

**INFORMATIONAL MEMORANDUM**  
**Tukwila Metropolitan Park District**

**TO: Tukwila Pool MPD Board President**

**FROM: Rick Still, Parks and Recreation Director** 

**DATE: May 9, 2012**

**SUBJECT: Draft Energy Services Proposal Cost Estimate**

**ISSUE**

Staff summarized the cost estimates from the Energy Services Proposal (ESP) into the attached spreadsheet for continuity and to aid in understanding the pricing of each item in the project list.

**FINANCIAL IMPACT**

No financial impact at this time.

**BACKGROUND**

On January 12<sup>th</sup>, the MPD Board approved the Energy Service Performance Contracting (ESPC) process, authorized McKinstry Energy Services (McKinstry) as the Energy Services Company (ESCO) and authorized the initiation of the investment grade audit for the Tukwila Pool. At the April 9, 2012 Board meeting the Rough Order of Magnitude (ROM), a 70% preliminary plan, was brought forth as a special item to update the Board on the progress of this project and to seek guidance on a some of the potential additional items to be included in the project scope if additional funding was available. The Board provided direction for various items and had questions on various parts of the ROM too. These questions should be answered in the Draft ESP that McKinstry will be presenting on.

Since the April 9, 2012 Board Meeting the Legislature initiated a grant program for energy related projects that are happening this year. Staff is still awaiting all the details but what we do know is that the criteria for the grant are 1) owner matching funds 3:1 to grant monies, 2) project needs to be an energy improvement related project, and 3) the project needs to happen this year.

The deadline for applying for the grant is July 2 with the notification of awards happening a few weeks later. Given our project list and matching capacity we can hope for \$416,666.00 in grant money so staff are recommending delaying the project long enough to apply for the grant and see if awarded in July before moving forward with the official approval of the Final ESP. Staff has been in communication with McKinstry in regards to the grant situation and process. McKinstry agrees that it would be beneficial to apply for the grant and they are looking at the trying to absorb this timeline delay in the overall project somewhere in their four month design stage so that this does not delay the construction start of November 5, 2012.

## **DISCUSSION**

Attachment 1, the Draft ESP Cost Estimate is a reformatted list of the same projects as seen on the 70% ROM list last month that shows the cut-off line on the project list based upon different funding scenarios. It was reformatted to include all items being looked at in this ESP project because it will be a tool included in the application for the grant and potentially other funding options too. This is why the column was added that designates each item as either an “E” for equipment or a “C” for construction. This is important as it relates to the \$1M loan at 2.17% which can only be used for equipment costs and not construction and is due on June 20, 2012.

Items 1 – 13 are the items that will be completed by McKinstry and can be afforded based upon a \$1M loan at 2.17% and the \$250,000 in capital cash if no grant money is awarded.

Items 14 – 34 include all additional items in a prioritized order that would be looked at if grant money was awarded. For this section, another column was added “Tukwila Modified Scope” that shows costs comparison if the item was reduced in scope or completed by staff not McKinstry. If an item were to be removed from the Energy Savings Performance Contracting (ESPC) program then staff would have to complete them using typical project processes.

In this section there are two lines showing the cut-off points for either McKinstry completing the work or Staff completing the work. This will be looked at more closely as the project moves forward and the grant outcome becomes evident.

Items 35 – 37 will be completed in-house using the operational budget and CIP lifecycle replacement plan as seen on the 20y year financial model.

Items in the last section are ones that are not being pursued anymore. This is partially due to budget restrictions and/or not a quick enough energy payback.

## **RECOMMENDATION**

No recommendation at this time.

## **ATTACHMENTS**

1. Draft ESP Cost Estimate



Table 4.2 - Facility Improvement Measure (FIM) Summary - Preliminary

Project: **Tukwila Pool**  
 Date: May 7, 2012 **Draft ESP Cost Estimate, Revised by Staff**

5-14-12 Item #	4-9-12 Item #	Finance Option Code	Project	Tukwila Modified Scope	McKinstry Budget	Annual Utility Savings	Potential Incentives ***	Comments
1	1	C	Pool Liner, Water Edge Tile, and Main Drains		\$ 279,608	\$ -	\$ -	Provide new pool liner, water edge tile, and main drains.
2	2	E	Pool Circulation Pump VFD Pool Water Plumbing / Valve Replacement Pool Heating Water Pump Replacement		\$ 122,586	\$ 2,586	\$ 8,551	Convert existing pool circulation pumps to variable flow control, replace broken valves.
3	3	E	ADA Pool Chair Lifts		\$ 22,375	\$ -	\$ -	Provide new ADA pool chair lifts
4	4	E	Chemical Replacement		\$ 19,867	\$ -	\$ -	Replace existing pool chemical treatment system.
5	5	E	Nat. HVAC Digital Controls / Dampers Lobby HVAC Digital Controls / Dampers Nat. Fan & Motor Replacement		\$ 367,141	\$ 12,047	\$ -	Provide DDC controls upgrades, control damper repairs, and retrocommissioning services to the natatorium and locker room air handling units. The fan and motor will be replaced on the Natatorium air handling unit.
6	6	E	Building Heating Pump & Motor Replacement		\$ 4,507	\$ 302	\$ 780	Replace the existing hot water heating pump and motor.
7	7	E	Boiler Burner and Controls Replacement Condensing Domestic Water Heater		\$ 161,768	\$ 259	\$ -	This measure includes replacing the existing burner and linkageless controls. Existing domestic water heaters will be replaced with condensing units.
8	10	E	Lighting Conversion		\$ 107,049	\$ 4,298	\$ 10,777	Upgrade existing lighting systems.
9	11	C	Remove Natatorium Ceiling Tiles		\$ 51,186	\$ -	\$ -	Remove existing suspended ceiling in natatorium, add sound abatement.
10	14	C	Locker Room Tile (Showers & Walls)		\$ 48,550	\$ -	\$ -	Replace existing locker room tile, including shower and wall tiles.
11	16	E	HVAC Lobby Supply Motor Replacement		\$ 1,101	\$ 302	\$ 780	Replace the existing supply fan motor on the lobby air handling unit.
12	17	E	HVAC Lobby Exhaust Motor Replacement		\$ 1,101	\$ 302	\$ 780	Replace the existing exhaust fan motor on the lobby air handling unit.
13	20	E	Locker Room Plumbing (Showers & Fixtures - could be modified to \$52,000 no china)		\$ 83,250	\$ 1,822	\$ -	Provide retrofit or replacement of existing plumbing fixtures, including lavatories, showers, water closets, and urinals. (reduce scope?)
<b>Base Scope of Work for Project Subtotal</b>					<b>\$ 1,260,439</b>		\$ 21,668	
14	26	E	Pool Cover / Blanket	\$ 20,000	\$ 37,383	\$ 8,570	\$ 14,000	Provide manual pool covers. Rebate adjusted by staff.
18	9	E	Bulkhead Renovation	\$ 3,000	\$ 4,500			Renovate existing bulkhead
20	39	E	Sewer Deduct Meter	\$ 4,600	\$ 7,554	\$ 1,163		Provide deduct and charge meters for pool fill and blow down. Coordinate with local water utilities for rate modifications.
21	22	C	Locker Room Painting	\$ 15,000	\$ 22,500			Modify painting for McKinstry's scope of work from \$36K.
15	8	E	DE Filter System - Vacuum DE Remodel	\$ 50,700	\$ 76,050			Replace existing vacuum DE filter system with new filter type.
16	41	C	New Roof	\$ 52,000	\$ 78,000			Cost more to replace in 5 years due to potential failure than now with a 20+ year roof.
17	13	C	ADA Improvements (Parking Lot)	\$ 60,000	\$ 105,299			Provide parking lot ADA improvements for improved facility access.
19	21	D	Gutter/Deck Tile	\$ 52,000	\$ 64,172			Replace existing gutter and tile deck.
					\$ 258,793	<b>\$ 395,458</b>		<b>If \$416,666 Grant and McKinstry perform scope of work.</b>
22	23	E	New Lockers	\$ 26,000	\$ 39,000			30 lockers mens and womens each.
23	25	E	Deep End Guard Chair	\$ 4,000	\$ 6,000			Replace existing deep end guard chair
24	29	C	Privacy changing areas (modified - 1 dressing room)	\$ 5,000	\$ 7,187			Provide <u>ONE</u> new changing room in each locker room.
25	30	C	Locker Room Floor Resurfacing	\$ 27,500	\$ 92,389	\$ 41,250		Resurface locker room flooring.
26	31	C	Deck Resurfacing	\$ 54,500	\$ 145,716			Resurface existing deck and repair deck drains.
<b>If \$416,666 grant and MPD to Contract and Manage scope of work.</b>					<b>\$ 373,700</b>		\$ 290,764	
27	12	E	Add Natatorium Sound Abatement (not in \$1M loan @ 2.17%)	\$ 80,000	\$ 132,568			Add sound abatement to natatorium.
28	32	C	Enclosure - see architectural concept (\$155K store front windows)	\$ 140,000	\$ 164,734			Cost estimate based upon architect design & estimate.
29	33	C	Modify Front Desk Reception (if no Enclosure)	\$ -	\$ 17,403			Remodel existing reception area.
30	34	C	Admin Offices Remodel	\$ -	\$ 32,151			Remodel administration offices.
31	35	C	Modify Family Changing Rooms (if no add on)	\$ -	\$ 11,343			Modify family changing rooms.
32	36	C	Modify Supply Staff / Break Room	\$ -	\$ -			
33	37	C	Staff Locker Rooms Renovation	\$ -	\$ 20,360			Provide renovation of existing staff locker room, including repair of failed plumbing and upgrade to high efficiency plumbing fixtures.
34		C	New Entry - Women's Locker Room	\$ -	\$ 14,112			Provide new entry door into Womens Locker Room.
<b>Perform as monies become available</b>					<b>\$ 220,000</b>		\$ 392,611	
<b>Being performed through Repairs and Maintenance and Life-Cycle Program</b>								
35	18	C	Interior Doors Replacement (partial)		\$ 54,342			Replace existing interior doors. (11 wood doors)
36	19	E	Heat Exchanger (Pool Water Heat)		\$ 45,490			Provide new pool water heat exchanger. (bundled heat exchangers)
37	24	C	Exterior Doors Replacement		\$ 19,089			Replace existing exterior doors. (3 doors + hardware on 6 doors)
					\$ -	\$ 118,921		
<b>Total all Projects</b>					<b>\$ 1,854,139</b>		<b>\$ 2,457,783</b>	
<b>Not Being Pursued</b>								
40			Solar Thermal (system only)		\$ 216,809	\$ 1,800		Provide solar thermal preheat system for pool and domestic water heating. This measure <u>DOES NOT</u> include a new roof for the facility.
27			UV - New Item, strongly recommended	\$ 74,997	\$ 74,997	\$ (2,628)	\$ -	Add UV treatment system to pool.
38			Add Windows in Natatorium		\$ 36,480	\$ -	\$ -	Provide new natatorium glazing. Cost estimate is \$100/sqft.
42			Privacy showers & changing areas - see sketch		\$ 144,203	\$ -	\$ -	Provide new changing rooms and private showers for locker rooms.
43			New Natatorium Supply Air Ductwork		\$ 96,610	\$ -	\$ -	Provide new supply air ductwork to improve air flow to natatorium.
44			Vending Machines Power Control		\$ 1,438	\$ 51	\$ -	Provide vending power management control for (2) existing refrigerated vending machines.
45			Addition - see sketch	\$ 900,000	\$ -	\$ -	\$ -	Cost estimate based upon \$300/sqft for approximately 3,000 sqft.