



City of Culver City

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Staff Report

File #: 24-1098, **Version:** 1

Item #: C-4.

CC - CONSENT ITEM: Approval of Final Plans and Specifications and Authorization to Release a Request for Proposals for the City Yard HVAC Replacement Project.

Meeting Date: June 24, 2024

Contact Person/Dept.: Gary Wansley/Public Works Maintenance/Operations
Joe Susca/Public Works-Administration

Phone Number: (310) 253-6444
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Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/19/2024)

Department Approval: Yanni Demitri, Public Works Director/City Engineer (06/03/2024)

RECOMMENDATION

Staff recommends the City Council approve the final plans and specifications and authorize the release of a Request for Proposals (RFP) for the City Yard HVAC Replacement Project.

BACKGROUND/DISCUSSION

The City Yard is home to the City's Park Maintenance, Environmental Programs and Operations, and Maintenance and Operations staff. The facility houses equipment, materials, tools and supplies that support the traffic signal, sewer, traffic sign, parking meter, graffiti abatement, pavement painting, facility maintenance, streetlight, electrical, asphalt and concrete crews.

The City Yard's existing Heating, Ventilation and Air Conditioning (HVAC) package units, exhaust fans, and natural gas Make Up Air (MUA) furnaces are over 25 years old, have become unreliable, and require replacing. The scope of work includes removing nine existing HVAC natural gas heating/electric cooling package units, five existing MUA furnaces, and 23 exhaust fans located inside the various shops and replacing them with 14 new HVAC all-electric heat pump package units and 23 new exhaust fans (the "Project").

Through a competitive process, the Southern California Regional Energy Network (SoCalREN) was awarded a contract with the County of Los Angeles to implement energy efficiency projects countywide. SoCalREN's work with local governments is funded by public purpose taxes collected by the California Public Utilities Commission and subsequently allocated to programs throughout the service area. As part of the City's decade-long partnership with SoCalREN to implement energy efficiency projects, SoCalREN hired TRC Solutions, an engineering firm, to prepare plans and specifications for the Project at no cost to the City.

In addition to maintaining the City Yard facility, implementation of the Project furthers the City's building decarbonization objectives by replacing the facility's existing natural gas space heating units with all-electric equipment, which will reduce the facility's emission of carbon dioxide (a greenhouse gas) by 24.7 metric tons annually. Depending on the energy efficiency rating of the replacement equipment selected, the City also qualifies to receive \$4,085 to \$7,085 in rebates from SoCalREN.

Culver City Municipal Code Section 3.07.090.C requires Public Works Projects exceeding \$150,000 to have their final plans and specifications approved by the City Council prior to their release to competing contractors. The final plans and specifications prepared for the Project are in Attachment No. 1 - *City Yard Plans and Specifications*.

If authorized, RFP No. 2520 will be released to competing air conditioning firms on June 27, 2024. Once the proposals are received and evaluated, staff will return to the City Council with a recommendation on which firm to hire to implement the Project.

FISCAL ANALYSIS

The Adopted Budget for Fiscal Year 2023-2024 includes \$150,000 in CIP No. PF-041 (Public Works City Yard HVAC Replacement) to complete the Project.

ATTACHMENTS

1. 2024-06-24 ATT1 City Yard Plans and Specifications

MOTION

That the City Council:

Approve the final plans and specifications and authorize the release of a Request for Proposals for the Public Works City Yard HVAC Replacement Project, CIP No. PF-041.