

Memorandum



Date:

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Consolidation of *Building Better Communities-General Obligation Bond (BBC-GOB)* Program Funds for BBC-GOB Projects 174, 176, 224 and 226 into New Project 174.1 – “Government Facilities Refurbishments”

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution amending Appendix A to Resolution Nos. R-915-04 and R-917-04, adopted on July 20, 2004, which respectively authorized the holding of a bond election for the construction and improvement of public safety and public service & outreach facilities (“Authorizing Resolutions”). This recommendation requests the approval of significant modifications for the following projects:

- Project 226 – “SPCC Facility Refurbishment” (includes “HVAC and Communication Systems”). Significant modification for partial reallocation of funding.
- Project 174 - “Downtown Government Center Fire Alarm System”. Significant modification deleting the installation of automated external defibrillators (AEDs) from the project’s scope.
- Project 224 – “Building/Energy Management System for Government Facilities and Courthouses”. Significant modification reducing the number of buildings that will be upgraded from 30 to 23.
- New Project 174.1 - “Government Facilities Refurbishments”. Significant modification consolidating the scopes of work and allocation amounts, as amended, approved for Projects 226, 174, 224 and 176 (which remained unchanged).

Scope

The impact of this agenda item is limited to County Commission District 5.

Fiscal Impact/Funding Source

There is no fiscal impact to the existing BBC Program allocation as a result of this modification.

Track Record/Monitor

The implementing entity for this project will be the General Services Administration (GSA). The responsible party for monitoring this project is the Office of Capital Improvements (OCI), Ian H. Yorty, Interim Director.

Background

This agenda item accomplishes the following four actions:

- 1) Significant Modification to Project 226 - “SPCC Facility Refurbishment” (Total allocation: \$2.4 million)

In order to address the integration of the HVAC system component for Project 226 with the fire alarm and building management systems in Projects 174, 224 and 176 and to optimize the utilization of available funding, it is recommended that \$1.9 million of the \$2.4 million allocated for Project 226 be reallocated for the enhancement of the fire alarm and building management systems being implemented as part of Projects 174, 224 and 176.

2) Significant Modification to Project 174 - "Downtown Government Center Fire Alarm System" (Total allocation: \$3 million)

The installation of automated external defibrillators (AEDs) was part of the original project description. The AEDs are being deleted from the revised project description as they will be installed under another contract. Therefore, the project description must be revised to reflect this deletion. The original project description for Project 174 as included in Resolution No. R-915-04 stated:

"Replace the fire alarm systems in downtown County buildings, and install automated external defibrillators (AED's) at the Plaza Center, Main Library, Miami Art Museum, Central Support Facility and Stephen P. Clark Center (SPCC)."

The revised project description for Project 174 will read as follows:

"Replace the fire alarm systems in the following downtown County buildings: the Main Library, the Miami Art Museum, the Central Support Facility and the Stephen P. Clark Center (SPCC)."

3) Significant Modification to Project 224 - "Building/Energy Management System for Government Facilities and Courthouses" (Total allocation: \$9.2 million)

The original project description for Project 224 as included in Resolution No. R-917-04 stated

"This project includes more than 30 buildings and includes the Replacement of the existing Building/Energy Management System (BMS), and expanding it to monitor all GSA managed buildings. BMS reduces operating costs, while providing remote automated control of HVAC, lights, alarms, card access, fire systems and other building equipment."

Of the originally estimated 30 buildings included in the scope of work for Project 224, GSA identified 23 buildings which will need Building/Energy Management Systems (BMS) work and can be implemented under this project. Three of these 23 buildings are included in this project (SPCC, Cultural Center and Central Support). Proportionately, these three downtown buildings not only represent most of the square-footage for Project 224, but also host the main BMS control (BMS control room, servers, central control and core of the system) and have the most complicated controls with regards to smoke evacuation systems. Upon completion of these three downtown buildings, the other buildings will then be integrated into this control center. Therefore, the decision was made to revise the number of buildings in the project description from 30 to 23.

The revised project description for Project 224 will read as follows:

"This project includes approximately 23 buildings and includes the Replacement of the existing Building/Energy Management System (BMS) and its expansion to monitor all GSA managed buildings. BMS reduces operating costs, while providing remote automated control of HVAC, lights, alarms, card access, fire systems and other building equipment."

4) Consolidation of Projects 226, 174, 224 and 176 (unchanged), including Re-Allocation of \$1.9 million from Project 226, into New Project 174.1 (Total allocation: \$15.3 million)

All four projects generally contribute to the same global undertaking which is the replacement and integration of the Fire Alarm and Building Management systems in numerous County buildings in

general and the SPCC in particular. As a result, staff has determined that it would be in the best interest of the County to consolidate the scopes of work and funding for all four projects - Project 226 (\$1.9 million [partial allocation]), Project 174 (full \$3 million allocation), Project 224 (full \$9.2 million allocation) and Project 176 (full \$1.2 million allocation) into new Project 174.1 – “Government Facilities Refurbishments” (Total allocation: \$15.3 million)

The description and allocation for new Project 174.1 will be as follows:

“Replace the fire alarm and building/energy management systems (BMS) at the following three buildings: Stephen P. Clark Center (SPCC), the Downtown Cultural Center (Main Library, Miami Art Museum and Historical Museum of Southern Florida) and the Central Support Facility; pressurize the east stairwell and service elevator vestibules of the SPCC to keep smoke and other noxious fumes out of these critical emergency evacuation paths during an emergency and also replace existing BMS in 20 other County buildings and expand it to monitor all GSA-managed buildings. BMS reduces operating costs, while providing remote automated control of HVAC, lights, alarms, card access, fire systems and other building equipment.”

Wendi J. Norris, Director, GSA