



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MARCH 28, 2023

FROM: PUBLIC UTILITIES DEPARTMENT WARD: 3

SUBJECT: REQUEST FOR PROPOSAL NO. 2172 - PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR FIRE PROTECTION SYSTEM MAINTENANCE AT THE RIVERSIDE ENERGY RESOURCE CENTER WITH ELECTRONIC DESIGN SOLUTIONS, INC. OF MURRIETA, CALIFORNIA, FOR A FIVE-YEAR TERM THROUGH JUNE 30, 2028, IN THE AMOUNT OF \$144,513.47

ISSUE:

Approval of a Professional Consultant Services Agreement from Request for Proposal No. 2172 for fire protection system maintenance at the Riverside Energy Resource Center with Electronic Design Solutions, Inc. of Murrieta, California, for a five-year term through June 30, 2028, in the amount of \$144,513.47.

RECOMMENDATIONS:

That the City Council:

1. Approve a Professional Consultant Services Agreement for fire protection system maintenance at the Riverside Energy Resource Center with Electronic Design Solutions, Inc. of Murrieta, California, for a five-year term through June 30, 2028, in the amount of \$144,513.47; and
2. Authorize the City Manager, or designee, to execute the Professional Consultant Services Agreement, including making minor and non-substantive changes.

BOARD RECOMMENDATION:

On February 27, 2023, the Board of Public Utilities voted unanimously to approve recommending City Council approval of the Professional Consultant Services Agreement from Request for Proposal No. 2172 for fire protection system maintenance at the Riverside Energy Resource Center with Electronic Design Solutions, Inc. of Murrieta, California, for a five-year term through June 30, 2028, in the amount of \$144,513.47.

BACKGROUND:

The City of Riverside owns and operates the Riverside Energy Resource Center (RERC) that was commissioned in 2006 and 2011. This facility consists of four gas turbine generators that are vital to supporting Riverside customers during peak demands for electricity, especially during hot summer months.

Several buildings were constructed in the facility and serve as the control room, warehouse, and administration office, as well as the alternate scheduling and dispatch centers for RPU’s distribution grid support and the market operations teams. Fire protection is mandatory for these areas to protect not only the buildings and equipment they house, but more importantly, to protect staff. The original system, manufactured by Harrington, was installed when RERC was constructed and has been properly maintained to meet National Fire Protection Association (NFPA) regulations since 2006.

The existing fire protection system has been in use for over 16 years. Staff evaluated the overall system which still functions and meets the NFPA requirements. However, some components are no longer supported and have reached end of their useful life. Considering the aging equipment, staff recommends updating the overall system only where needed, and maintenance program is a cost-effective approach to maintain a reliable fire protection system for the next five years.

DISCUSSION:

Request for Proposal (RFP) No. 2172 posted on March 21, 2022, and closed on April 19, 2022. Staff expected limited responses, because Harrington, the fire equipment manufacturer, only lists two recommended authorized service providers in the Riverside area. Only one proposal was received.

Table 1. RFP Notification Summary

Action	Number of Vendors
External Vendors Notified	500
City of Riverside Vendors Notified	95
Vendors Who Downloaded the RFP	11
Proposals Received	1

Table 2. Proposals Received

Vendor	Location	Average Score (100 max)	Amount	Rank
Electronic Design Solutions, Inc.	Murrieta, CA	90.8	\$144,513.47	1

Staff reviewed and evaluated the proposal submitted by Electronic Design Solutions, Inc. (EDS) according to the RFP selection criteria listed below. Staff formulated the weighting of selection criteria with the goal of identifying the best proposal that addresses the aging equipment while maintaining a reliable fire protection system and a competitive price. RPU staff emphasized pricing as well as experience, approach and methodology followed by qualifications.

- a. Qualifications (30% - 30 points)
- b. Pricing (35% - 35 points)
- c. Experience, Approach and Methodology (35% - 35 points)

Staff recommends the proposal from EDS. EDS is an authorized service provider for Harrington and proposed a cost-effective approach that upgrades obsolete components while maximizing the use of existing equipment. Outdated components will be replaced with new fire safety components that will be compatible with the system that is remaining. The new replacement components will not be limited to Harrington equipment and will provide RPU with more options for maintenance in the future.

Since some of the existing equipment will remain in use, staff recommends a limit of \$15,000 per year for as-needed maintenance and repairs during the term of the proposed agreement. Only actual expenditures, authorized by staff will be charged under the agreement. The approved amount for as-needed maintenance will remain in the Generation section budget.

The Purchasing Manager concurs that the recommended actions are in compliance with Purchasing Resolution No. 23914.

STRATEGIC PLAN ALIGNMENT:

This item contributes to the following strategic priorities and goals from the Envision Riverside 2025 Strategic Plan:

Strategic Priority 5, High Performing Government

Goal 5.4. Achieve and maintain financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Strategic Priority 6, Infrastructure, Mobility & Connectivity

Goal 6.2. Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

The item aligns with each of the five cross-cutting threads as follows:

1. **Community Trust** – Ensuring that RERC operates reliably during critical periods and provides electricity to RPU's electric customers serves the greater public good.
2. **Equity** – This item ensures that RPU's power plants can safely and effectively operate and provide reliable electricity benefitting the entire City and all customers.
3. **Fiscal Responsibility** – EDS' proposal is cost-effective and maximizes the use of existing components and only replaces obsolete equipment.
4. **Innovation** – The fire protection system complies with NFPA regulations, and the planned maintenance ensures the system meets the standard for the next five years.
5. **Sustainability & Resiliency** – RERC operates during the most critical times when the demand for electricity is high and beyond the capacity from renewable sources. Maintaining a fire protection maintenance program throughout the five years supports the goal of sustaining highly reliable power plant operations and protects valuable City of Riverside assets.

FISCAL IMPACT:

The total fiscal impact for this agreement is \$144,513 over the five-year term and for FY 2023/24 is \$58,360. Sufficient funds are budgeted and available in the Electric Fund, RERC Maintenance-Generating Plants Account No. 6120130-424131.

Sufficient funds outlined in Table 3 below will be budgeted in subsequent fiscal year budgets.

Table 3. Cost Summary

	FY 23/24	FY 24/25	FY 25/26	FY26/27	FY27/28	Total
Testing & Maintenance	\$7,159	\$5,362	\$8,117	\$5,557	\$7,117	\$33,312
As-Needed Maintenance	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Obsolete Option	\$36,201					\$ 36,201
Total	\$58,360	\$20,362	\$23,117	\$20,557	\$22,117	\$144,513

Prepared by: Todd M. Corbin, Utilities General Manager
 Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Phaedra A. Norton, City Attorney

- Attachments:
1. Professional Consultant Services Agreement - Electronic Design Solutions, Inc.
 2. RFP Award Recommendation
 3. Presentation