



## CITY OF KIRKLAND

### Department of Public Works

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Council Meeting: 12/02/08  
Agenda: Establishing Lien Period  
Item #: 8. f. (1).

## MEMORANDUM

**To:** David Ramsay, City Manager

**From:** Bobbi Wallace, Storm and Sewer Division Manager/Acting Facilities Manager  
Daryl Grigsby, Public Works Director

**Date:** November 20, 2008

**Subject:** CITY HALL DIRECT DIGITAL CONTROL (DDC) REPLACEMENT PROJECT  
ACCEPT WORK

### RECOMMENDATION

It is recommended that City Council accept the work on the City Hall DDC Replacement Program, as completed by ESC Automation of Bothell, Washington, and establish the statutory lien period. It is also recommended that remaining funds from the City Hall Fire Alarm Upgrade Project be used to fund the DDC Project overage.

### BACKGROUND DISCUSSION

In 2006, as part of the ongoing Life Cycle Program, two capital projects were funded for City Hall – the replacement of the DDC for heating, ventilation, and air conditioning (HVAC) equipment (this memo) and upgrades to the fire alarm system. The original hardware and software controlling the HVAC system in City Hall was outdated and the system was no longer supported by the vendor. The replacement of the DDC improved energy efficiency through an enhanced ability to control City Hall's HVAC equipment. The fire alarm system was the original system for City Hall and it too was outdated; both project elements were part of the 2006 - 2011 Capital Improvement Program under the project number CGG 0008 – Electrical, Energy Management and Lighting.

At their regular meeting of September 5, 2006, Council awarded the DDC contract to ESC Automation in the amount of \$186,279, for the base bid plus one additive alternate. At that same meeting Council authorized a project budget increase from \$154,500 to \$202,000 in order to fully fund the DDC component of the CIP project. The award for the fire alarm system upgrade project component occurred a few months later at the regular Council meeting of February 20, 2007.

The work efforts for the DDC work began soon after the contract award, however, due to the unavailability of materials from suppliers, the project proceeded more slowly than originally anticipated; the DDC Project was completed on May 21, 2008. The upgrade efforts on the fire alarm system began in 2007 and were complete earlier this year (2008) with Council's acceptance of that contract occurring at their regular meeting of March 4, 2008. The budget for the Alarm upgrades was originally \$51,500 and the final amount spent on that project came to \$36,002, resulting in a positive balance of over \$15,000.

The total amount paid to the contractor on the DDC component was \$194,084, including two change orders. The change orders were for additional controllers needed on equipment not included in the original engineering drawings, and for two Washington State sales tax increases that occurred over the duration of the Project. The total CIP project expenditure for both the Alarm and DDC components of Project CGG 0006 was \$247,687, including all engineering costs; the total project budget is \$253,500 (Attachment A.) By using the Alarm component savings to support the DDC overage a positive project balance of \$5,813 remains to be returned to Facilities Sinking Fund Reserve.

Attachments: Project Budget Report

### BUDGET COMPARISON (Expenditures)

#### CITY HALL DIRECT DIGITAL CONTROL REPLACEMENT

