



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.



Existing Lobby Design



Proposed Lobby Design

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



Kitchenette and Print area on each floor

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



Fifth Floor large conference room

Timeline

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