

RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: JUNE 10, 2024

SUBJECT: REQUEST FOR PROPOSAL NO. 2352 – AIR HANDLER & CONDENSER REPLACEMENT FOR JOHN W. NORTH WATER TREATMENT FACILITY WITH PARADIGM MECHANICAL CORP INC OF SANTEE, CALIFORNIA FOR THE AMOUNT OF \$98,992.00.

ISSUE:

Consider approving the Services Agreement from Request for Proposal No. 2352 for the Air Handler & Condenser Replacement at John W. North water treatment plant with Paradigm Mechanical Corp of Santee, California, in the amount of \$98,992; and approve the expenditure in the amount of \$98,992.

RECOMMENDATION(S):

That the Board of Public Utilities:

1. Consider approving a Services Agreement from Request for Proposal No. 2352 for the Air Handler & Condenser Replacement at John W. North water treatment plant with Paradigm Mechanical Corp of Santee, California, in the amount of \$98,992; and
2. Approve Work Order No. 2423425 in the amount of \$98,992.

BACKGROUND:

The John W. North Water Treatment Plant (JW North) began operating in September 2008. With a rated capacity of 10 million gallons per day (MGD), it treats groundwater pumped from wells requiring membrane filtration. JW North is a critical plant that, when commissioned, allowed the City of Riverside to become 100% water independent and eliminated its need to purchase expensive imported water from the Colorado River and State Water Project.

JW North uses specialized membranes to remove microbiological contaminants. Minicomputers control the entire treatment process by operating variable-frequency drive motors to control pumps and create the necessary vacuum pressure for passing water through the membranes. Due to the sensitive electronic equipment and high temperatures created by the variable-frequency drive motors, air cooling is required, especially during high summer temperatures.

DISCUSSION:

The JW North 30-ton air conditioning (AC) system, responsible for cooling the equipment and electronics room, had failed, leaving the treatment plant's variable-frequency drive equipment vulnerable to failure. Upon inspection, our field electricians found that the air handler unit from the AC system had a bearing failure, causing the blower fan to come off its hinge and contact the housing mechanism, rendering the AC unit inoperable. The damage was beyond repair. Since the AC unit was the original unit installed when the treatment plant was built, the AC equipment needs to be updated. In addition, a new, more efficient air handler and outside condenser units will also need to be replaced, as the old unit requires an older, non-environmentally friendly refrigerant system.

JW North relies heavily on heat-sensitive electrical equipment that runs the water treatment plant's pumps and motors. The equipment is secured in a room constantly kept at cool temperatures. Should the temperatures increase, damage to the electrical components would occur, causing the water treatment plant to fail. The utilization of a heat pump system was discussed at the staff level; however, it was determined not to be the appropriate application for this building given it is non-insulated, and the improvements would require several upgrades, including different duct transitions, higher amp electrical requirements, updated digital command controls, and a larger space to install the unit.

Contractor Selection

Request for Bid No. RPU-2352 was posted on the City's Online Bid System, Planet Bids, on February 9, 2024. The notification was sent to 352 City of Riverside and 500 external vendors. A non-mandatory Pre-Bid Meeting was held on February 15, 2024, with seven contractors in attendance. With 30 prospective bidders, RFP 2352 closed on March 5, 2024, with two responses. All responses were found to be responsive and responsible. Under the guidance of the purchasing department, four City staff members evaluated the proposals, which resulted in Paradigm Mechanical Corp ranking highest. The total points and rankings are summarized in the table below.

Evaluation Results Table:

| Criterion | Max Score | Paradigm Mechanical Corp. | Pacific West Industries Inc. |
|-------------------------|-----------|---------------------------|------------------------------|
| Qualification Scores | 140 | 128.00 | 131.00 |
| Professional References | 40 | 28.00 | 33.00 |
| Approach/Methodology | 80 | 70.00 | 71.00 |
| Cost Scores | 140 | 140.00 | 72.00 |
| Total | 400 | 366.00 | 307.00 |
| Rank | | 1 | 2 |

| Vendors | City Location | Bid Amount | Rank |
|----------------------------------|---------------|--------------------|----------|
| Paradigm Mechanical Corp. | Santee, CA | \$98,992.00 | 1 |
| Pacific West Industries Inc. | Anaheim, CA | \$192,536.00 | 2 |

➤ *Engineer's Estimate*

\$200,000.00

Staff evaluated the bids and deemed Paradigm Mechanical Corp. of Santee, California, the most responsive bidder overall. The bid was within the engineer's estimated amount of \$200,000.

Purchasing Resolution, 24101 Section 508 (c) Awards states, "Contracts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible

Bidder, except that... (c) Contracts procured through Formal Procurement for Services or Professional Services, where a Request for Proposals or Request for Qualifications was used to solicit Bids, shall be awarded by the Awarding Entity in accordance with the evaluation criteria set forth in the Request for Proposals or Request for Qualifications.”

The Purchasing Manager concurs that the recommended actions are in accordance with Purchasing Resolution No. 24101.

STRATEGIC PLAN ALIGNMENT:

This item contributes to Strategic Priority 4 - Environmental Stewardship and Goal 4.2 - Sustainably manage local water resources to maximize reliability and advance water reuse to ensure safe, reliable, and affordable water to our community.

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

1. **Community Trust** – Customers receive reliable drinking water.
2. **Equity** – The performance of electrical cooling components allows RPU to guarantee delivery of potable water services to Riverside’s water infrastructure, ensuring reliable water for all members of the community.
3. **Fiscal Responsibility** – Fiscal responsibly achieved by utilizing competitive procurement process.
4. **Innovation** – With periodic repairs, we can ensure reliable water services with no impact to the Riverside community.
5. **Sustainability & Resiliency** – Performance from repairs to our water treatment facilities improves efficiency and reliability of the treatment plant which helps the city meet its Sustainability and Resiliency goals.

FISCAL IMPACT:

The total fiscal impact is \$98,992.00. Sufficient funds are available in Public Utilities Maintenance Account No. 6200000-424130.

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| Prepared by: | David A. Garcia, Utilities Interim General Manager |
| Approved by: | David A. Garcia, Utilities Interim General Manager |
| Certified as to availability of funds: | Kristie Thomas, Finance Director/Assistant Chief Financial Officer |
| Approved by: | Rafael Guzman, Assistant City Manager |
| Approved as to form: | Phaedra A. Norton, City Attorney |

Attachments:

1. Agreement
2. Presentation