



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 8/14/2025

File ID: TMP-5796

Department: General Services

Subject:

Type of Action: Approval/Action

Resolution authorizing the Mayor to execute Modification No. 1 to the Standard Agreement between the City of Huntsville and Engineered Solutions Incorporated for the Municipal Justice Public Safety Complex - HVAC Upgrades.

Resolution No.

Finance Information:

Account Number: 3020-14-00000-523053-00000000

City Cost Amount: \$450,000.00

Total Cost: \$450,000.00

Special Circumstances:

Grant Funded: NONE

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: 815 Wheeler Avenue

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☒ District 5 ☐

Additional Comments:

Modification No. 1 is the second part of the contract for a new building automation control system that will be added to control the energy plant and is expandable with the replacement of additional HVAC equipment in the future.

RESOLUTION NO. 25-_____

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the Mayor be, is hereby authorized to enter into Modification No. 1 to the Agreement by and between the City of Huntsville and Engineered Solutions Incorporated for the amount of Four Fifty Thousand Dollars and 00/100s (\$450,000.00) for professional services for the Municipal Justice Public Safety Complex – HVAC Upgrades, Huntsville, Alabama. Said agreement is substantially in words and figures similar to the certain document attached hereto and identified as “Modification No. 1 to the Standard Agreement between the City of Huntsville and Engineered Solutions Incorporated,” consisting of six (6) pages, together with the signature of the City Council President and an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

ADOPTED this the 14th day of August, 2025.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 14th day of August, 2025.

Mayor of the City of Huntsville,
Alabama

STATE OF ALABAMA)
COUNTY OF MADISON)

Modification No.1 to the
Agreement Between the
City of Huntsville, Alabama
and Engineered Solutions Incorporated
Dated August 22, 2024,
as adopted by Resolution No. 24-611

MODIFICATION NO. 1

THIS MODIFICATION TO AN AGREEMENT is entered into on this the **14th** day of **August, 2025**, by and between the City of Huntsville, Alabama (Owner) and Engineered Solutions Incorporated as adopted by Resolution 24-611 on August 22, 2024. The City of Huntsville does hereby modify the contract to continue providing professional services for the Municipal Justice Public Safety Complex – HVAC Upgrades located at 815 Wheeler Avenue.

WHEREAS, at the time of hire, Engineered Solutions Incorporated contract’s scope of work was divided into two parts. The first part was to provide a preliminary design to determine a realistic statement of probable cost based upon the preliminary budget of \$3,000,000.00 at 8% fee rate for a contract amount of \$60,000.00 (previous study phase) for the Municipal Justice Public Safety Complex – HVAC Upgrades listed in Attachment A of the Agreement between the City of Huntsville, Alabama, and Engineered Solutions Incorporated, dated as adopted by Resolution 24-611 on August 22, 2024.

WHEREAS, the second part of the contract was to adjust items based on the estimated budgeted cost to \$6,800,000.00 x 7.5% - \$60,000. The increased design fee is \$450,000.00.

THEREFORE, these professional services are hereby increased by the amount of Four Hundred Fifty Thousand Dollars and No/100s (\$450,000.00).

All other terms and conditions remain unchanged.

CONTRACTOR**OWNER**

SEAL

SEAL

John C. Wygal

By:

Tommy Battle

By:

(SIGNATURE)

(SIGNATURE)

John C. Wygal
Engineered Solutions Incorporated
1813 University Drive: Suite 200
Huntsville, AL 35801

Tommy Battle, Mayor
City of Huntsville
308 Fountain Circle
Huntsville, AL 35801

(DATE OF EXECUTION)

August 14, 2025
DATE OF EXECUTION)

The parties agree that any form of electronic signature, including but not limited to signatures via facsimile, scanning, or electronic mail, may substitute for the original signature and shall have the same legal effect as the original signature.



ENGINEERED
SOLUTIONS
INCORPORATED
CONSULTING ENGINEERS

ATTACHMENT A

PROPOSAL FOR PROFESSIONAL SERVICES

Client: City of Huntsville – General Services
615 Washington Street
Huntsville, AL 35801

Date: August 1, 2024

Attention: Mr. Ricky Wilkinson - Director

Project Name: **Municipal Justice Public Safety Complex – HVAC Upgrades**
Huntsville, Alabama

Ricky,

Thank you for giving us the opportunity to offer our professional engineering services for the above-referenced project. In order to clarify these services and our understanding of the scope of work involved, the following data is presented for your review:

Scope of Work:

We understand the scope of work (SOW) of this project will be broken into two (2) parts. The first part will be for us to do roughly 25% preliminary design to determine a realistic statement of probable cost (budget). The preliminary design will be based on the items listed below for what we believe currently to be the SOW. The second part will allow us to adjust the items to be completed based on the budgeted cost and what you have available to spend on this project. We will also adjust our remaining fee based on this revised/more accurate budget amount. Here is the list of the current items we've identified that needs to be addressed (subject to change of course per your direction) based on our meetings/discussions with your staff:

Item 1:

1. Replace all the existing direct digital controls (DDC) with new Honeywell controls. The existing controls are outdated and do not meet the current City of Huntsville (COH) requirements. It is my understanding that this will include all controls for the boiler/pump/chiller plants as well as air handling units (AHU) 15, 16, 17, 18, 19 and 24. This will include all sensors and controls for each AHU. All controls for variable air volume (VAV) terminal units associated with these AHUs.
2. Replace all existing butterfly valves with new. All existing valves are inoperable and/or leaking. During this replacement, the chilled water/hot water piping will need to be visually inspected, and a section removed for measuring wall thickness and overall condition. This could result in a recommendation for all piping to be replaced.

Item 2:

1. Replace all variable frequency drives for AHU's and chilled water/hot water pumps.

Item 3:

1. Replace all airflow monitoring (AFM) stations. All existing AFM stations are inoperable.
2. Replace all fire/smoke damper actuators at wall/floor penetrations of mechanical rooms.

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| Proposal for Professional Services | August 1, 2024 | Municipal Justice Public Safety Complex – HVAC Upgrades |
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Item 4:

1. Replace the chilled water coils and condensate drain pans for all AHUs as mentioned above. Many coils are dirty and do not have strainers installed on the water side. The condensate drain pans are rusted thru and leaking on the floor. Most of them have a temporary drain pan installed under the AHU. The best and most cost-effective solution would be replacement.
2. Replace motor bearing for return/relief fan (RF-19) which serves AHU-19.

Item 5:

1. Replace/repair all damaged (torn/leaking) chilled water/hot water insulation inside mechanical rooms.

Any additional items per your request.

Engineering Deliverables:

Engineered Solutions, Inc. (ESI) will provide a bid package to include sealed/stamped mechanical engineering (HVAC) drawings (as required), mechanical narrative and specifications (as required) suitable for obtaining building permits and for contractor bidding and installation.

We will also assist you in the bidding process and will perform routine construction observations on a regular basis.

Clarifications:

In the event that you request services beyond the Scope of Work noted above, we will consider such request as outside of the scope of work defined in this document (additional services), and we will perform such work at hourly rates mutually agreed upon before work begins.

Exclusions:

Electrical Engineering is not included in this SOW. This can be provided if needed at an additional hourly cost.

Engineering/Professional Fees:

We propose to execute the scope of work described above for a fee based on a percentage of the Cost of Work at the Fee Rate of 8.0%. We have set the preliminary budget for this work at \$3,000,000. Our fee for the 25% preliminary design will be \$60,000 ($\$3M \times 0.08 \times 0.25$). As stated above, our first 25% of time/effort will be to provide enough engineering to determine a more accurate budget cost. Once that has been established, we will use that budget number for the remaining 75% of our fee.

Terms and Conditions:

Terms of this agreement will be governed by the Engineers' Joint Contract Document Committee (EJCDC) Form E-500, unless otherwise mutually agreed.

Any changes to this proposal/contract may constitute a "Change Order" to the contract that must be agreed upon by both parties before any work related to the change begins.

In the event the project is cancelled after the notice to proceed (signed contract or PO) has been received, ESI will be paid for our progress to date on the project.

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| Proposal for Professional Services | August 1, 2024 | Municipal Justice Public Safety Complex – HVAC Upgrades |
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Conclusion:

If we have misinterpreted the desired scope or if you have any questions regarding this proposal, please contact me to discuss.

If you are in agreement with this proposal, please provide us with a PO consistent with the above.

Thanks again for the opportunity to work with you on this project.

Sincerely,

Engineered Solutions, Inc.



John C. Wygal, PE, LEED AP
Principal

PROPOSAL FOR PROFESSIONAL SERVICES

Client: City of Huntsville – General Services
615 Washington Street
Huntsville, AL 35801

Date: July 22, 2025

Attention: Mr. Ricky Wilkinson - Director

Project Name: **Municipal Justice Public Safety Complex – Energy Plant Renovation
Huntsville, Alabama**

Ricky,

Thank you for giving us the opportunity to offer our professional engineering services for the above-referenced project. In order to clarify these services and our understanding of the scope of work involved, the following data is presented for your review:

Scope of Work:

We understand the scope of work (SOW) of this project will be the replacement of the energy plant at the above referenced facility. The equipment being replaced includes cooling towers, chillers, boilers, pumps, hydronic accessories, and piping. The facility will utilize portable boilers and chillers to keep the building operational and occupiable while the work is being performed. A new building automation control system will also be added to control the energy plant and be expandable with replacement of additional HVAC equipment in the future.

Mechanical

- Perform site visits as needed to investigate and document existing conditions of HVAC equipment and system(s) as it relates to the energy plant being replaced.
- Generate construction documents for removing the current equipment/components and installing the new equipment/components.
- Perform construction administration including reviewing mechanical equipment submittals prior to ordering and site visits to review the work during and at the end of construction.

Electrical

- Perform site visits to investigate existing conditions of electrical system as it relates to the HVAC equipment being replaced.
- Generate construction documents for the electrical systems as it relates to replacing the HVAC equipment.
- Perform construction administration including reviewing electrical equipment submittals and site visits to review the work during and at the end of construction.

Engineering Deliverables:

Engineered Solutions, Inc. (ESI) will provide a bid package to include sealed/stamped mechanical(HVAC) and electrical engineering drawings and specifications suitable for obtaining building permits and for contractor bidding and installation.

We will also assist you in the bidding process and will perform routine construction observations on a regular basis.

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| Proposal for Professional Services | July 22, 2025 | Municipal Justice Public Safety Complex – Energy Plant Renovation |
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Clarifications:

In the event that you request services beyond the Scope of Work noted above, we will consider such request as outside of the scope of work defined in this document (additional services), and we will perform such work at hourly rates mutually agreed upon before work begins.

Exclusions:

Architecture, Civil, Structural, and Plumbing Engineering are not included in this SOW. This can be provided if needed at an additional hourly cost.

Engineering/Professional Fees:

We propose to execute the scope of work described above for a fee based on a percentage of the Cost of Work at the Fee Rate of 7.5%. We have estimated the probable cost of construction for this work at \$6,800,000. Our fee for the design will be \$450,000 (\$6.8M x 0.075 – \$60,000 for previous fee for study phase).

Terms and Conditions:

Terms of this agreement will be governed by the Engineers' Joint Contract Document Committee (EJCDC) Form E-500, unless otherwise mutually agreed.

Any changes to this proposal/contract may constitute a "Change Order" to the contract that must be agreed upon by both parties before any work related to the change begins.

In the event the project is cancelled after the notice to proceed (signed contract or PO) has been received, ESI will be paid for our progress to date on the project.

Conclusion:

If we have misinterpreted the desired scope or if you have any questions regarding this proposal, please contact me to discuss.

If you are in agreement with this proposal, please provide us with a PO consistent with the above.

Thanks again for the opportunity to work with you on this project.

Sincerely,

Engineered Solutions, Inc.



John C. Wygal, PE, LEED AP
Principal