



City Council Memorandum

City of Arts & Innovation

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 23, 2019

FROM: GENERAL SERVICES DEPARTMENT WARD: 7

SUBJECT: MEASURE Z – AWARD A DESIGN BUILD AGREEMENT TO GM CLIMATE CONTROL, INC. OF NORTH HOLLYWOOD, CA FOR DESIGN, ASSEMBLY AND DELIVERY OF A REPLACEMENT AIR HANDLER FOR THE LA SIERRA LIBRARY FROM REQUEST FOR PROPOSALS NO. 1839 IN THE AMOUNT OF \$228,573.75 AND AUTHORIZE 15% CHANGE ORDER AUTHORITY UP TO \$34,286.06 FOR A TOTAL AMOUNT OF \$262,859.81

ISSUES:

Award a Design Build Agreement to GM Climate Control, Inc. of North Hollywood, CA for Design, Assembly and Delivery of a Replacement Air Handler for La Sierra Library from Request for Proposals No. 1839 in the amount of \$228,573.75 and authorize 15% change order authority up to \$34,286.06 for a total amount of \$262,859.81.

RECOMMENDATIONS:

That the City Council:

1. Award a Design Build Agreement to GM Climate Control, Inc. of North Hollywood, CA for Design, Assembly and Delivery of a Replacement Air Handler for La Sierra Library from Request for Proposals No. 1839, in the amount of \$228,573.75;
2. Authorize 15% change order authority in an amount up to \$34,286.06 for project changes including, but not limited to, unforeseen conditions or necessary design changes for a total amount of \$262,859.81; and
3. Authorize the City Manager, or his designee, to execute a Design Build Agreement with GM Climate Control Inc. including making minor and non-substantive changes.

BACKGROUND:

The heating, ventilation, air conditioner (HVAC) air handler unit at La Sierra Library has been in service since the building was constructed in the mid-1970s and has become obsolete and unreliable. As the unit has reached the end of its life expectancy, it would be unrepairable if the unit encounters a catastrophic failure. This unit size and design is specific to this building and not a standard “off the shelf” item. A replacement unit must be designed specifically for this building.

DISCUSSION:

La Sierra Library was opened in 1976. The HVAC system (air handler) was installed at that time and has reached the end of its life expectancy. The unit is a size and design specific to this building and occupies an entire room. The replacement must be designed for this building and fit in the existing room. La Sierra Library is a designated Cool Center for the community to seek temporary relief from excessive heat, making it necessary for this unit to be efficient and reliable. The contractor will remove and dispose of the existing air handler before installing the new unit.

On October 3, 2018, the Purchasing Division posted Request for Proposals (RFP) No. 1839 for Design, Assembly and Delivery of a Replacement Air Handler for La Sierra Library. Two (2) responses were received and GM Climate Control, Inc. of North Hollywood, CA was selected as the most qualified, most responsive, lowest cost proposal to meet the objectives of the RFP.

Staff is requesting a 15% change order authority in the amount of \$34,286.06 for a total amount of \$262,859.81 for unforeseen conditions due to the age and condition of the existing facility and/or minor design changes, if additional minor repairs are discovered.

The Purchasing Manager concurs that the recommendation to award RFP No. 1839 to GM Climate Control, Inc. is in compliance with the City of Riverside’s Purchasing Resolution No. 23256. The Library Director concurs with this report.

FISCAL IMPACT:

The total fiscal impact of the action is \$228,573.75, plus 15% change order authority in the amount of \$34,286.06, for a total amount of \$262,859.81. The funds are available in the Measure Z Capital Projects, City Buildings Annual Deferred Maintenance Account Number 9901909-462050 to complete this project.

Prepared by: Carl Carey, General Services Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Moises Lopez, Deputy City Manager
Approved as to form: Gary G. Geuss, City Attorney

- Attachments:
1. RFP Award Recommendation
 2. Design Build Agreement