



# RFP. 2308 – PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR MISSION SQUARE HVAC PROJECT

## Riverside Public Utilities

### Board of Public Utilities

February 12, 2024

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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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## DISCUSSION

- On July 20, 2023, RFP No. 2308 was posted to request proposals from qualified professional mechanical engineering firms to provide professional consultant services associated with the replacement of the HVAC for the Mission Square Building. The proposals included improvement recommendations, preparation of drawings specification, estimated for improvement and construction administration services.

Action	Number of Vendors
City of Riverside Vendors Notified	556
External Vendors Notified	500
Prospective Vendors	20
Proposals Received	8



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## DISCUSSION

- On July 26, 2023, a non-mandatory pre-proposal meeting was held; seven number of vendors attended.

Vendor	Location	Score (300 Max)	Amount	Rank
Goss Engineering Inc.	Corona, CA	271.99	\$93,400	1
PBS Engineering, Inc.	Glendora, CA	263.68	\$319,550	2
Building Solutions Group MEP	Alhambra, CA	262.28	\$104,700	3
IDS Group, Inc.	Irvine, CA	262.03	\$248,163	4
Salas O'Brien	San Jose, CA	253.00	\$49,820	5
IMEG Corporation	Ontario, CA	249.53	\$198,480	6
Design West Engineering	San Bernardino, CA	235.44	\$111,190	7
15000 Inc.	Rohnert Park, CA	233.07	\$295,000	8



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# DISCUSSION

3. The evaluation panel included staff from RPU and General Services. The proposals were evaluated according to the RFP selection criteria as noted below:

- a. Qualifications (15%)
- b. Pricing (10%)
- c. Prior Experience (25%)
- d. Professional References (10%)
- e. Approach and Methodology (40%)



# DISCUSSION

4. Following the evaluations, the top five vendors were interviewed and evaluated according to the criteria as noted below:

- a. Pricing (10%)
- b. Estimated Time to Completion (10%)
- c. Experience (45%)
- d. Approach (35%)

Vendor	Location	Score (300 Max)	Amount	Rank
<b>PBS Engineering, Inc.</b>	<b>Glendora, CA</b>	<b>266.68</b>	<b>\$319,550*</b>	<b>1</b>
IDS Group, Inc.	Irvine, CA	244.03	\$248,163	2
Salas O'Brien	San Jose, CA	200.00	\$49,820	3
Building Solutions Group MEP	Alhambra, CA	191.28	\$104,700	4
Goss Engineering Inc.	Corona, CA	0	\$93,400	Withdrawn

\*PBS Engineering reduced the cost during the negotiation process to \$299,700



## STRATEGIC PLAN ALIGNMENT

This item contributes to the Envision Riverside 2025 City Council Strategic:



**Strategic Priority 4- Environmental Stewardship; and**

**Goal 4.1 - Rapidly decrease Riverside's carbon footprint by acting urgently to reach zero-carbon electric grid with the goal of reaching 100% zero-carbon electricity production by 2040 while continuing to ensure safe, reliable and affordable energy for all residents.**

### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the Board of Public Utilities:

1. Approve Work Order No. 2201436 for the replacement/modification of the of the existing heating, ventilation and air conditioning systems for the Mission Square building in the amount of \$1,500,000;

That the Board of Public Utilities recommend that the City Council:

2. Approve a Professional Consultant Services Agreement for RFP No. 2308 with PBS Engineers, Inc., Glendora, California, in the amount of \$299,700, for two years; and
3. Authorize the City Manager, or designee, to execute the Professional Services Agreement including making non-substantive changes.



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