

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: SPLOST 2020 Project 27 Facilities Equipment/System Replacement, Sub-Project #1
(FY22 Annual Work Program of Facility Equipment / Systems Replacement Projects)
- Memorial Park Recreation and Office Building Roof Retrofit Contract Award

DATE: August 30, 2021

BUDGET INFORMATION:

REVENUES:

\$ 600,000	SPLOST 2020 Project 27 Funding FY21
<u>\$ 500,000</u>	<u>SPLOST 2020 Project 27 Funding FY22</u>
\$ 1,100,000	Total Available Funding

EXPENSES:

LESS CAPITAL:	\$ 720,076	Future Project Encumbrances FY21-FY22
	<u>\$ 100,000</u>	<u>Designated for Testing, PM Fees, & Misc. FY21-FY22</u>
	\$ 279,924	Available for Roof Replacement Contract

FUNDING SOURCE: SPLOST 2020 Project 27 Program Revenues

COMMISSION ACTION REQUESTED ON: October 5, 2021

PURPOSE:

To request that the Mayor and Commission:

- a. Approve the designation of National Building Contractors (NBC) as the firm for the roof retrofit and award a construction services contract to NBC in an amount of \$278,300 for the SPLOST 2020 Project 27 – Facilities Equipment/Systems Replacement Project, Sub-Project #1 (FY22 Annual Work Program) – Memorial Park Recreation and Office Building Roof Retrofit; and,
- b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 5, 2019, Athens-Clarke County (ACC) voters approved the SPLOST 2020 Program Referendum. This referendum included a Facility Equipment / Systems Replacement Project (SPLOST 2020 Project 27).
2. In April 2020, collections began for this SPLOST program and are expected to generate \$314,303,300 over a twelve-year period.
3. On February 2, 2021, the M&C approved the 2020 SPLOST Tier Funding Schedule.

4. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) reviewed the general scope and description of SPLOST 2020 Project 27 with regard to application of the 1% public-art funding requirement and determined that this project (and sub-projects) are not appropriate for public art allocation. This ruling is applicable to the overall project lifespan and funding, as indicated in the formal letter of recommendation dated May 12, 2021.
5. On May 11, 2021, the M&C were presented the SPLOST 2020 Project Implementation Plan at a work session in which an initial schedule was proposed by staff. The SPLOST 2020 Project 27, Facilities Equipment / Systems Replacement, included funding programmed for SPLOST 2020 Program Quarters 1-4; Tiers 1-12.
6. On May 26, 2021, the Facilities Management Division of Central Services engaged with NBC given their history of work, quality, and pricing with ACCGov to secure a written quote for the Memorial Park Recreation and Office Building, which was proposed for the sum of \$278,300.
7. On June 21, 2021, the SPLOST 2020 Oversight Committee convened, and while the committee did not have a quorum present, the attending members unanimously confirmed that the Project Concept for Sub-Project #1 (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives) for Project 27, is consistent with the Initial Project Statement.
8. On August 3, 2021, the M&C voted to approve the Project Concept for Sub-Project #1 (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives) for SPLOST 2020 Project 27. Staff was also authorized to advance the Project Concept for the below listed Sub-Projects #1 directly to the bid and award phase.

SPLOST 2020: #27 "Facility Equipment/Systems Replacement" Project			
Primary Initiatives			
<i>Facility</i>	<i>Location</i>	<i>Project Type</i>	<i>Cost(Est.)</i>
Welcome Center (All Buildings)	280 E. Dougherty St.	Roof	\$191,000.00
Welcome Center	280 East Dougherty St.	HVAC	\$8,952.00
Fire Station #9	1650 Danielsville Rd.	HVAC	\$43,926.00
Memorial Park Recreation Bldg. & Offices	293 Gran Ellen Dr.	Roof	\$278,300.00
Memorial Park Recreation Bldg. & Offices	293 Gran Ellen Dr.	HVAC	\$220,800.00
Police Family Protection Center	2915 Lexington Rd.	Roof	\$6,750.00
Mental Health Building	250 North Ave.	HVAC	\$14,643.00
DFACS	284 North Ave.	Roof	\$151,200.00
Police Family Protection Center	2915 Lexington Rd.	HVAC	\$7,926.00
Leisure Services Operations Building	312 Pound St.	HVAC	\$11,000.00
Sandy Creek Nature Center Log Cabin	205 Old Commerce Rd.	Roof	\$71,000.00
Civic Hall	155 E. Washington St.	HVAC	\$21,798.00
Correctional Institution Admin. / Dorms	2825 County Farm Rd.	HVAC	\$9,250.00
Information Technology	596 Prince Ave.	HVAC	\$19,980.00
		Total	\$1,056,525.00
Potential Alternates			
<i>Facility</i>	<i>Location</i>	<i>Project Type</i>	<i>Cost(Est.)</i>
Henderson Extension	300 Henderson Ext.	Roof	\$ 25,000.00
Transit Office & Shop	325 Pound St.	HVAC	\$ 72,000.00
SE Clarke Park Concession, Restroom & Office	4440 Lexington Rd.	HVAC	\$ 30,000.00
Memorial Park Reptile House	293 Gran Ellen Dr.	HVAC	\$ 12,000.00
Transit Multi-Modal Transportation Center	775 E. Broad St.	HVAC	\$ 48,000.00
DFACS	284 North Ave.	HVAC	\$ 66,000.00
		Total	\$ 253,000.00

9. On September 7, 2021, following a formal request for proposals through the Omnia Roofing Consortium, the M&C voted to approve a similar contract award to NBC for the Athens-Clarke County Library Improvements Roof Restoration in which the complexity of the project scope is comparable to the Memorial Park Recreation and Office Building, highlighting NBC's ability and emphasizing their continued history of roofing construction for ACCGov.

FACTS & ISSUES:

1. The Initial Project Statement for the SPLOST 2020 Project 27, Facilities Equipment / Systems Replacement, reads as follows:

Project 27, Facilities Equipment / Systems Replacement, will provide funding for life cycle capital replacements of critical building and facility components of the Unified Government. Depending upon costs and funding availability, examples of eligible sub-projects may include, but not be limited to, capital repairs to or replacing items such as generators, uninterruptible power supplies, HVAC equipment, interior and exterior walls

and finishes, plumbing components, structural components, facades, and roofs, and may also include unplanned replacements due to unexpected early failures. Sub-projects could also include minor facility renovations or upgrades to improve building performance. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. If approved, the proposed project schedule for the roof retrofit aim for completion in 90-days, pending weather. A “retrofit” consists of a new roof installation over top of the existing roof, without removing it. This increases the overall insulation capacity of the roof, which enhances the energy efficiency of the facility.
3. The project scope of work includes the following, which upon completion, will also furnish a 20-year manufacturer’s warranty.
 - Removal of existing wet insulation identified in a thermal scan
 - Cut out any blisters or ridges from the existing roof
 - Mechanically attach a base layer of 1.5” isocyanurate insulation
 - Adhere a ½” cover board to the base layer with insulation adhesive
 - Install a 60 mil TPA (membrane) roof system to cover board
 - Flash all walls, penetrations, drains and curbs per manufacturers recommendations
4. Retrofit of the roof will then allow for installation of new HVAC equipment for this same structure, which was also approved by the M&C as part of SPLOST 2020 Project 27, Sub-Project #1 – (FY22 Annual Work Program of Facility Equipment / Systems Replacement projects, including primary and alternative initiatives). Award of the HVAC contract will be a separate agenda item for consideration by the M&C at a later date, if necessary.
5. In terms of sustainability, the quality/condition of a roof is one of, if not the main factor in location selection and determining appropriateness of potential solar panel installation. As ACCGov looks toward future solar panel projects, those structures with newly replaced or restored roofs will likely receive stronger consideration. Following the roof and HVAC replacement projects at this facility, the Sustainability Office will partner with Central Services to evaluate the potential to add solar to this facility using SPLOST 2020 Renewable Energy Project funding.
6. Fulfilment of this initiative will allow for a safe, durable, and efficient facility for which to continue vital community service offerings, such as offices for staff, storage of equipment, and public gathering space for which to provide programs for youth, elderly, or those in need.
7. To avoid potential operational impacts on the facility and services conducted within it, such as prolonged interruptions to daily activities, staff recommends that this project proceed to the construction phase in accordance with applicable ACCGov standard procurement policies and that all work for this project will be managed by ACCGov staff. This will

decrease prolonged maintenance costs, while achieving maximum efficiency and effectiveness in both schedule and cost given the economic instability of construction materials, equipment, and labor.

8. As a company approved under federal contract, NBC was selected for this project without conducting a formal Request for Proposals (RFP) per Sec. 1-7-20 of the ACCGov Code of Ordinances (History #5); however, many factors were still considered prior to advancing their quote. For example, NBC was recently the best responsive bidder during a competitive process for the Library roof restoration, which is comparable in scope to that of the Memorial Park Recreation and Office Building roof (History #8). Over the years, NBC has also successfully participated in more than 20 roof replacement/restoration projects for ACCGov to the satisfactory of staff. Examples include:

- Fire Training Building
- Leisure Services Planning & Trails Building
- Traffic Engineering
- Clarke Heritage Old Fire Station #2 on Prince Avenue
- Memorial Park Zoo Reptile House
- East Athens Community Center
- Thomas Lay Park Community Center
- Bishop Park Recreation Center

9. Although procured under federal contract status, Facilities Management staff still considered the following criteria typical for evaluation during a competitive bid process, prior to making a recommendation for NBC:

- Qualifications and Experience
- Understanding of the Project
- Responsiveness to the Project Documents
- References
- Price

10. The 2018 Athens-Clarke County Comprehensive Plan, a state mandated document which sets forth a 20-year outlook, specifically identifies the following goals, needs, opportunities, strategies, policies, and community work program initiatives that are affected by the Central Services Department's ability to replace facility equipment and systems, while enhancing the services provided by the Leisure Services Department.

- *Environment: Policy (F)* – Increase energy efficiency, sources, and use of renewables.
- *Foundation: Policy (B)* – Repair and replace infrastructure assets commensurate with physical depreciation.
- *Education: Strategy (2)* – The long-term prosperity of our community will be supported by the educational function of our parks and recreational services, public libraries, museums and other cultural amenities.

- *Civic Engagement: Strategy (1)* – Create gathering opportunities in spaces that are available and accessible to all to encourage community interaction and civic engagement.

11. This recommendation is consistent with the Mayor and Commission Strategic Commitments:

- Accountable and Responsive Government
- Healthy, Livable, Sustainable Athens-Clarke County

OPTIONS:

1. Mayor and Commission:
 - a. Approve the designation of National Building Contractors (NBC) as the firm for the roof retrofit and award a construction services contract to NBC in an amount of \$278,300 for the SPLOST 2020 Project 27 – Facilities Equipment/Systems Replacement Project, Sub-Project #1 (FY22 Annual Work Program) – Memorial Park Recreation and Office Building Roof Retrofit; and,
 - b. Authorize the Mayor and appropriate staff to execute all related documents.
2. Mayor and Commission do not approve the contract award for SPLOST 2020 Project 27, Sub-Project #1 – Memorial Park Recreation and Office Building Roof Retrofit.
3. Mayor and Commission defined option.

DEPARTMENT(S) RECOMMENDED ACTION:

Option #1: a & b

DEPARTMENT(S): Central Services & SPLOST

Prepared by: Gavin Hassemer and Keith Sanders

Gavin J. Hassemer
 Gavin Hassemer
 Assistant Director of
 Central Services

August 30, 2021
 Date

Andrew Saunders
 Andrew Saunders
 Director of Central Services

September 7, 2021
 Date

Robert Cheshire
 Robert Cheshire,
 Director of Capital Projects

September 9, 2021
 Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1: a & b



Manager

September 14, 2021

Date