve Changes in Total Project Cost

SUMMARY:

The Commission is requested to award and to direct the Executive Director to execute on behalf of the District Contract S06050C01, Heating, Ventilation, and Air Conditioning (HVAC) System Improvements at South Shore Water Reclamation Facility (SSWRF), to Zien Mechanical Contractors (Zien) in the amount of \$1,596,339. Zien’s bid was the only bid received and is both responsive and responsible.

Further, the Commission is requested to authorize the Executive Director to execute a change order to Contract S06050D01, Engineering Services – HVAC System Improvements in Buildings 378 and 380, with TYLin (formerly Greeley and Hansen, LLC) in an amount not to exceed \$18,323 and to restore the Executive Director’s original delegated authority.

Further, the Commission is requested to increase the total project cost (TPC) for Project S06050, Maintenance & Administration Buildings (378 & 380) HVAC System Improvements, by \$100,000 for an amended TPC of \$2,618,000 and to make a corresponding change to the TPC for Project M99001, Allowance for Cost and Schedule Changes.

The Administrative Building (Building 378) at SSWRF provides office and meeting space for operations and maintenance supervisors and contains the central control room. The Maintenance Building (Building 380) provides workshops and equipment storage for maintenance trades workers. Both facilities were constructed in the 1960’s. HVAC equipment for these buildings includes a 20-year-old air handling unit in Building 378, a 35-year-old boiler in Building 380, and ductwork and control valves that are original to both buildings.

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

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COMMITTEE ACTION: _____ **DATE:** _____

COMMISSION ACTION: _____ **DATE:** _____

SUMMARY (Cont'd)

Award of Contract S06050C01, Heating, Ventilation, and Air Conditioning System Improvements at South Shore Water Reclamation Facility; Change Order Request, Contract S06050D01, Engineering Services – Heating, Ventilation and Air Conditioning System Improvements in Buildings 378 and 380; Restore Executive Director's Original Delegated Authority; and Approve Changes in Total Project Cost

These HVAC systems have reached the end of their useful lives and do not provide adequate heating or cooling. This project will provide reliable and energy efficient HVAC systems in SSWRF Building 378 and Building 380 by replacing the existing equipment and installing new equipment with a minimum 20-year service life.

The Digester Gallery (Building 353) Electrical Room 105 currently experiences high room temperatures. This project will provide new air conditioning units for this room to protect various electrical equipment, including four motor control centers that serve critical plant equipment.

Consistent with the District's Comprehensive Environmental Management Policy, staff estimates that this project will reduce the energy consumption and greenhouse gas emission of the HVAC systems by at least 10%.

Under Contract S06050C01, the contractor will:

- Demolish and replace existing boiler in Building 378.
- Replace HVAC system components, ductwork, and ceiling tiles affected by work in Building 378.
- Demolish and replace the HVAC equipment in Building 380.
- Abate existing boiler and piping asbestos insulation in Building 380.
- Furnish and install new air conditioners in Building 353 Electrical Room 105.

Contract duration is approximately 696 days.

In May 2022, the Commission authorized the Executive Director to enter into Contract S06050D01 in an amount not to exceed \$342,202 with TYLin. The scope of the contract includes preliminary design evaluations of the HVAC system, design of recommended HVAC system improvements, preparation of bid documents, engineering services during construction, and applications engineering. As the engineering design phase progressed, additional consultant effort was required to coordinate with District staff. Additionally, to document efforts to meet the District's Comprehensive Environmental Management policy, the preparation of an Energy and Greenhouse Gas Reduction Decision Matrix is required. This deliverable is not included in the consultant's scope of work.

SUMMARY (Cont'd)

Award of Contract S06050C01, Heating, Ventilation, and Air Conditioning System Improvements at South Shore Water Reclamation Facility; Change Order Request, Contract S06050D01, Engineering Services – Heating, Ventilation and Air Conditioning System Improvements in Buildings 378 and 380; Restore Executive Director's Original Delegated Authority; and Approve Changes in Total Project Cost

The requested change order under Contract S06050D01 includes the following additional engineering services:

- Due to District project management staff turnover, the consultant needed additional site visits, document reviews, and discussions with District staff. This led to additional project management costs incurred by TYLin.
- Document energy and greenhouse gas emissions reductions, as required by the District's Comprehensive Environmental Policy.

As the design contract progressed, several change orders have been executed. The change orders addressed additional scope items necessary to complete the project. Following is a summary of the scope of work under the change orders:

- Add design of an air conditioning system for the Building 353 Electrical Room 105. Veolia Water Milwaukee, LLC, installed temporary cooling system in this room after high temperatures were observed. Staff recommends that a permanent system be designed to protect the equipment.
- Prepare an abbreviated facilities plan (AFP). This is a requirement of the Wisconsin Department of Natural Resources for all projects utilizing clean water loan financing. This project was not originally included in the District's 2050 Facilities Plan, and the project will use clean water loan funding; therefore, an AFP is required.

SUMMARY (Cont'd)

Award of Contract S06050C01, Heating, Ventilation, and Air Conditioning System Improvements at South Shore Water Reclamation Facility; Change Order Request, Contract S06050D01, Engineering Services – Heating, Ventilation and Air Conditioning System Improvements in Buildings 378 and 380; Restore Executive Director’s Original Delegated Authority; and Approve Changes in Total Project Cost

CONTRACT COST CHANGES

	AMOUNT	PERCENTAGE INCREASE OVER ORIGINAL CONTRACT	AUTHORIZED BY	SWMBE
Original Contract	\$342,202		Commission	24.7%
Previous Change Orders	\$46,364	13.6%	Executive Director	20.1%
Requested Change Order	\$18,323	5.3%	Request of Commission	0%
Total Change Orders	\$64,687	18.9%		14.4%
TOTAL	\$406,889			23.1%

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 \$46,364 of this authority, leaving a balance of \$3,636. Without this restored authority, work may need to stop while staff obtains necessary change order authority from the Commission.

In addition, staff requests to increase the TPC for the following reasons:

- Requested contract change order for TYLin is not budgeted.
- Zien’s bid is more than budgeted.

RESOLUTION

Award of Contract S06050C01, Heating, Ventilation, and Air Conditioning System Improvements at South Shore Water Reclamation Facility; Change Order Request, Contract S06050D01, Engineering Services – Heating, Ventilation and Air Conditioning System Improvements in Buildings 378 and 380; Restore Executive Director’s Original Delegated Authority; and Approve Changes in Total Project Cost

RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that Contract S06050C01, Heating, Ventilation, and Air Conditioning System Improvements at South Shore Water Reclamation Facility, is awarded to Zien Mechanical Contractors in the amount of \$1,596,339, and that the Executive Director is directed to execute a contract on behalf of the District.

FURTHER RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that the Executive Director is authorized to execute a change order to Contract S06050D01, Engineering Services – Heating, Ventilation, and Air Conditioning System Improvements in Buildings 378 and 380, with TYLin in an amount not to exceed \$18,323, and that the Executive Director’s original delegated authority is restored.

FURTHER RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that the total project cost for Project S06050, Maintenance & Administration Buildings (378 & 380) Heating, Ventilation, and Air Conditioning System Improvements, is increased by \$100,000 for an amended total project cost of \$2,618,000, and that a corresponding change is made to the total project cost for Project M99001, Allowance for Cost and Schedule Changes.