



## BID NO. 8173 - MISSION SQUARE BUILDING HVAC RETURN FAN REPAIR

Riverside Public Utilities

Board of Public Utilities

May 12, 2025

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## MISSION SQUARE BUILDING

1. The City acquired on October 13, 2015
2. RPU funded the purchase and is the building landlord
3. 127,533 square feet of rentable office and retail space
4. Six-story building, plus a basement level



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## BACKGROUND

1. Prior to the purchase of the Mission Square Building in 2015, the City hired Tmad Taylor & Gaines Engineers to prepare a mechanical, electrical, and plumbing equipment and systems inspection report.
2. The report was received on March 9, 2015, and concluded that while the building's major equipment was found to be generally in fair to good condition, much of the equipment was at or near the end of its expected service life.
3. On August 27, 2018, the Board of Public Utilities approved the Mission Square Cooling Tower Replacement Project in the amount of \$322,884.



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## BACKGROUND

4. On February 12, 2024, the Board of Public Utilities considered the replacement and modification of the existing Mission Square Building HVAC system and directed staff to consider the potential electrification of the HVAC system.
5. On November 26, 2024, IMEG Consultants Corp (IMEG) was engaged to prepare a cost and feasibility analysis to replace the existing HVAC system with a natural gas fired system and an all-electric heat pump system.



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## DISCUSSION

1. Annual maintenance and vibration analysis identified damage and necessary repair to one return fan.
2. Existing fans are no longer manufactured, and replacement parts are unavailable.
3. Recommended to remove and replace second return fan due to equipment age, location of fans, and benefits of new technology.



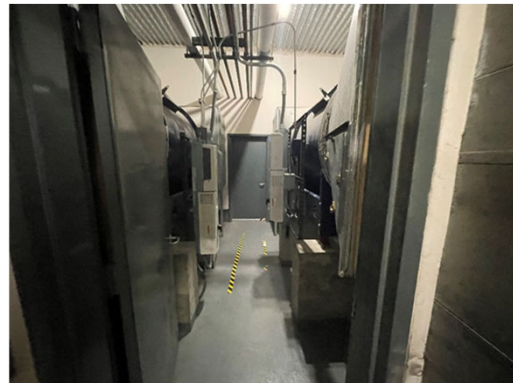
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## DISCUSSION

Current Return Fans:



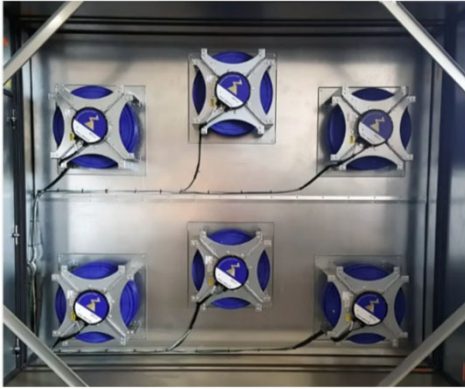
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## DISCUSSION

Return Fan Wall Array Examples:



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## DISCUSSION

Fan Wall Benefits:

1. Energy efficient with minimum required energy to move air
2. Redundancy of multiple fans minimizes downtime for single fan outages
3. Smaller with less sound and vibration
4. Less space than a single fan
5. Easily maintained and replaced
6. Controller integrates all fans
7. Controller is compatible with existing Mission Square energy management system
8. Recommended return and supply fan solution in currently in progress HVAC cost and feasibility analysis to replace HVAC with natural gas or all electric heat pump system



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## BID NO. 8173 RESULTS

### Bid No. 8173 was issued for the repair

1. Informal invitation for bid process was selected due to lead time of materials and installation prior to summer months.
  - a. Purchasing Resolution 24101 Section 702(n)
2. Scope of service with system requirements provided by IMEG
3. On March 28, 2025, Purchasing Division submitted to three vendors
4. Closed on April 8, 2025
5. Two vendors submitted responsive proposals
6. Includes 4-week lead time on materials for completion prior to July

Vendors	City Location	Bid Amount	Rank
<b>Acco Engineered Systems, Inc.</b>	<b>Pasadena, CA</b>	<b>\$283,586</b>	<b>1</b>
EMCOR Facilities Services, Inc.	Irvine, CA	\$285,423	2
Ontario Refrigeration Services, Inc*	Ontario, CA	\$361,081	N/A

\*Non-Responsive/received bid late

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## STRATEGIC PLAN ALIGNMENT

### Cross-Cutting Threads



Community Trust



Equity



Fiscal Responsibility



Innovation



Sustainability & Resiliency

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## RECOMMENDATIONS

That the Board of Public Utilities:

1. Approve the Services Agreement for Informal Invitation for Bid No. 8173 for the Mission Square Building HVAC Return Fan Repair with ACCO Engineered Systems Inc. of Pasadena, Ca, in the amount of \$283,586; and
2. Authorize the City Manager, or designee, to execute the Agreement, including making minor and non-substantive changes.



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