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**File #:** 25-0262 **Version:** 1

**Type:** Agenda Item **Status:** Adopted

**File created:** 3/24/2025 **In control:** [Procurement Committee](#)

**On agenda:** 4/3/2025 **Final action:** 4/3/2025

**Title:** Authority to advertise Contract 22-093-2M HVAC Improvements to UV Building and Switchgear Building, OWRP, estimated cost between \$2,609,311.80 and \$3,158,640.60, Account 201-50000-645780, Requisition 1636149

**Attachments:** 1. [22-093-2M Affirmative Action Goal Report](#), 2. [Contract 22-093-2M Project Fact Sheet](#)

[History \(1\)](#)[Text](#)

## TRANSMITTAL LETTER FOR BOARD MEETING OF APRIL 3, 2025

### COMMITTEE ON PROCUREMENT

Mr. John P. Murray, Acting Executive Director

**Title**  
 Authority to advertise Contract 22-093-2M HVAC Improvements to UV Building and Switchgear Building, OWRP, estimated cost between \$2,609,311.80 and \$3,158,640.60, Account 201-50000-645780, Requisition 1636149  
**Body**

Dear Sir:

Contract documents and specifications have been prepared for Contract 22-093-2M HVAC Improvements to UV Building and Switchgear Building, OWRP.

The purpose of this contract is to remove inoperable HVAC equipment, utilize effluent water heat exchangers that service the Ultraviolet Disinfection Building and the Primary Switchgear Building, and install new HVAC equipment, using natural gas for heating and refrigerant system for cooling.

The project consists of the following:

1. Replacement of two existing Rooftop Units (RTUs) and installing one new additional RTU operating on DX refrigerant cooling/natural gas heating at the UV Building.
2. Removal of two dehumidifying units DHU-1 and DHU-2 with associated equipment and duct.
3. Replacement of one natural gas heater with three new electrically powered forced air unit heaters at the UV Channels at Elevation +13.50'.
4. Replacement of two RTUs and installation of one additional DX refrigerant cooling/natural gas heating unit to serve the Battery Room at the Primary Switchgear Building.
5. Replace existing 2" diameter natural gas piping from the Service Building to the end of the Utility Tunnel with a 3" diameter natural gas pipe. Provide a new buried Medium Density Polyethylene 3" diameter natural gas pipe from the utility tunnel to the Primary Switchgear Building.
6. Provide electrical power to all new equipment.
7. Remove and replace sinking concrete pavements at the roadway near the UV Building and provide

concrete improvements at the location of Primary Switchgear Building.

8. Provide I/O status signals of RTUs to the Distributive Control System (DCS) and required DCS modifications to graphic.

It is estimated that 12 jobs will be created or saved as a result of award of this contract with an estimated 4,923 man-hours of skilled trades utilized.

The estimated cost for this contract is between \$2,609,311.80 and \$3,158,640.60. The cost range will be stated in the advertisement for bids. The estimated 2025, 2026, and 2027 expenditures are \$581,300.00, \$1,432,100.00 and \$733,244.00, respectively.

The bid deposit for this contract is \$157,932.03.

The contract specifications require that all work commence 30 calendar days after approval of the contractor's bond and shall be completed within 547 calendar days after approval of the contractor's bond. Liquidated damages are \$1,000.00 for each calendar day that the contractor is in default of the time specified for failing to achieve substantial work completion and \$200.00 for each calendar day that the contractor is in default of the time specified for completion of the entire work.

The Multi-Project Labor Agreement will be included in this contract.

The Affirmative Action Ordinance, Revised Appendix D will be included in this contract. The type of work to be performed under the contract is within the "Mechanical" category for establishing Minority-owned Business Enterprises (MBE), and/or Women-owned Business Enterprises (WBE), and Veteran-owned Business Enterprises (VBE) utilization goals. The tailored MBE, WBE and VBE utilization goals for this contract are: 20 percent MBE and/or WBE and 3 percent VBE.

The tentative schedule for this contract is as follows:

Advertise	April 30, 2025
Bid Opening	July 8, 2025
Award	October 16, 2025
Completion	May 13, 2027

Funds for the 2025 expenditure are available in Account 201-50000-645780. Funds for years 2026 and 2027 are contingent on the Board of Commissioners' approval of the District's budget for those years.

In view of the foregoing, it is recommended that the Director of Procurement and Materials Management be authorized to advertise Contract 22-093-2M.

Requested, Catherine A. O'Connor, Director of Engineering, CS:DS

Recommended, Darlene A. LoCascio, Director of Procurement and Materials Management

Respectfully Submitted, Precious Brady-Davis, Chairperson Committee on Procurement

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for April 3, 2025

Attachments