



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 14, 2017

FROM: PUBLIC WORKS DEPARTMENT WARDS: ALL

SUBJECT: REQUEST FOR PROPOSAL NO. 1707 – AWARD OF A PROFESSIONAL CONSULTANT SERVICES AGREEMENT TO PBS ENGINEERING, INC., OF GLENDORA, CALIFORNIA, FOR MECHANICAL, ELECTRICAL, PLUMBING AND ENGINEERING DESIGN SERVICES FOR THE REGIONAL WATER QUALITY CONTROL PLANT ADMINISTRATION BUILDING AND EMERGENCY GENERATOR ELECTRICAL ROOM HEATING AND AIR CONDITIONING PROJECT, FOR A TERM TO DECEMBER 31, 2018 - IN THE AMOUNT OF \$234,758

ISSUE:

Approve the Professional Consultant Services Agreement with PBS Engineering, Inc, of Glendora, California, for Mechanical, Electrical, Plumbing and Engineering Design Services for the Regional Water Quality Control Plant Administration Building and Emergency Generator Electrical Room Heating and Air Conditioning System Project, from Request for Proposal No. 1707, for a term to December 31, 2018, in the amount of \$234,758.

RECOMMENDATIONS:

That the City Council:

1. Approve an Agreement for Professional Consultant Services for the Engineering Design Services to PBS Engineering, Inc for Mechanical, Electrical, Plumbing and Engineering Design Services for the Regional Water Quality Control Plant Administration Building and Emergency Generator Electrical Room Heating and Air Conditioning System Project, from Request for Proposal No. 1707, for a term to December 31, 2018, in the amount of \$234,758; and
2. Authorize the City Manager, or his designee, to execute the agreement for the Professional Consultant Services Agreement with PBS Engineers, Inc., and make minor non-substantive changes.

BACKGROUND:

In 1995, the Regional Water Quality Control Plant (RWQCP) Administration Building was expanded to include a total of about 18,000 square feet. The Administration Building includes employee offices, locker rooms and showers, bathrooms and conference/training rooms. Also, it

includes the Water Quality Laboratory with office space and analytical equipment and supplies necessary to complete regulatory required water quality testing.

The building expansion included the installation of a larger heating, ventilating and air conditioning system (HVAC) to accommodate the new building occupancy space by means of a cooling tower, boilers, ducting, chiller and condenser. The HVAC uses and relies on hot water generated from the electrical co-generation engines to operate the system for building heating and cooling.

In 2013, the Public Works Department hired HDR Engineers to conduct an Energy Audit and Compliance Forecast technical report analyzing energy and power needs of the RWQCP. The report estimated an approximately \$10 million dollar investment upgrade would be needed for the three (3) electrical co-generation engines in order to comply with future air regulations. Based on the results of the report, the Public Works Department decided to discontinue the co-generation engines when these new air regulations became effective in 2016 and instead pursue other projects for electrical generation.

In 2014, the City Council approved a power purchase agreement with Fuel Cell Energy, Inc. This is a private/public project implemented by the Public Works Department in cooperation with Public Utilities for the construction of a fuel cell system at the RWQCP. The Fuel Cell system uses bio-methane produced at the facility as a fuel to produce electricity (about 40% of the total RWQCP electrical demand). The system was constructed with no capital cost from the City. The fuel cell was placed in operation in 2015.

In December 2016, South Coast Air Quality Management District began to enforce the new air quality regulations (Rule 1110.2). As a result, the electrical co-generation engines were taken off-line in January 2016. Taking the engines off-line has resulted in HVAC reliability and heating and cooling problems for the Administration Building.

DISCUSSION:

In addition to reliability problems, the HVAC System equipment is about twenty-three (23) years old and due to its age, the manufacturer of the HVAC System does not manufacture replacement parts. Reconditioned parts from a third party vendor are expensive to purchase, come with limited warranties and require lengthy delivery times. The HVAC equipment uses antiquated technology and is extremely inefficient, which makes it expensive to operate and maintain. The equipment is at the end of its useful life.

In May of 2017, a Request for Proposal No. 1707 was issued to provide an assessment of the current state of reliability the HVAC System can provide to the WQCP for its heating and cooling needs. The RFP also includes a preliminary design report and design services for the replacement of the older HVAC System equipment with high efficiency equipment and smart technology. Also, the RFP will provide a recommendation for the stand-by power generator electrical room HVAC.

On May 26, 2017, two (2) responsive proposals were received. The highest rated proposal was from PBS Engineers Inc., from Glendora, California, for \$234,758.

The Purchasing Manager concurs that the recommended action complies with the City of Riverside Purchasing Resolution 22576.

FISCAL IMPACT:

There is no cost to the General Fund. Sufficient funds are available in the WQCP/Administration Building HVAC Replacement Account 9851723-440301 to cover the \$234,758 cost of this project.

Prepared by: Kris Martinez, Public Works Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Professional Services Agreement
2. RFP Award Recommendation