



# City of Culver City

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## Staff Report

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**File #:** 22-729, **Version:** 1

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**CC - Approval of an Agreement with ABM Building Solutions, LLC for an HVAC Replacement Project in the Transportation Facility in an Amount Not-To-Exceed \$545,644 (\$363,112 Base, \$109,910 Options, and \$72,622 Contingency).**

**Meeting Date:** February 14, 2022

**Contact Person/Dept:** Mike Tobin/Transportation  
**Phone Number:** (310)-253-6593

**Fiscal Impact:** Yes ☒ No ☐

**General Fund:** Yes ☐ No ☒

**Public Hearing:** ☐ **Action Item:** ☐ **Attachments:** ☐

**Commission Action Required:** Yes ☐ No ☒ **Date:**

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (02/09/2022)

**Department Approval:** Rolando Cruz, Chief Transportation Officer (02/01/2022)

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### **RECOMMENDATION**

Staff recommends the City Council approve an agreement with ABM Building Solutions, LLC for the replacement of HVAC equipment in the Transportation Facility in an amount not-to-exceed \$545,644 (\$363,112 base, \$109,910 options, and \$72,622 contingency).

### **BACKGROUND**

The current HVAC equipment is comprised of the original equipment installed in the Transportation facility over 20 years ago and has reached the end of its useful life. There are seven rooftop packaged HVAC units and two AC split systems that are within this scope of work. This equipment has become antiquated and failure prone requiring staff to constantly repair issues related to the HVAC equipment. The equipment failures have led to periodic power outages due to deteriorating wire insulation and uncomfortable interior temperature. In a recent Facility Condition Assessment (FCA), it was determined that the existing HVAC equipment had reached the end of its useful life. Additionally, the existing HVAC equipment uses expensive environmentally unfriendly refrigerant (Freon) for cooling.

The Culver City Transportation Facility is home to a state-of-the-art natural gas fuel facility and future

vehicle electric charging station. The facility holds a fleet comprised of over 50 buses with over 200 employees. The facility also houses the City's Central Stores Warehouse and serves as the maintenance facility for all City fleet vehicles. Given the size and nature of the facility, staff recommends that the Transportation facility be equipped with energy efficient, environmentally friendly, and reliable HVAC equipment to provide a comfortable, compliant, and productive environment.

## **DISCUSSION**

On October 14, 2021 the Transportation Department solicited a Request for Proposal (RFP) #2216 to replace the HVAC equipment at the Transportation facility. As a part of the procurement process, the Department held site job walks with all potential proposers for this project to provide a current and detailed review of the existing equipment as well as to answer questions from all of the proposers. Staff provided an in-depth review of the current equipment, an overview of the scope and expectations of the project, and anticipated results including compatibility with existing controls.

The Department received seven proposals in total. Three of the proposals were deemed non-responsive for failure to provide a complete response. Thus, four proposals were selected for evaluation: ABM Building Solutions, LLC, AC Pros Inc., EcoGreenVision LLC, and Enviser. The following criteria were used to evaluate the proposals: cost, technical attributes/work plan, proposer's qualifications and experience, and the original equipment manufacturer's qualifications and experience. All proposals were required to meet the Federal Buy America standards, as this is a federally funded project. The proposals were scored and ranked, and resulted in ABM Building Solutions, LLC being the highest ranked firm.

ABM Building Solutions, LLC provided a comprehensive high quality technical proposal demonstrating a complete understanding of the requirements and scope of work with fair and reasonable costs. Staff held interviews including clarifications with ABM Building Solutions, LLC. Staff is recommending the award of the base bid to remove and replace all the units with similar capacity and environmentally friendly options amounting to a total cost of \$363,112 for all nine units. Staff is also recommending options for duct cleaning, coil coating of the evaporators and condensers, extended five-year warranties on the split units, 10-year warranties on all other units and an Indoor Air Quality Plasma Air Needlepoint Bipolar Ionization for a total cost of \$109,910. The Plasma Air HVAC purification systems use highly efficient plasma ionization technology to neutralize indoor air pathogens and pollutants.

Finally, staff has recently learned that due to long lead times stemming from COVID related supply chain issues - the soonest this equipment can be delivered and installed is in November 2022. As the existing equipment is antiquated and must be maintained during the summer months, staff is working to issue a separate repair and maintenance agreement on a time and materials basis for less than \$10,000, within administrative contracting authority, to repair and maintain the existing system until the full replacement can be done later this year.

## **FISCAL ANALYSIS**

The City Council Adopted Budget for Fiscal Year 2021-22 includes sufficient funding in account 20380000.732120.PB008 to cover the cost of HVAC replacement. All services will be paid for with Transportation Department funds. FTA 5307 Grant funding will pay for 80% of the HVAC replacement. The remaining 20% will be funded by Prop. C Local Return funding designated for transit facility projects.

## **ATTACHMENTS**

None

## **MOTIONS**

That the City Council:

1. Approve an agreement with ABM Building Solutions, LLC for an HVAC Replacement Project in the Transportation Facility in an amount not-to-exceed \$545,644 (\$363,112 Base, \$109,910 Options, and \$72,622 for Contingency);
2. Authorize the City Attorney to review/prepare the necessary documents; and
3. Authorize the City Manager to execute such documents on behalf of the City.