



OPERATIONS COMMITTEE

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Agenda Report

File #: 2024-3668

Agenda Date: 7/10/2024

Agenda Item No: 3.

FROM: Robert Thompson, General Manager
Originator: Mike Dorman, Director of Engineering

SUBJECT:

HVAC REPLACEMENTS AT PLANT NOS. 1 AND 2, PROJECT NO. FE23-06

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Purchase Order Contract to ACCO Engineered Systems, Inc. for the HVAC Replacements at Plant Nos. 1 and 2, Project No. FE23-06, utilizing the Omnia Cooperative Purchasing Agreement, Contract Number #02-73, for a total amount not to exceed \$1,698,204; and
- B. Approve a contingency of \$169,820 (10%).

BACKGROUND

The electrical rooms at Orange County Sanitation District (OC San) Plant No. 1 Steve Anderson Lift Station, Plant No. 1 City Water Pump Station, Plant No. 2 Gas Compressor electrical building, Plant No. 2 East and West RAS Pump Stations, and Plant No. 1 Primary Clarifiers use HVAC units to clean, cool, and dry air to protect the electrical equipment and keep them from overheating.

RELEVANT STANDARDS

- Comply with California Public Contract Code Section 20103.8, award construction contract to lowest responsive, responsible bidder
- 24/7/365 treatment plant reliability

PROBLEM

The HVAC outdoor air coils and metallic components are showing extreme wear and are experiencing failure. The maintenance staff has repaired the units several times; however, the units are at a point where further repair or maintenance will not offer acceptable reliability. In addition, the HVAC equipment on the buildings have passed their useful life expectancy and can no longer be maintained reliably.

PROPOSED SOLUTION

Approve a Purchase Order Contract for HVAC Replacements at Plant Nos. 1 and 2, Project No. FE23-06. This project will replace in kind the 15 HVAC units at the various buildings.

TIMING CONCERNS

This purchase order contract designs, replaces, and commissions new HVAC equipment in the most timely and efficient manner. Delaying this action means OC San will be vulnerable to the potential shutdown of electrical equipment within the buildings due to overheating or contamination.

RAMIFICATIONS OF NOT TAKING ACTION

Not replacing these units will increase the risk of overheating and the eventual shutdown or failure of critical electrical equipment in the buildings, which would cause Treatment Plant disruptions.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

OC San is utilizing a cooperative agreement through Omnia Partners, formerly U.S. Communities, which is the largest cooperative purchasing organization for public sector procurement. This agreement was awarded using a competitive bid process similar to OC San’s and has been vetted by OC San’s Purchasing Division. The collective buying power of the unified purchasing cooperatives typically deliver value and savings for public agencies nationwide.

ACCO Engineered Systems, Inc. was selected to propose on this cooperative agreement because they can provide equipment that meets the needs of OC San expeditiously. The total amount of bid under this cooperative agreement is \$1,698,204.

Staff evaluated the proposal in accordance with OC San policies and procedures and based on these results, recommends approving a Purchase Order Contract to ACCO Engineered Systems, Inc. to replace the following equipment:

Location	HVAC Quantity and Size
SALS Building Roof and Electrical Room	Two (2) 8-ton Fan Units Two (2) 8-ton Condenser Units
City Water Pump Station	Two (2) 3-ton HVAC units
Gas Compressor Electrical Building	One (1) 4-ton HVAC unit
East and West RAS Pump Stations	Two (2) 8.5-ton Packaged HVAC units Two (2) 5-ton Heat Pumps
Plant 1 Rectangular Primary Clarifiers	Two (2) 10-ton Air Handler Units Two (2) 10-ton Condenser Units

CEQA

The project is exempt from CEQA under the Class 1 categorical exemptions set forth in California Code of Regulations Section 15301. A Notice of Exemption will be filed with the OC Clerk-Recorder after OC San Board of Directors approval.

FINANCIAL CONSIDERATIONS

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget FY 2024-25 and 2025-26, Section 8, Page 49, Small Construction Projects Program, Project No. M-FE) and the budget is sufficient for the recommended action.

ATTACHMENT

The following attachment(s) may be viewed on-line at the OC San website (www.ocsan.gov) with the complete agenda package:

- Supplemental Attachment - FE23-06 Photos

SS:lb