

## Agenda Item Details

Meeting	May 02, 2023 - Bryan City Council Second Regular Meeting
Category	5. Consent (Automatic Approval) Agenda - This agenda consists of ministerial or "housekeeping" items required by law such as routine bids, contracts, purchases, and resolutions. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.
Subject	H. Approval of Change Order #3 from R.E.C. Industries for RFB#22-015 "Phillips Event Center Mechanical (Renovation)" in an amount not to exceed \$105,245.80
Type	Action (Consent)
Preferred Date	May 02, 2023
Absolute Date	May 02, 2023
Fiscal Impact	Yes
Dollar Amount	105,245.80
Budgeted	No
Budget Source	General Fund
Goals	Infrastructure

### Summary:

On February 25, 2022, by awarding eight (8) contracts, the City Council approved undergoing an extensive renovation of the Phillips Event Center after the facility received extensive water damage due to a failed fire suppression system in February of 2021. With the renovation came the opportunity for the City to consider the option to upgrade the facility's existing mechanical equipment from a cooling tower configuration to a chilled-water system design. This transition required a new mechanical design to be drawn up. On April 22, 2022, the City Council approved five change orders allowing the original contracts to proceed with the renovation project. As approved, a second mechanical design became necessary to support the selected floor plan.

Consulting engineers have determined the existing roof structure is not adequate to support the new roof top chilled-water system equipment to be installed in the required locations. The equipment consists of a 200 ton chiller, dedicated outdoor air system (DOAS), and the kitchen make up air unit. R.E.C. Industries provided a change order proposal for contract Request for Bid (RFB) #22-015 "Phillips Event Center Renovation Mechanical" for the necessary structural support system to maintain the load of the new rooftop equipment. The total cost for this Change Order No. 3 is \$105,245.80

The roof top structural steel upgrades will include new base plates, structural splice plates, structural fasteners, and additional curbs to accommodate equipment layout. Also included in this Change Order are additional supports to existing infrastructure for the interior piping that carries the mechanical system's water supply throughout the facility. The added support to the piping system includes installation of galvanized double strut channel iron with industrial grade clamps and swivels to improve the overall holding strength when lines are filled. The final portion of the Change Order consists of required roof penetrations, curb caps, and associated curb cap flashing to address the most recent design modifications.

With the discovery of an inadequate roof support system, the additional support structure components are critical for the new rooftop equipment loads. Without proper support, future catastrophic failure is inevitable. City staff respectfully requests the City Council approve Change Order #3 as proposed.

### Staff Analysis and Recommendation:

After internal review by both staff, third party structural and mechanical engineering firms, along with the project architect, staff recommends the City Council approve Change Order #3 from R.E.C. Industries for RFB#22-015 "Phillips Event Center Mechanical (Renovation)" in an amount not to exceed \$105,245.80. With Change Order #3 the new contract amount with R.E.C. Industries is \$2,677,689.37.

### Options:

1. Approve executing Change Order #3 from R.E.C Industries for RFB#22-015 "Phillips Event Center Mechanical (Renovation)" in an amount not to exceed \$105,245.80
2. Do not approve Change Order #3 and provide staff direction.

### Attachments:

1. Executed Change Order #1
2. Executed Change Order #2
3. Proposed Change Order #3 (draft form)

Contract 22-015 Change Order 1.pdf (926 KB)

Change Order #2 for RFB#22-015 PEC-MECHANICAL-REC INDUSTRIES.pdf (689 KB)

Change Order #3 for RFB#22-015 PEC-MECHANICAL-REC INDUSTRIES.pdf (145 KB)

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