Heywood Office Systems Upgrade Construction

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Planned Renovation

• Building interiors and systems are past useful life
  – Replacement of building electrical and mechanical systems
  – Interior upgrades for equity and accessibility

• Scope
  – Refinish of all 5 floors with standard finishes
  – Replace major building components for electrical, mechanical, plumbing, data, and security.
Purpose and Need

• Improve accessibility
  – Remodel entries, toilet facilities, and other amenities

• Improve employee experience and retention
  – Ergonomics, Lighting, Wayfinding

• Make the building easier to maintain
  – Durable materials, compatible with cleaning equipment, functional HVAC, energy efficiency
Proposed Action

• 2024-2025
  – To award and execute contract 24P005 with Versacon Inc. for construction services in the amount of $14,171,360.

• 15% DBE goal in IFB
  – 15.5% DBE contract commitment
Timeline

• Phased Moveout (March – May 2024)
• Building Cleanout/Closing (May 2024)
• Construction Start (June 2024)
• Construction Completion (October 2025)