



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: AUGUST 26, 2019

ITEM NO: 12

SUBJECT: PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR REQUEST FOR PROPOSAL NO. 1876 FOR HEATING VENTILATION AND AIR CONDITIONING MAINTENANCE AT RIVERSIDE POWER PLANTS WITH CONTROL AIR ENTERPRISE, DBA CONTROL AIR CONDITIONING SERVICE CORPORATION WITH A TERM ENDING ON JULY 1, 2024 IN THE AMOUNT OF \$366,321.

ISSUES:

Approve a Professional Consultant services agreement for Request for Proposal No. 1876 for the Heating Ventilation and Air Conditioning Maintenance at Riverside Power Plants with Control Air Enterprise, dba Control Air Conditioning Service Corporation, of Anaheim, California, with a term ending on July 1, 2024 in the amount of \$366,321.

RECOMMENDATIONS:

That the Board of Public Utilities:

1. Approve a Professional Consultant services agreement for Request for Proposal No. 1876 for the Heating Ventilation and Air Conditioning Maintenance at Riverside Power Plants with Control Air Enterprise, dba Control Air Conditioning Service Corporation, of Anaheim, California, with a term ending on July 1, 2024 in the amount of \$366,321; and
2. Authorize the City Manager or designee to execute the Professional Consultant Services Agreement with Control Air Enterprise, dba Control Air Conditioning Service Corporation, including Making minor and non-substantive changes and to sign all documents and instruments necessary to complete the transaction.

BACKGROUND:

The City of Riverside owns and operates the Riverside Energy Resource Center (RERC), Springs and Clearwater power plants. These power generation facilities collectively produce 268 megawatts of electricity, which represents 30 percent of the City's summer peak demands for electricity. Numerous electronic components and devices, integral to each power plant's reliable operations, require temperature-controlled environments. A total of 52 air conditioners (AC) are commissioned at the three (3) generating facilities. Most of the installed units maintain ambient room temperatures at 72 degrees Fahrenheit and prevent critical components from overheating, especially during the summer months.

The AC units have been in operation for over 10 years, and recent history indicates an increased need for repairs. Staff anticipates the maintenance trend to continue, including AC unit replacements when economically feasible. After extensive review, staff determined a multi-year term agreement with a vendor

would provide the best opportunity to develop and execute a maintenance plan on the aging AC units at Riverside's power plants.



- RERC**
Power Plant
- 25 Air Conditioner Units
 - 200 Megawatt Generation



- Springs**
Power Plant
- 14 Air Conditioner Units
 - 40 Megawatt Generation



- Clearwater**
Power Plant
- 13 Air Conditioner Units
 - 28 Megawatt Generation

DISCUSSION:

Request for Proposal No.1876 for the Heating Ventilation and Air Conditioning Maintenance at Riverside Power Plants was posted on October 26, 2018 and closed on December 17, 2018. Eight (8) vendors submitted proposals. Staff reviewed the proposals and deemed Control Air Enterprise, dba Control Air

Conditioning Service Corporation (Control Air), of Anaheim, California, as the most responsive proposer. Control Air provided the best overall maintenance plan and labor rates.

Staff recommends to award an agreement to Control Air in the amount of \$366,321.

Vendor	Location	Annual Preventative Maintenance Cost	Annual As-Needed Repairs	Total
Control Air Conditioning Service Corporation	Anaheim, CA	\$22,086	\$50,000	\$72,086
Allison Mechanical	Redlands, CA	\$24,744	\$50,000	\$74,744
ACCO Engineered Systems	Riverside, CA	\$26,988	\$50,000	\$76,988

The Purchasing Manager concurs that the recommended actions comply with Purchasing Resolution No. 23256.

FISCAL IMPACT:

The total fiscal impact is \$366,321. The fiscal impact for year one (1) is \$72,086. Sufficient funds are available in Public Utilities Maintenance and Repair Building Account Nos. 6120130-424130, 6120140-424130, 6120120-424131. Sufficient funds for years two (2) through five (5) will be included during budget preparation for those years.

Prepared by: Daniel E. Garcia, Utilities Assistant General Manager/Resources
Approved by: Todd M. Corbin, Utilities General Manager
Approved by: Al Zelinka, FAICP, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Certifies availability of funds: Brian Seinturier, Utilities Fiscal Manager

Attachments:

1. Professional Consultant Services Agreement with Control Air Enterprise, dba Control Air Conditioning Service Corporation
2. Presentation