



## HVAC MAINTENANCE AT RIVERSIDE POWER PLANTS

### Riverside Public Utilities

#### Board of Public Utilities

April 8, 2024

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## BACKGROUND

### 1. Riverside Power Plants

- a. RERC, Springs and Clearwater Power Plants
- b. Collectively produce 264 megawatts of electricity
- c. Total of 80 HVAC units

### 2. HVAC Units

- a. Heavier duty than office air conditioning
- b. Critical to climate-controlled plant equipment
- c. Can impact the plant's ability to operate
- d. >50% of air conditioners have been operating for over 10 years
- e. Plants are all electric and rely on these HVAC units for both heating and cooling – there is no furnace units (HVAC units cool and heat when needed)



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## RPU Plants



**RERC Power Plant**  
(196 Megawatts)  
HVAC Units: 53



**Springs Power Plant**  
(40 Megawatts)  
HVAC Units: 14



**Clearwater Power Plant**  
(28 Megawatts)  
HVAC Units: 13



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## REQUEST FOR PROPOSAL – NO. 2323

1. Posted from September 21 to October 23, 2023
2. Six proposals were submitted and evaluated
3. Staff recommends Control Air Enterprises, LLC
  - a. Lowest price and highest rated proposer
  - b. Proven experience

Vendor	Location	Score (100 Max)	Amount	Rank
<b>Control Air Enterprises, LLC</b>	<b>Anaheim, CA</b>	<b>91.25</b>	<b>\$129,423.65</b>	<b>1</b>
Retrofit Service Company, Inc.	Rancho Cucamonga, CA	88.67	\$172,530.00	2
ACCO Engineered Systems	Costa Mesa, CA	83.03	\$205,900.00	3
ABM Building Solutions	Tustin, CA	80.91	\$212,907.27	4
Couts Heating & Cooling Inc	Corona, CA	73.42	\$277,205.85	5
Pacific West Industries	Anaheim, CA	72.02	\$285,850.27	6

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## AS-NEEDED REPAIRS

**\$65,000 per year for repairs necessary to ensure reliable operations of the HVAC Units**

1. Aging AC units that are prone to fail during the hot summer months
2. Funding for up to 4 AC unit replacements per year (all electric systems)
3. Funds remain in RPU Generation budget
4. Only plant approved repairs will be encumbered
5. Not a guaranteed payment to vendors

	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	Total
<b>Annual Preventative Maintenance</b>	\$ 24,231.79	\$ 25,031.44	\$ 25,857.47	\$ 26,710.75	\$ 27,592.2	\$ 129,423.65
<b>As-needed Repairs</b>	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 325,000.00
<b>Total</b>	\$ 89,231.79	\$ 90,031.44	\$ 90,857.47	\$ 91,710.75	\$ 92,592.20	\$ 454,423.65


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## STRATEGIC PLAN ALIGNMENT

 **No. 5. High Performing Government**

 **No. 6. Infrastructure, Mobility & Connectivity**

### Cross-Cutting Threads

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 Community Trust

 Equity

 Fiscal Responsibility

 Innovation

 Sustainability & Resiliency


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## RECOMMENDATIONS

That the Board of Public Utilities:

1. Approve a Services Agreement from Request for Proposal No. 2323, with Control Air Enterprises, LLC of Anaheim, California to perform heating, ventilation, and air conditioning maintenance at the Riverside Power Plants for a period of five years, commencing on July 1, 2024, through June 30, 2029, in the amount of \$454,423.65; and
2. Authorize the City Manager, or designee, to execute the services agreement with Control Air Enterprises, LLC including making minor non-substantive changes.



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