

# Construction & Construction Management / Inspection Services for the GWTP HVAC Replacement Project (EO-3500)

Board of Water Commissioners  
June 23, 2022



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# Background

- Constructed in 1995, LBWD GWTP is a 25,734 SF multi-functional lab & operations building, located at 2950 Redondo Ave. in Long Beach
- Current HVAC system has a central air-cooled chiller & a central heating hot water boiler that feeds several air moving equipment which houses cooling and heating coils. There are total 22 pieces of equipment moving air in the building.
- With 22 components moving air & all systems being at a constant volume, the building's energy consumption associated with HVAC is very inefficient, significantly below today's energy standards & in non-compliance with current codes.





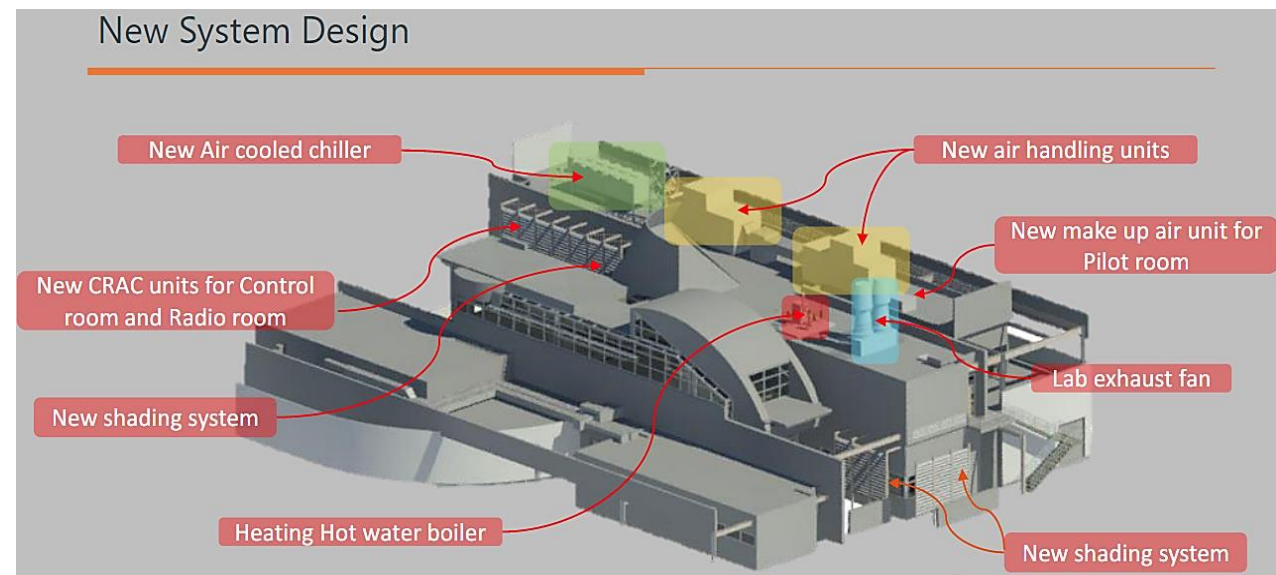
# Background



- Gannett Fleming was selected by LBWD in October 2019 to design an upgrade of the existing HVAC system for the existing GWTP building.
- A full overhaul of the system was necessary. By upgrading the current HVAC system, it will make a significant difference in the current building energy consumption, system controllability & be more cost efficient in the long term.

# Scope of Work - Construction

- Upgrade/Replace existing HVAC & control system for the GWTP building
- Replacing roof & overflow drains, provide new gas line and make up water to new boiler skid on roof
- Provide solar shade structure
- Phasing plan will be implemented to minimize unnecessary shut-downs or disruptions
- Remove and dispose of existing roofing system in areas indicated & replace with new roofing system
- Install new electrical connection to new rooftop mechanical equipment
- Provide complete manual addressable fire alarm system for LBWD building





# Scope of Work - CM & Inspection

- Coordinate Complex Construction Phasing
- Coordinate Shutdowns to Minimize Service Interruptions
- CM Team has Extensive Experience with HVAC Improvements, Construction Phasing Experience, & Experience Coordinating Inspections with Development Services
- Construction Management & Engineering Support
- Construction Inspection in compliance with the PLA
- Electrical/System Integration Inspection & Fire Alarm Inspection Services
- Prepare Record Drawings, Final Report, & Project Transfer
- Permit Coordination & Compliance with Long Beach Development Services

# Existing Conditions



# Recommendation

- Authorize the General Manager to execute an Agreement with United Mechanical Contractors, Inc. to provide construction services for the GWTP HVAC Replacement Project (EO-3500), in the amount not to exceed \$7,968,000.
- Authorize the General Manager to execute an Agreement with 3D Built, to provide CM & Inspection Services for the GWTP HVAC Replacement Project (EO-3500), in the amount not to exceed \$654,130.



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