



*City of Arts & Innovation*

# City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 18, 2020

FROM: PUBLIC WORKS DEPARTMENT WARDS: ALL

SUBJECT: PURCHASE AND INSTALLATION OF THE ADMINISTRATION/LABORATORY BUILDING HVAC SYSTEM AND ASSOCIATED EQUIPMENT FROM TRANE U.S. INC. FOR THE REGIONAL WATER QUALITY CONTROL PLANT ADMINISTRATION / LABORATORY BUILDING HVAC SYSTEM REHABILITATION PROJECT – PHASE II IN THE AMOUNT OF \$1,743,154 UNDER THE U.S. COMMUNITIES COOPERATIVE AGREEMENT RFP NO. 15-JLP-023 – SUPPLEMENTAL APPROPRIATION

## **ISSUE:**

Approve the purchase and installation of the Administration/Laboratory Building HVAC System and associated equipment from Trane U.S. Inc., for the Regional Water Quality Control Plant Administration/Laboratory Building HVAC System Rehabilitation Project - Phase II in the amount of \$1,743,154 under the U.S. Communities Cooperative Agreement RFP No. 15-JLP-023 in accordance with Section 802(f) of the Purchasing Resolution 23256; and approve a supplemental appropriation in the amount of \$250,000.

## **RECOMMENDATION:**

That the City Council:

1. Approve the purchase and installation of the Administration/Laboratory Building HVAC System and associated equipment from Trane U.S. Inc., of Brea, California, for the Regional Water Quality Control Plant Administration/Laboratory Building HVAC System Rehabilitation Project - Phase 2 in the amount of \$1,743,154 under the U.S. Communities Cooperative Agreement RFP No. 15-JLP-023 in accordance with Section 802(f) of Purchasing Resolution 23256; and
2. Approve a supplemental appropriation of \$250,000 from Sewer fund balance to the Sewer Fund Administration Building HVAC Phase II project account.

## **BACKGROUND:**

In 1995, the Regional Water Quality Control Plant (RWQCP) Administration/Laboratory Building underwent an expansion to include offices for administration, environmental compliance, engineering, operations, conference rooms, and restrooms. The square footage of the building increased to a total of 17,978 square feet. As part of the expansion a new heating, ventilation,

air conditioning system (HVAC) was installed. The air conditioning (ac) system consisted of an external watercooling tower, 150-ton absorption/condenser chiller, pumps, motors and supporting equipment with no secondary redundancy. These external components reached their useful life and were replaced by Trane U.S. in 2019 as part of the Phase 1 rehabilitation.

## **DISCUSSION:**

The Administration/Laboratory Building internal air distribution systems and air handlers are also in poor condition. The internal components within the air handling units have a significant amount of corrosion, broken actuator linkages, frozen valves, etc. The ductwork inside the ceiling space has been crushed and insulation material is torn or missing. The air terminal units have several issues such as missing thermostats, inability to communicate with the thermostats, control dampers stuck open or closed, and the lack of access to adjust the heating valves. The existing controls system is not functional most of the time. Building occupants have complained about excessive noise, inadequate cooling or heating, drafts of air and the presence of odor, dust and flakes. All of the internal equipment has exceeded its useful life.

### **AHU-2:**

- AHU-2 Static Control Damper: The static control actuator linkage is not fastened to the control damper. This should be fastened so static control can be achieved.



- AHU-2 Chilled Water Coil: The chilled water coil condensation water pan is rusty and corroded.



### AHU-3:

- AHU-3 Static Control Damper: The static control actuator linkage is not fastened to the control damper. This should be fastened so static control can be achieved.



- AHU-3 Supply Housing Access Door: The supply air housing access door is not sealed and is leaking supply air. This should be sealed to achieve maximum system performance.



Trane has an agreement under the U.S. Communities Cooperative Agreement to provide a quote based on the scope of services to replace the internal HVAC system equipment. Trane was able to provide pricing in accordance with the U.S. Communities Cooperative Agreement RFP No. 15-JPL-023 in the amount of \$1,743,154 (Attachment 1). U.S. Communities is a national cooperative purchasing program, providing government procurement resources and solutions to local and state government agencies, school districts (K-12), higher education institutions, and non-profits looking for the best overall supplier government pricing. Through this program, the City is able to access pricing obtained by other public agencies through a competitive procurement process. On October 16, 2018, the City Council approved the purchase and installation of exterior HVAC equipment at the WQCP under the U.S. Communities Cooperative Agreement RFP No. 15-JLP-023.

Purchasing Resolution 23256, Section 802(f) authorizes an exception to competitive procurement of Construction Services when Cooperative Purchasing is available and undertaken or when Services can be obtained through Federal, State and/or other public entity pricing contracts or price agreements.

The total cost breakdown is as follows:

DESCRIPTION	Amount
Proposal	\$1,743,154
Contingencies (6.73% per Purchasing Resolution)	\$117,431
Project Management/Inspection and Staffing Costs	\$89,415
Total	\$1,950,000

The Purchasing Manager concurs that the purchase is in compliance with Purchasing Resolution No. 23256, Section 802(f).

### **FISCAL IMPACT:**

The fiscal impact of this action is \$1,950,000. An amount of \$1,750,000 is available in Administration Building HVAC Phase II Project Account No. 9912223-440301. A supplemental appropriation from Sewer fund balance in the amount of \$250,000 is required to fully fund the project.

Prepared by: Kris Martinez, Public Works Director  
 Certified as to  
 Availability of Funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
 Approved by: Rafael Guzman, Assistant City Manager  
 Approved as to form: Gary G. Geuss, City Attorney

### **Attachments:**

1. Proposal from Trane
2. US Communities Cooperative Agreement-RFP No. 15-JLP-023
3. RFP No. 15-JLP-023 Contract Extension
4. Presentation