



OPERATIONS COMMITTEE

Administration Building
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Agenda Report

File #: 2021-1858

Agenda Date: 2/2/2022

Agenda Item No: 6.

FROM: James D. Herberg, General Manager
Originator: Kathy Millea, Director of Engineering

SUBJECT:

LABORATORY BUILDING HVAC CONTROLS REPLACEMENT AT PLANT NO. 1, PROJECT NO. FR1-0014

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION:

- A. Receive and file Bid Tabulation and Recommendation for Laboratory Building HVAC Controls Replacement at Plant No. 1, Project No. FR1-0014;
- B. Award a Service Contract to Retrofit Service Company, Inc. for Laboratory Building HVAC Controls Replacement at Plant No. 1, Project No. FR1-0014, Specification No. S-2021-1276BD, for an amount not to exceed \$176,847; and
- C. Approve a contingency of \$17,685 (10%).

BACKGROUND

The Orange County Sanitation District (OC San) conducts a wide range of sample collection and analyses to comply with permit-required reporting requirements and to assist with operations and troubleshooting. This work is primarily performed in the two-story, 36,000-square foot Laboratory at Plant No. 1. The building was completed in 1990. The analytical equipment and testing procedures require consistent interior environmental conditions including temperature, humidity, and air flow 24 hours per day. OC San is nearing completion of the Laboratory Rehabilitation Feasibility Study, Project No. PS19-03, which is evaluating the best long-term option for rehabilitating or replacing the Laboratory.

RELEVANT STANDARDS

- Ensure the public's money is wisely spent
- Comply with environmental permit requirements

PROBLEM

The existing heating, ventilation, and air conditioning (HVAC) control system uses obsolete pneumatic controllers that are no longer reliable. The HVAC system has failed multiple times in the past requiring labor-intensive efforts to maintain reliable operations. Without consistent HVAC controls in the building, certain analyses cannot be successfully performed to meet certification requirements included in permits.

PROPOSED SOLUTION

Award a Service Contract for Laboratory Building HVAC Controls Replacement at Plant No. 1, Project No. FR1-0014, Specification No. S-2021-1276BD. This project will retrofit the existing HVAC control system by installation of a dedicated digital wireless control system to create a hybrid electronic and pneumatic HVAC control system.

TIMING CONCERNS

Until the HVAC controls are retrofitted or replaced, certain sensitive laboratory analyses will continue to be at risk of failure in the event the HVAC system cannot maintain a consistent building interior environmental condition.

RAMIFICATIONS OF NOT TAKING ACTION

Without the retrofit of the HVAC system controls, there will be a continued risk of certain sensitive analyses failing and continued labor-intensive efforts to keep its reliability.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

OC San advertised Project No. FR1-0014 for bids on September 29, 2021, and five sealed bids were received on November 17, 2021. A summary of the bid opening follows:

| | |
|-----------------------------------|----------------------|
| Engineer's Estimate | \$ 200,000 |
| <u>Bidder</u> | <u>Amount of Bid</u> |
| Retrofit Service Company, Inc. | \$ 176,847 |
| Albireo Energy | \$ 181,788 |
| Next Level HVAC Energy Management | \$ 209,888 |
| Allison Mechanical, Inc. | \$ 243,500 |
| Trane US, Inc. | \$ 296,335 |

The bids were evaluated in accordance with OC San's policies and procedures. A Notice of Intent to Award was sent to all bidders on November 29, 2021, informing them of the intent of OC San Staff to recommend award of the Service Contract to Retrofit Service Company, Inc.

Staff recommends awarding a Service Contract to the lowest bidder, Retrofit Service Company, Inc., for a total amount not to exceed \$176,847.

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 of the construction contract.

FINANCIAL CONSIDERATIONS

This request complies with the authority levels of OC San's Purchasing Ordinance. This recommendation will be funded under the Repairs and Maintenance line item for the Operations and Maintenance Department (Budget Update Fiscal Year 2021-20221, Page 45), and the available funding is sufficient for this action.

ATTACHMENT

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

- Service Contract

BD:gr