File

AGENDA

Municipal Facilities Committee Meeting
Thursday, August 26, 2010
4:30 p.m. – 6:00 p.m.
City Hall North Conference Room

1. **Call to Order**
2. **Approval of minutes of the August 5, 2010, meeting.**
3. **Marina Capital Improvement Plan 2011-2016.**
4. **Energy Audit Follow-up.**
5. **Discussion of next meeting.**

MINUTES – MUNICIPAL FACILITIES COMMITTEE MEETING
August 5, 2010
North Conference Room
21630 11th Avenue South, Des Moines, WA

Council Members
Melissa Musser – Chair
Dan Sherman
Bob Sheckler

City Staff
Tony Piasecki – City Manager
Lorri Ericson – Assistant City Manager
Grant Fredricks – Planning, Bldg, PW Director
Joe Dusenbury – Harbormaster
Patrice Thorell – Park, Rec & Sr. Ctr Director

1. Call to Order

Chair Musser called the meeting to order at 6:00 p.m.

2. Approval of the Minutes

The minutes for 8/5/2010 were approved with a corrected date

3. Update on Beach Park Auditorium Project

Parks Director Thorell shared with the committee the colors and designs that had been approved for the Auditorium. City Manager Piasecki advised that the dredging project has started and is going well.

4. Discussion of design of new sidewalks on east side of the Marina

Harbormaster Dusenbury explained the options for improving the sidewalk design on the east side of the Marina. It was the committee's consensus that the first three 20' sidewalks remain as designed and built and the longer segment that is yet to be built be widened as much as possible without a redesign this would result in approximately 6 more inches and there would be no raised curb on the parking lot side of the sidewalk.

5. Discussion 2011-2016 Municipal Capital Improvement Plan - Parks

Parks Director Thorell reviewed the current CIP projects. The DMBP – Auditorium will be complete in 2010 and can be removed from the list. The DMBP – Dining Hall Rehab project has an estimated cost of approximately 2.7 Million. We have applied for a grant, but are waiting for the State budget to be finalized to see if we will receive any funds. The DMBP – Picnic Shelter Rehab project is funded only from future REET which will not be available until 2014 unless we receive some grants or the council decides to use councilmatic bonds to complete this project at the same time as the others. DMBP – Sun Home Lodge Rehab has some REET money budgeted in the future; however, it is not enough money to complete the project. The following projects are not funded: Founders Lodge, Cabins/Cottages, Historic Restroom Building, Park System Repairs/Road Paving and DMBP – Playground Equipment. 2.7 million is needed to complete all projects. If that amount is borrowed, the annual payment would be about $250,000 per year over a 20 year duration. Discussion ensued about bringing the idea of ~~councilmatic~~ Councilmanic bonds to complete all projects forward to the full council. The majority of the committee felt that the idea should be discussed with the full council. Councilmember ~~[illegible]~~ stated he would be opposed to issuing Councilmanic bonds but would support bring the idea to the full council for discussion

Projects that would also be nice, but are not on the list are: the demolition of the Wasson House, rebuilding of the bulkhead, and the repairs to the lookouts and the wood bridge.

The Grandstand Project will be finished this year and is fully funded. The field house restroom project is funded, and the hope is to start this restoration in the fall. The Grandstand Backstop Netting is not funded, but remains on the list as it needs to be done.

Director Thorell reviewed the status of the Barnes Creek Trail project and the interaction with the State over the 509 ROW.

The following projects are all unfunded, but are in the current CIP: SJU Park Phase C2 Landscaping, SJU Park Phase C3 Parking Lot, SJU Park Soccer Field, Park Lifecycle Repair and Replacement, South Des Moines Park Acquisition, Playground – Parkside, Midway Park Expansion, Park & Recreation Mater Plan Update, Entryway Signage/Reader board, and Sonju Park Outbuildings Demolition. Councilmember Musser wanted to make sure that Playground Equipment at SJU was addressed somewhere as part of the CIP. Director Thorell stated she would include it in the Parking lot portion.

The final two projects discussed were the Activity Center Generator and Lights for which we have applied for a CDBG grant and the Activity Center Expansion which is not funded.

6. Committee Member Comments

None

7. Future meetings

August 26, 2010 6:00 p.m.

Adjourned at 7:15 p.m.

Respectfully submitted by:
Lorri Ericson, Assistant City Manager

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TABLE 4.1 BUDGET SUMMARY

Project: **City of Des Moines**

Building: ***City Wide***

Date: 8/20/2010

Budget Phase: GMAX

Estimator: MB

FIM#	FIM Description	Mechanical	Electrical	EMCS	Lighting	General	Equipment	Other	TOTAL
6413	13.01-PWB Overhead Door Repair	$0	$0	$0	$0	$11,974	$0	$0	$11,974
6412	12.01-CHB Domestic Hot Water	$8,246	$4,870	$0	$0	$0	$4,025	$0	$17,141
6411	12.01-FH Plumbing Fixture Upgrades	$9,510	$0	$0	$0	$3,646	$0	$0	$13,156
534	3.01-CHB Economizer Control Optimization	$2,093	$0	$6,705	$0	$0	$0	$0	$8,798
531	3.01-SAC Replace Electric Furnace	$21,909	$4,290	$1,675	$0	$0	$2,850	$0	$30,724
529	3.01-PWB Rooftop Unit Replacement	$25,017	$3,965	$425	$0	$0	$5,670	$0	$35,077
533	9.01-CHB Lighting Upgrade	$0	$0	$0	$9,539	$0	$0	$0	$9,539
532	9.01-PWB Lighting Upgrade	$0	$0	$0	$16,258	$0	$0	$0	$16,258
536	9.01-FH Lighting Upgrade	$0	$0	$0	$17,025	$0	$0	$0	$17,025
530	9.01-SAC Replace 120w Can Lighting and T12	$0	$0	$0	$10,835	$0	$0	$0	$10,835
537	9.01-SVC Lighting Interior (Relite)	$0	$0	$0	$12,307	$0	$0	$0	$12,307
535	9.01-PSB Lighting Upgrade	$0	$0	$0	$8,199	$0	$0	$0	$8,199

			Mechanical	Electrical	EMCS	Lighting	General	Equipment	Other	TOTAL
A 1. SUBTOTAL			**$66,775**	**$13,125**	**$8,805**	**$74,163**	**$15,620**	**$12,545**	**$0**	**$191,033**
1 General Conditions	$4,551	lump sum								$4,551
2 Site Supervision	$18,177	lump sum								$14,400
A 2. SUBTOTAL			**$66,775**	**$13,125**	**$8,805**	**$74,163**	**$15,620**	**$12,545**	**$0**	**$209,984**
1 Construction Bonds	1.1%		$735	$144	$97	$816	$172	$138	$0	$2,310
TOTAL CONSTRUCTION COST (A1+Bond) = A										**$212,294**
B. PROFESSIONAL SERVICES										
1 Audit Fee	$16,330	lump sum								$16,330
2 Design - Mech/plbg/elec/arch/struct	12.0%	B2 (%) x A1								$22,924
3 Construction Management & Project Admin	6.0%	B3 (%) x A1								$11,462
4 Background Drawing Creation	$4,000	lump sum								$4,000
TOTAL PROFESSIONAL SERVICES (B1+B2+B3) = B										**$54,716**
C. OTHER COSTS										
1 Project Contingency	2.5%	C1 (%) x (A total)								$4,776
2 Performance Assurance (M&V)	$ 2,071	lump sum								$2,071
TOTAL OTHER COSTS = C										**$6,847**
D. OVERHEAD COSTS AND FEE										
1 Overhead/Fee	18.0%	D1 (%) x (A total)								$37,797
TOTAL ESCO FEES = D										**$37,797**
E. TOTAL GUARANTEED CONSTRUCTION & ESCO SERVICES (A + B + C + D) = E										**$311,653**
F. NON-GUARANTEED COSTS										
1 Sales Tax	8.5%	F1% x E (Excluding Contigency)								$28,957
2 GA FEE	$ 24,800	Lump Sum								$24,800
TOTAL NON-GUARANTEED COSTS = F										**$53,757**
G. TOTAL MAXIMUM PROJECT COST										**$365,410**

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Table 3.1 - Utility Summary Report

Project	City of Des Moines Group 1
Scenario	Pre-Final
Report generated on date	8/20/2010

FIM Name	Building	Utility Type	Utility Unit	Quantity Savings	Dollar Savings
03.01-CHB Economizer Control Optimization	City Hall	Electricity	kWh	22,216	$1,526
03.01-PWB Rooftop Unit Replacement	Public Works Building	Electricity	kWh	7,522	$517
03.01-SAC Replace Electric Furnace	Senior Center	Electricity	kWh	10,174	$699
09.01 SVC Lighting - Interior (Relite)	Service Center	Electricity	kWh	18,486	$1,270
		Electricity Demand	kW	72	$422
09.01-CHB Lighting Upgrade	City Hall	Electricity	kWh	12,163	$836
		Electricity Demand	kW	49	$285
09.01-FH Lighting Upgrade	Field House	Electricity	kWh	16,254	$1,117
		Electricity Demand	kW	52	$306
		Natural Gas	Therm	-60	-$59
09.01-PSB Lighting Upgrade	Police Services Building	Electricity	kWh	6,565	$451
		Electricity Demand	kW	13	$74
09.01-PWB Lighting Upgrade	Public Works Building	Electricity	kWh	16,798	$1,154
		Electricity Demand	kW	52	$306
		Natural Gas	Therm	-62	-$60
09.01-SAC Replace 120W Can Lighting and T-12	Senior Center	Electricity	kWh	8,670	$596
		Electricity Demand	kW	72	$422
		Natural Gas	Therm	-31	-$31
12.01-CHB Domestic Hot Water	City Hall	Electricity	kWh	5,378	$369
12.01-FH Plumbing Fixture Upgrades	Field House	Water	CCF	30	$95
13.01-PWB Overhead Door Repair	Public Works Building	Natural Gas	Therm	535	$520

Building Total	Building	Utility Type	Utility Unit		
	City Hall	Electricity	kWh	39,757	$2,731
		Electricity Demand	kW	49	$285
	Field House	Electricity	kWh	16,254	$1,117
		Electricity Demand	kW	52	$306
		Natural Gas	Therm	-60	-$59
		Water	CCF	30	$95
	Police Services Building	Electricity	kWh	6,565	$451
		Electricity Demand	kW	13	$74
	Public Works Building	Electricity	kWh	24,321	$1,671
		Electricity Demand	kW	52	$306
		Natural Gas	Therm	473	$460
	Senior Center	Electricity	kWh	18,844	$1,295
		Electricity Demand	kW	72	$422
		Natural Gas	Therm	-31	-$31
	Service Center	Electricity	kWh	18,486	$1,270
		Electricity Demand	kW	72	$422

Grand Total		Utility Type	Utility Unit	Quantity Savings	Dollar Savings
		Electricity	kWh	124,227	$8,534
		Electricity Demand	kW	310	$1,814
		Natural Gas	Therm	382	$370
		Water	CCF	30	$95

Guarantee Multiplier value was included in the calculation of the records above.

Table 4.2 - FIM Matrix Report

Project	City of Des Moines Group 1
Scenario	Pre-Final
Client	City of Des Moines
Report	8/25/2010 0:00

FIM Name	FIM Description	Building	Budget *	Annual Utility Savings	Annual Operational Savings **	Potential Incentives ***	Net Customer Cost (with Incentives)	Simple Payback (SPB) (with Incentives)	Return on Investment (1/SPB)
03.01-CHB Economizer Control Optimization	Existing: Eight heat pumps provide conditioning and ventilation to the City Hall Building. The economizer control on these units is provided using Siebe enthalpy controller and are malfunctioning. Energy is wasted by heating excessive outisde air during cooler weather and low levels of occupancy.Proposed: Replace the enthalpy controllers with economizer logic modules for the Juror's Lounge and the Council Chambers (FC-4 and FC-5). This includes CO2 sensors for demand controlled ventilation. The outside air dampers minimum position at the air handler shall be decreased whenever CO2 levels are below the threshold and increased whenever they are above it. System shall be ASHRAE 62.1-2007 compliant.	City Hall Suites A, B, C, D	$16,828	$1,526	($0)	$1,500	$15,328	10.0	9.96%
03.01-PWB Rooftop Unit Replacement	Existing: The Public Works Office Building is served by a Trane Weathertron heat pump unit mounted on the roof. The unit was installed in 1985 and has exceeded its expected life.Proposed: Replace the existing rooftop unit with a 4-ton Rooftop heat pump.	Public Works Building	$67,096	$517	$150	$600	$66,496	99.7	1.00%
03.01-SAC Replace Electric Furnace	Existing: The Senior Activity Center main hall is conditioned using a Hastings electric furnace. The unit is original to the building and has well exceeded its expected life. The unit is located in a mechanical room in the attic space. Proposed: This measure includes replacing the electric furnace with an electric furnace. The access to the mechanical room is through an access door located approximately 10' from the floor. There is no stair access.	Senior Center	$58,769	$699	$50	($9,000)	$67,769	90.5	1.11%
09.01 SVC Lighting - Interior (Relite)	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Occupancy control sensors will be installed in common space such as; conference rooms, break rooms and open office areas.	Service Center	$23,541	$1,692	$223	$4,609	$18,932	9.9	10.11%

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Table 4.2 - FIM Matrix Report

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Report	8/25/2010 0:00

FIM Name	FIM Description	Building	Budget *	Annual Utility Savings	Annual Operational Savings **	Potential Incentives ***	Net Customer Cost (with Incentives)	Simple Payback (SPB) (with Incentives)	Return on Investment (1/SPB)
09.01-CHB Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Occupancy control sensors will be installed in common space such as; conference rooms, break rooms and open office areas.	City Hall - Suites A, B, C, D	$18,246	$1,120	$154	$3,312	$14,934	11.7	8.53%
09.01-FH Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Existing 8' industrial fixtures recessed into the attic space will be replaced with an 8' (4) 32W T8 industrial fixture that will be installed in the existing location. Occupancy control sensors will be installed in common space such as; Main Gym and the lower and mixed use space.	Field House	$32,566	$1,364	$150	$3,612	$28,954	19.1	5.23%
09.01-PSB Lighting Upgrade	This measure proposes replacing existing 250W MH indirect wall mounted fixtures with indirect linear fluorescent fixtures. This measure also proposes installing occupancy sensor control in open offices, conference rooms, break rooms and in both locker rooms.	Police Services Building	$15,683	$525	$46	$2,325	$13,358	23.4	4.27%
09.01-PWB Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagnetic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient incadescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Existing 8' linear fluorescent fixtures located in the vehicle shop areas will be replaced with 8' (4) 32W T8 industrial fixtures. Occupancy control sensors will be installed in common spaces: conference rooms, break rooms and open offices areas.	Public Works Engineering	$31,099	$1,400	$183	$3,738	$27,361	17.3	5.78%
09.01-SAC Replace 120W Can Lighting and T-12	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). The existing PAR flood fixtures will be removed and the existing main lobby will be illuminated by direct/indirect pendant hung fixtures located between the existing beams.	Senior Center	$20,725	$987	$407	$2,028	$18,697	13.4	7.46%

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Table 4.2 - FIM Matrix Report

Project	City of Des Moines Group 1
Scenario	Pre-Final
Client	City of Des Moines
Report	8/25/2010 0:00

FIM Name	FIM Description	Building	Budget *	Annual Utility Savings	Annual Operational Savings **	Potential Incentives ***	Net Customer Cost (with Incentives)	Simple Payback (SPB) (with Incentives)	Return on Investment (1/SPB)
12.01-CHB Domestic Hot Water	Existing: The Domestic Hot Water for the City Hall Building is generated from two electric domestic hot water tanks. Proposed: Replace two (2) existing domestic hot water heaters. The units will be replaced with an electric heat pump/electric water heater.	City Hall - Suites A, B, C, D	$32,788	$369	($0)	($0)	$32,788	88.7	1.13%
12.01-FH Plumbing Fixture Upgrades	Existing: The Field House building has restrooms that are available to the public. The existing plumbing fixtures are approaching or have reached end of life and are frequently vandalized. The existing water closets are tank style, and the men's restroom has a troph-style urinal which is not in operation. The lavatories are wall-mounted with manual control and no aerators.Proposed: This measure includes replacing the existing 3.5 GPF flush tank water closets with 1.28 GPF low flow flush valve fixtures and battery-powered flush valve sensors. The existing urinal will be replaced with one 0.125 GPF fixture with battery-powered flush valve sensors. Low flow aerators will be installed on the lavatories.	Field House	$25,165	$95	($0)	($0)	$25,165	264.8	0.38%
13.01-PWB Overhead Door Repair	Existing: The Public Works Office service garage is enclosed with four (4) large overhead doors. The doors are uninsulated with damaged panels and air gaps along the perimeter. This results in wasted energy.Proposed: This measure includes repairing the existing shop doors. Damaged panels will be repaired or replaced. Door tracks and rollers will be aligned. Air gaps will be tightened. Insulation will be attached to the inside of the doors.	Public Works Building	$22,904	$520	($0)	$2,245	$20,659	39.7	2.52%
		Grand Total	**$365,410**	**$10,814**	**$1,363**	**$14,969**	**$350,441**	**28.8**	**3.47%**

* Since design cost, audit cost, etc. are distributed among the FIMs, the total project cost will not go up or down by exactly the amounts shown here if a FIM or FIMs are dropped.

** For non recurring operational savings, the values are averaged over the 30 year length of this analysis.

*** Incentives are contingent on final approval. Funds are shown for reference only.