

REQUEST FOR LEGISLATIVE ACTION

Version 6/10/19

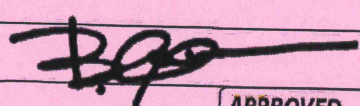
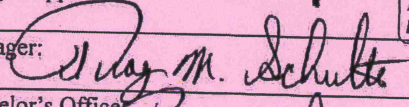
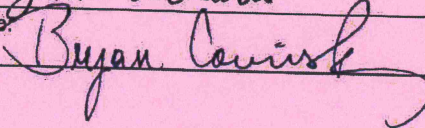
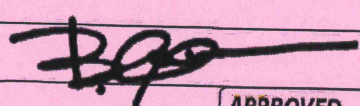
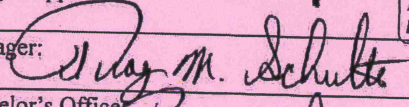
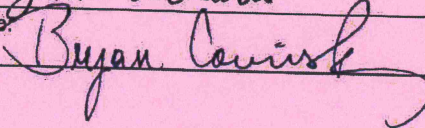
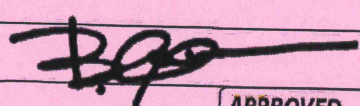
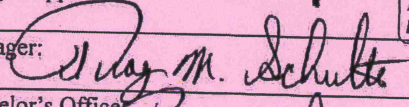
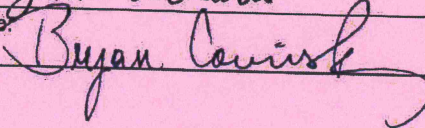
Completed by County Counselor's Office:

Res/~~Ord~~ No.: 20648

Sponsor(s): Theresa Cass Galvin

Date: April 12, 2021

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|---|---|---|-------------|--|-----|--|-------------|--|-------------|---|--|---|-------------|---|-------------|
| SUBJECT | <p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: Requesting a transfer of \$1,686,062 from the General Fund – State Mandated Contingency to cover costs associated with immediate repairs and replacement of plumbing and mechanical equipment associated with chilled water system deficiencies within the Downtown Courthouse.</p> | | | | | | | | | | | | | | |
| BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i> | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$1,686,062</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$1,686,062</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$1,686,062</td> </tr> <tr> <td colspan="2">Source of funding (name of fund) and account code number:</td> </tr> <tr> <td>FROM: 001-8003-56830 General Fund – State Mandated 3% - Contingency</td> <td style="text-align: right; vertical-align: bottom;">\$1,686,062</td> </tr> <tr> <td>TO: 001-1204-56510 General Fund – Downtown Courthouse – Maintenance and Repairs – Buildings</td> <td style="text-align: right; vertical-align: bottom;">\$1,686,062</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: _____</p> <p>Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p> | Amount authorized by this legislation this fiscal year: | \$1,686,062 | Amount previously authorized this fiscal year: | \$0 | Total amount authorized after this legislative action: | \$1,686,062 | Amount budgeted for this item * (including transfers): | \$1,686,062 | Source of funding (name of fund) and account code number: | | FROM: 001-8003-56830 General Fund – State Mandated 3% - Contingency | \$1,686,062 | TO: 001-1204-56510 General Fund – Downtown Courthouse – Maintenance and Repairs – Buildings | \$1,686,062 |
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| PRIOR LEGISLATION | <p>Prior ordinances and (date): _____ Prior resolutions and (date): _____</p> | | | | | | | | | | | | | | |
| CONTACT INFORMATION | <p>RLA drafted by (name, title, & phone): Brian Gaddie, Director of Public Works, 881.4496</p> | | | | | | | | | | | | | | |
| REQUEST SUMMARY | <p>As part of preventive maintenance practices of the Facilities Management Division of Public Works, industry standard routine inspections are conducted within County facilities, including the Downtown Courthouse. In conjunction with these routine maintenance practices and given the condition of aging systems within the Downtown Courthouse, additional measures are taken to protect major building components, such as the chilled water system. Periodically, the system is emptied to inspect the chemistry of the system and to add chemicals and water, as necessary, to perform normal air conditioning operations.</p> <p>Late in February during the extreme cold temperatures, Facilities staff discharged the chilled water system to prevent components from freezing and rupturing causing serious damage. During the discharge process, it was evident that the system had degraded substantially since previous inspections. This evidence created an emergency situation that proved the system was not intact and unable to be recharged and placed into operation.</p> <p>Facilities Management immediately requested that a detailed investigation be conducted to analyze and determine weak points in the components that could cause system-wide failure. After a 3-week analysis period performed by County term and supply plumbing and mechanical vendors, it has been determined that numerous locations within the building are likely to fail should the system be recharged and need to be immediately</p> | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|---|---|----------------------|--|----------------|---|--|-------|-------------------|---|----------------|----------------------------|--|----------------|
| | <p>addressed.</p> <p>It is the request of the Public Works Department that funds be transferred from the State Mandated Contingency Fund to address the immediate repairs of the chilled water system to provide the Downtown Courthouse with air conditioning.</p> <p>The funding requested has been derived from known costs, provided by County term and supply vendors, Rand and Johnson Controls Inc. that is required to uncover, replace, repair and reinstitute known areas of failure within the chilled water system as well as a strategic and systemic allowance has been calculated and included to address areas that may be uncovered and deemed unfit during the initial mitigation phase (\$1,567,092). In addition to the repairs County will install additional failsafe measures, including among others, isolation valves, pressure detection sensors and cold weather components at a price of \$118,970. In addition, a strategic and systemic allowance has been calculated and included to address areas that may be uncovered and deemed unfit during the initial mitigation phase.</p> <p>The proposed work will be completed by existing County term and supply vendors at an expected cost not to exceed cost of \$1,686,062. In order not to preclude the work being completed as part of the Facility Condition Assessment, the County and associated term and supply vendors have sought guidance and general approval from consultants actively analyzing the facility. The general expectation to complete the necessary work is 4-8 weeks upon commencement and depending upon the extent of damages. All required prevailing wage and minority/women participation requirements will apply to the proposed contracts.</p> <p>A subsequent resolution will need to be developed to provide for emergency cooling of the building while the chilled water system is offline. As soon as that proposal is developed and approved, it will be presented to the Legislature for consideration.</p> | | | | | | | | | | | | |
| CLEARANCE | <input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office) | | | | | | | | | | | | |
| COMPLIANCE | <input type="checkbox"/> MBE Goals <input type="checkbox"/> WBE Goals <input type="checkbox"/> VBE Goals | | | | | | | | | | | | |
| ATTACHMENTS | Rand and JCI Work Plan and Quotes | | | | | | | | | | | | |
| REVIEW | <table border="1"> <tr> <td>Department Director:</td> <td></td> <td>Date: 4/8/2021</td> </tr> <tr> <td>Finance (Budget Approval): If applicable</td> <td>APPROVED By Mark Lang at 5:11 pm, Apr 07, 2021</td> <td>Date:</td> </tr> <tr> <td>Division Manager:</td> <td></td> <td>Date: 4/8/2021</td> </tr> <tr> <td>County Counselor's Office:</td> <td></td> <td>Date: 4/8/2021</td> </tr> </table> | Department Director: |  | Date: 4/8/2021 | Finance (Budget Approval): If applicable | APPROVED By Mark Lang at 5:11 pm, Apr 07, 2021 | Date: | Division Manager: |  | Date: 4/8/2021 | County Counselor's Office: |  | Date: 4/8/2021 |
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Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____

- Funds sufficient for this transfer are available from the source indicated below.

| Account Number: | Account Title: | Amount Not to Exceed: |
|-----------------|--|-----------------------|
| 001-8003-56830 | General Fund – Sate Mandated 3% - Contingency | \$1,686,062 |

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.



1428 W. 9th Street
Kansas City, MO 64101
P. 816.421.4143
F. 816.421.4144
www.randsc.com

Date: March 25, 2021

To: Jackson County

Attn: Brian Gaddie / Rick Gerla

RE: Jackson County Courthouse – Chilled Water Repairs Scope
415 E. 12th St.
Kansas City, MO 64106

Mechanical Proposal

Brian / Rick,

We propose to furnish the necessary labor, materials, tools and equipment to perform the Chilled Water Piping, Insulation Removal & Replacement & Abatement work in accordance with our Site Survey & attached (REVISED) 6-Step Process for the lump sum amount of **\$1,567,092.**

Pricing based on the following:

Includes:

1. Removal of remaining Insulation needing replacement
2. Asbestos Abatement of known areas
3. Insulation Replacement
4. Pipe Identification – By Pipefitters
5. Replacement of Piping
 - 5" from Basement to 3M w/ new valving
 - Risers from 3M to 5 – NW Chase
 - 1M Horizontal Piping
 - G Parking Garage
6. Providing & Installing 2" Water Meter
7. Providing & Installing Glycol Feed Station
8. Vent, Drain Valves, Valve Handle Extensions @ AHU's & Main Lines
9. Replacement of Control Valves (furnished by JCI / Installed by Rand)
10. Hydro Test System
11. Clean, Flush, Inhibit & Provide Glycol for Winter
12. Rand General Construction to replace walls on 4 & 5
13. Rand General Construction for 1M wall repair
14. Install new DP Switches (furnished by JCI / Installed by Rand)
15. Monday – Friday 6:00am – 4:30pm work hours



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Excludes:

1. Unknown / Unforeseen conditions
2. All concrete work
3. Core Drilling
4. Saw Cutting
5. X-Ray Floors & Walls
6. Any / All unknown repairs / replacements as a result of Hydro-Testing
7. Temporary utilities
8. Fire protection
9. Roofing Cutting / Roof Flashing
10. Electrical work & ancillary wiring
11. Repair / Replacement of AHU's or Coils
12. Sales / Use / Remodel Taxes
13. Permits
14. Bonds (add 1% if required)
15. Allowances
16. Tap fees/ usage fees/ consumption fees
17. Floor cutting/ patch back
18. Ceiling removal/ replacement
19. Dumpsters (by owner)
20. Design fees and / or Stamped Drawings
21. Structural work and supports
22. Commissioning/ commissioning assistance/ all commissioning paperwork
23. Seismic
24. Site utilities
25. BIM Modeling
26. Duct Cleaning
27. All Plumbing Work
28. All Ductwork
29. Testing / Adjusting / Balancing
30. All Temperature Controls (by owner)

NOTE: This proposal is valid for (30) days from date of issuance & contingent upon Rand Construction Company entering into a mutually agreeable contract & agreeable project schedule. In the event a mutually agreeable contract & schedule cannot be achieved, this proposal shall be considered null and void.

Please feel free to contact me should you have any questions regarding this proposal. We appreciate the opportunity to be part of the construction team and building another quality project together.

Sincerely,
RAND CONSTRUCTION CO.



Frederick Thorpe
Vice President
Commercial / Healthcare



1428 W. 9th Street
Kansas City, MO 64101
P. 816.421.4143
F. 816.421.4144
www.randsc.com

DATE: March 26, 2021

TO: Jackson County

ATTN: Brian Gaddie/Rick Gerla

RE: Jackson County Courthouse – Chilled Water Survey –REVISED Step by Step Process

Brian/Rick,

Per our preliminary walk and survey of the Jackson County Courthouse with your staff to determine what immediate needs are, Rand has determined the following (REVISED) step-by-step process for your use/consideration.

Step 1:

- Remove wall North-West pipe chase from 3M to 5 exposing bad risers.
 - Rand GC building dust containment tents & demo walls
 - Test Insulation for Asbestos
 - Pro Insulation remove insulation from 3M to 6
 - Assess risers, possibly replace both depending on condition
- Remove Insulation from
 - Risers South-East pipe chase South of East elevators from Basement to 3M
 - Expansion Joints 5th floor South-West pipe chase South of West elevator bank
 - Bad piping level 1M - Horizontal piping.
 - Bad piping level G - Parking Garage.
 - All areas needing replaced after final repairs (these are areas that currently have bad insulation needing replaced or removed for known repairs)

Abate Asbestos and questionable Insulation.

Step 2: Replace Piping

- 5” Risers from basement to 3M
- 1M Bad Piping
- Bad Risers North-West Judge’s Chambers 3M to 5
- Parking Garage 2 locations



Replacement of Vent/Drain and some shutoff valves at AHU's and Mains, Install Valve Handle Extensions

Installation of the Following

- 2" Water Meter on Quick Fill Line
- Glycol Feed Station
- New Control Valves at AHU's provided by JCI
- New DP provided by JCI

Inspections of all piping after insulation removal for any hidden, bad piping

Prep System for Hydro Test

Step 3: Complete Hydro Test of System

- Fill system to operating pressure + 10psi
- Circulate with pumps
- Inspect all piping, valves, coils for leaks
- Make "minor" repairs as needed
- Meet with team with final Hydro test report.

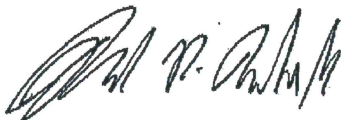
Step 4: Fill, Clean, Flush, Inhibit & Insulate

- Fill system with city water and cleaner
- Circulate for 24-48 hours with pumps under New DP control
- Dump, fill, blow down, bleed system
 - 7-10 days until clarified
- Monitor system for any new leaks
- Insulation ongoing during blow down stage
- Complete Insulation and Pipe ID

Step 5: Start Mech Cooling

Step 6: Introduce Glycol Fall of 2021

Sincerely,
RAND CONSTRUCTION CO.



Fred Thorpe
Vice President Commercial & Healthcare Division

CC.: Fred T.
Josh M.
Nate W.
Jerry W.



Jackson County Courthouse Triage Controls wAHU33
Quote Prepared by Mark Hess
03/19/2021



PROPOSAL

Account Information

Bill To:

This proposal is in accordance with the Johnson Controls Sourcwell contract #030817-JHN.

Quote Reference Number: 1-1AU1SZIH
Project Name: Jackson County Courthouse Triage Controls wAHU33
Site: JACKSON COUNTY
415 E 12TH ST
KANSAS CITY MO 64106-2706
Branch Info: JOHNSON CONTROLS KANSAS CITY MO CB - 0N42
Attn: Rick Gerla

Customer Information

Name: Rick Gerla

This proposal is hereby accepted and Johnson Controls is authorized to proceed with the work, subject to credit approval By Johnson Controls, Inc. Milwaukee, WI.
We propose to furnish the materials and/or perform the work below for the net price of: \$118,969.03

This proposal is valid through: 04/15/2021

Johnson Controls Inc.

Signature: _____
Name: _____
Title: _____
Date: _____
PO: _____

Signature: _____
Name: _____
Title: _____
Date: _____

Proposal Overview

Benefits/Scope of Work:

- Updates to improve visibility and reliability of chilled water control and minimize potential for coil freeze:
1. AHU controls/wiring
 - a. AHUs #17, 22-25, 28, 30, 31: Replace UNT controller with CGM controller in existing enclosure
 - b. AHUs #17, 22-25, 28-31, 42: Replace stat with adjustable temp sensor using existing wiring
 - c. AHUs #18, 20: Replace space sensor with adjustable temp sensor, pull new wiring
 - d. AHUs #12, 17, 22-25, 28-31: Disconnect stat wiring from CHW valve, land at new controller
 - e. AHUs #12, 17, 18, 20, 22-25, 28-31, 42, 44: Disconnect "wet switch" wire from fan interlock, bring back to new controller
 - f. AHUs #12, 18, 20, 33, 42, 44, 56: Replace AHU or DX9100 with CGM/XPM controllers in existing enclosure
 - g. AHU #33 replace existing DAT sensor, VFD, and disconnect
 2. AHU pneumatics
 - a. AHUs #12, 17, 29, 31, 56: Install electric actuators, pull new wiring from CHW valve, steam valve (AHU12 and 56), zone (AHU12) dampers, OA and MA damper actuators to new controller
 - b. Abandon pneumatic tubing in place
 - c. Replace CHW/steam valves only if required
 3. Provide (12) spare valve actuator kits M9208-GGA-3
 4. DP sensor and switches
 - a. Install one (1) DP sensor on 8M at AHU44, land at new panel
 - b. Install three (3) CHW pump DP switches, land at nearest panel
 5. Pull new BACnet comm wire from floor 3M to NAE in engine room
 - a. Only after documented asbestos abatement along riser
 6. Update UI graphics, provide controls as-built drawings

Exclusions:

1. Labor or material not specifically described above is excluded from this proposal.
2. Unless otherwise stated, any and all overtime labor is excluded from this proposal.
3. Applicable taxes or special freight charges are excluded from this proposal