



Meeting Date: February 26, 2024

To: Public Works Commission

Through: Carla Short, Public Works Director
Ron Alameida, City Architect

From: Patricia Solis, Project Manager

Subject: City Hall Mechanical Replacement Project Phase 2 - Contract Modification

Director's Recommendation: Approve an increase of 146 calendar days to the authorized duration to the City Hall Mechanical Replacement Project Phase 2 with AACO Engineered Systems, Inc. to execute installation of heat pumps that were delayed due to manufacturer going out of business. This modification will extend the contract duration to a total duration of 511 calendar days.

Contract Background: City Hall in San Francisco is an historic building and is a Federal, State and City Landmark. This project primarily involves the replacement of water-to-air heat pump units which serve the cooling and heating needs of various spaces in City Hall. The heat pump units serving the 4th floor are typically located in the attic. New attic service platforms also need to be constructed for service and maintenance access to the new units. The heat pumps serving the basement, 2nd, and 3rd floors are typically located in mechanical closets. Heat pump units serving IDF and computer server rooms are cooling-only AC (Air Conditioning) or CAC (Central Air Conditioning) units. The building will be occupied during construction including the areas served by the heat pumps that are being replaced. The contractor shall be responsible for the design, permitting, and installation of the heat pump units including structural and mechanical engineering. The scope of work also includes duct cleaning.

Reason for Modification: The manufacturer of the originally specified heat pump units ceased operations soon after the project was bid. The work to respecify and procure a different product created a delay. In addition, the newly specified units have a longer lead time than the original units. This modification increases the contract duration by 146 compensable days.

Contract Details:

Contract Title:	City Hall Mechanical Replacement Project Phase 2
Personal Services Contract No. (Required for Professional Services Only):	N/A

Contract Original Award Amount:	\$7,523,178.00
Contract Original Duration:	365 Calendar Days from NTP to substantial completion plus 60 days to final completion
Contractor Name:	ACCO Engineered Systems, Inc.

Summary of Total Amounts:

	Contract Amount	Contract Duration	Contract Dates
Original Contract Amount:	\$7,523,178.00	365 days	12/8/2022
Previous Approved Modifications:	-	-	-
Proposed Modification:	\$279,396.88	146 days	12/8/2022 - 2/5/2024
Total Contract Values, if approved:	\$7,802,574.88	511 days	12/8/2022 – 6/30/2024

Previously Approved Modifications:

Modification	Amount	Extension (days)	Description

Contract Funding Sources:	Certificates of Participation
Compliance Information:	12B
Related Commission Actions:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Resolution Attachment 2: Presentation

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, on August 11, 2022 the City awarded AACO Engineering Systems, Inc. a contract for the replacement of heat pumps in San Francisco City Hall in the amount of \$7,523,178.00 and stipulated the contract duration of 365 consecutive calendar days with a Notice to Proceed on December 8, 2022; and

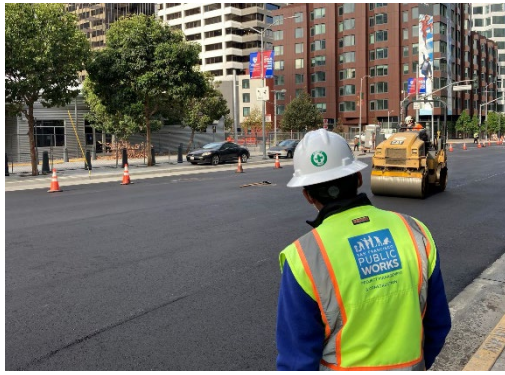
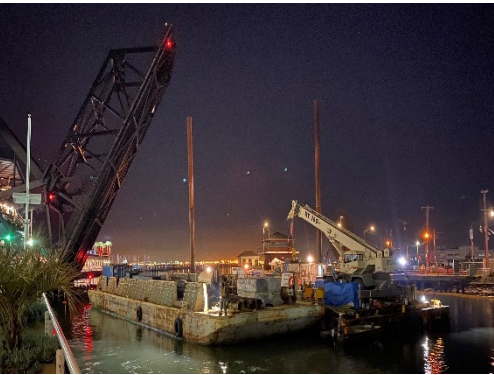
WHEREAS, an original contingency duration amounted to 36 calendar days was approved; and

WHEREAS, an increase of 146 calendar days to the contract duration is requested due to unforeseen delays caused by a specified equipment manufacturer ceasing operations; now, therefore, be it

RESOLVED, The Commission hereby approves the increase to the construction contract duration by 146 consecutive calendar days to contract # 1000026473 with AACO Engineered Systems, Inc for a total not to exceed duration of 511 calendar days.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

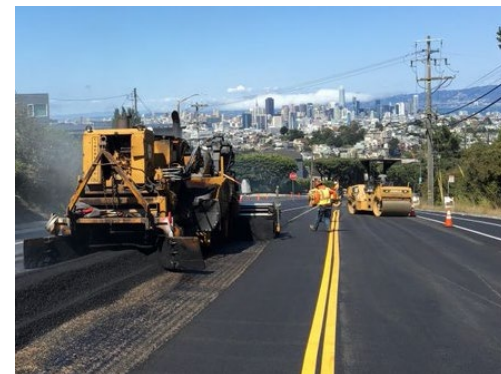
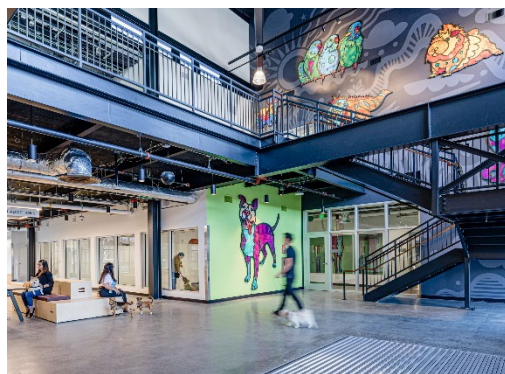
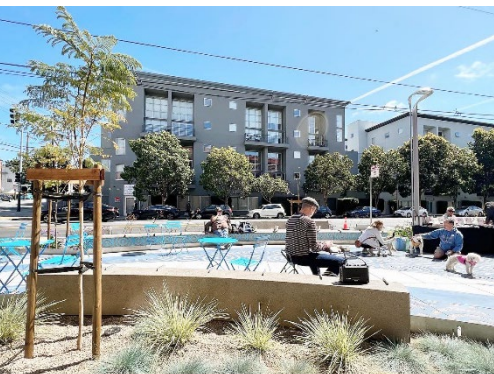
Commission Affairs Manager
Public Works Commission



FEBRUARY 26, 2024

City Hall Mechanical Replacement

Dennis Oates
Construction Manager



CITY HALL MECHANICAL REPLACEMENT PROJECT - PHASE 2

Recommend Commission:

**Approve San Francisco Public Works Contract:
City Hall Mechanical Replacement Project PH2**

Amount:

\$7,523,178

Construction Duration:

365 calendar days

Contractor:

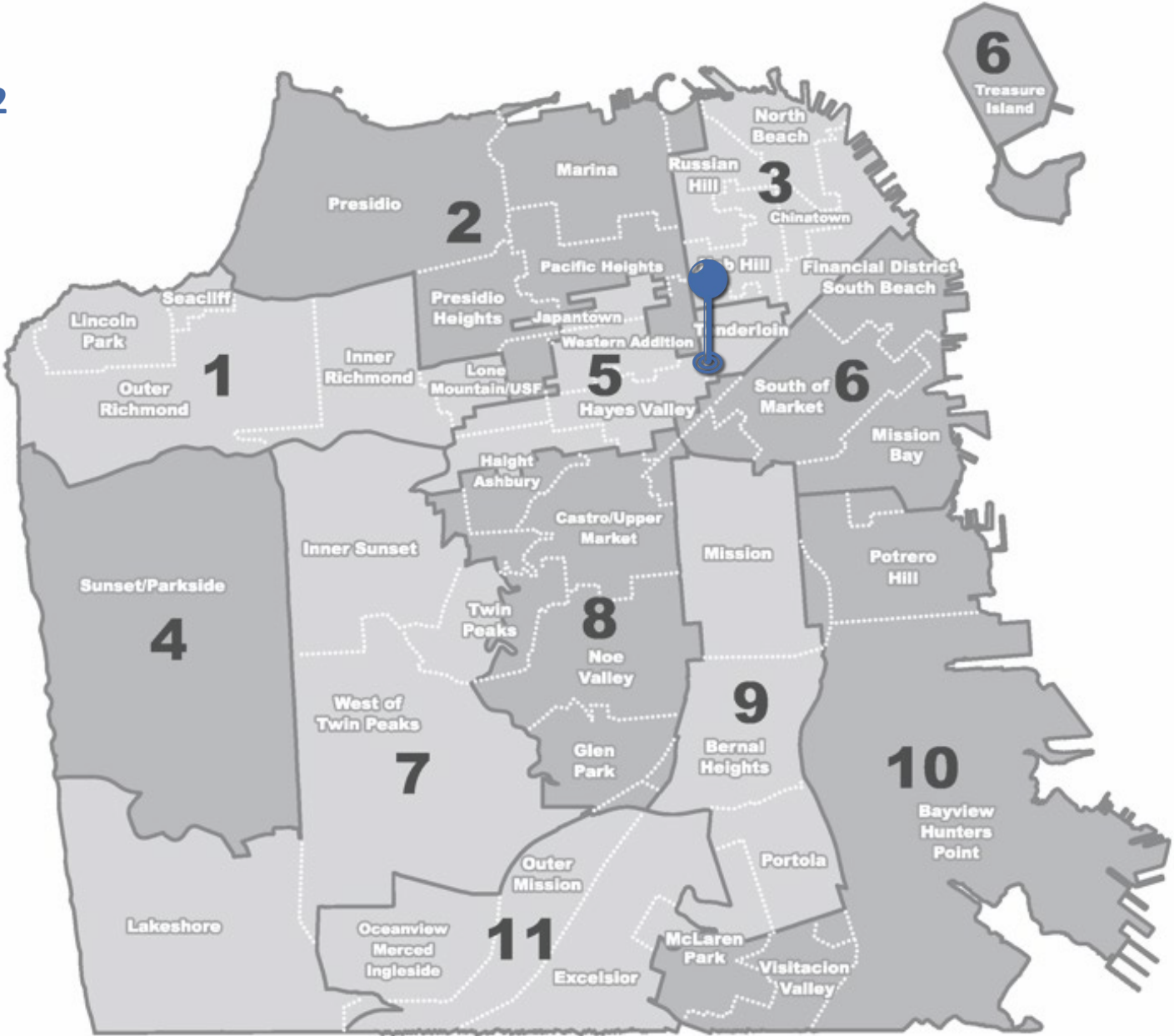
ACCO ENGINEERED SYSTEMS, INC.

Reason:

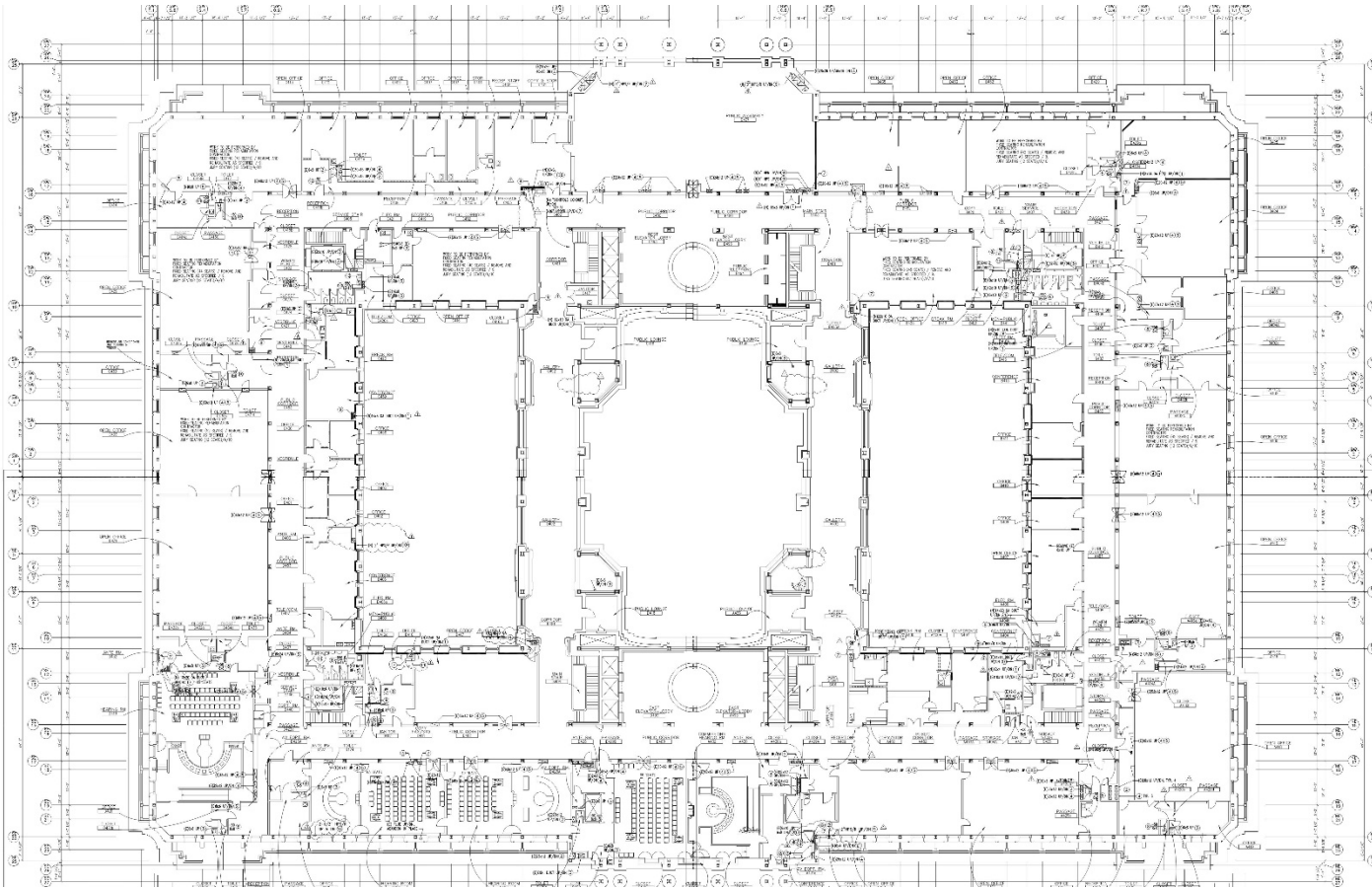
The manufacturer of the originally specified units ceased operation shortly after project bid. Therefore, additional time was required to re-engineer and specify new units. Due to supply chain issues, delivery of the new units was initially forecasted to be 58 weeks to delivery, but the time frame has since shortened to approximately 24 weeks. It is requested that the Public Works Commission approve a time extension of 146 days.

CITY HALL MECHANICAL REPLACEMENT PROJECT - PHASE 2

1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102
District 5

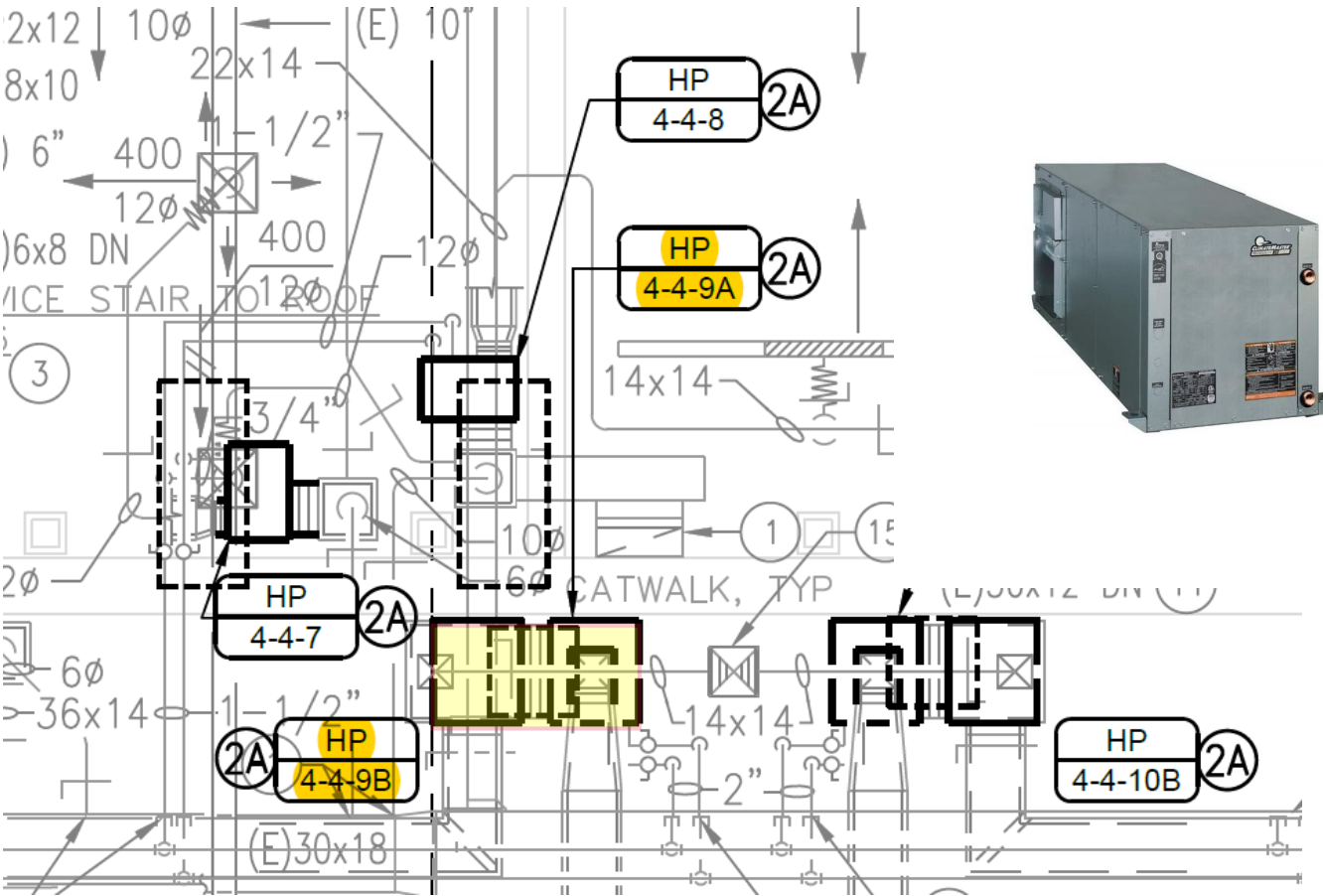


Scope of Work

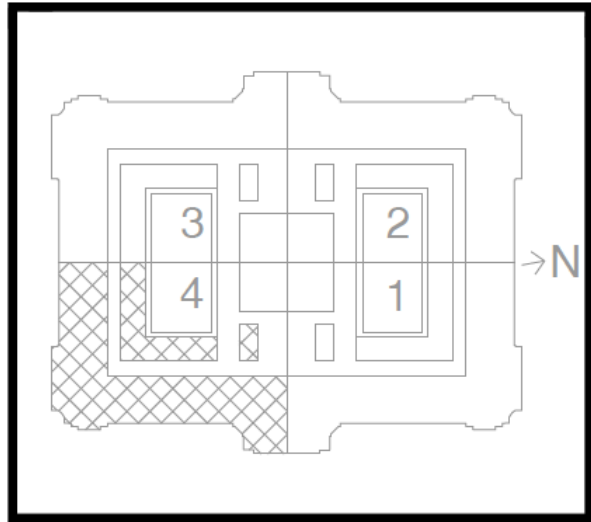


- This project involves the replacement of water-to-air heat pump units which serve the cooling and heating needs of various spaces in City Hall.
- The units are located throughout the building, including the attic, mechanical closets, and computer server rooms
- The building will be occupied during construction including the areas served by the heat pumps that are being replaced. The scope of work also includes duct cleaning.
- The Contractor is responsible for the design, permitting, and installation of the heat pump units including structural and mechanical engineering.

Room 408 – HP 4-4-9A & HP 4-4-9B



HP-4-4-9A	ATTIC	CLIMATE MASTER (TC-060V)	408 HEARING ROOM
HP-4-4-9B	ATTIC	CLIMATE MASTER (TC-060V)	408 HEARING ROOM
		CLIMATE	



CITY HALL MECHANICAL REPLACEMENT PROJECT - PHASE 2



CITY HALL MECHANICAL REPLACEMENT PROJECT - PHASE 2



CITY HALL MECHANICAL REPLACEMENT PROJECT - PHASE 2

Recommend Commission:

**Approve San Francisco Public Works Contract:
City Hall Mechanical Replacement Project PH2**

Amount:

\$7,523,178

Construction Duration:

365 calendar days

Contractor:

ACCO ENGINEERED SYSTEMS, INC.

Reason:

The manufacturer of the originally specified units ceased operation shortly after project bid. Therefore, additional time was required to re-engineer and specify new units. Due to supply chain issues, delivery of the new units was initially forecasted to be 58 weeks to delivery, but the time frame has since shortened to approximately 24 weeks. It is requested that the Public Works Commission approve a time extension of 146 days.



QUESTIONS