



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
August 17, 2021

TOPIC: On-Call HVAC Maintenance and Repair Services

AGENDA TITLE

Approve Agreements with ACCO Engineered Systems, Inc., ABM Building Solutions, LLC, and Allison Mechanical, Inc. for HVAC Maintenance and Repair Services in a Shared Annual Amount Not to Exceed \$100,000 for up to a Five-Year Term (Non-General Fund)

RECOMMENDED ACTION

Authorize the City Manager to execute agreements with ACCO Engineered Systems, Inc., ABM Building Solutions, LLC and Allison Mechanical, Inc. to provide on-call heating, ventilation, and air conditioning (HVAC) maintenance and repair services, for a three-year period beginning August 17, 2021 and expiring August 16, 2024, with provisions for one, two-year renewal period exercisable by the City Manager and City Attorney, in an annual shared aggregate amount not to exceed of \$100,000, subject to non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

The Public Works Agency's Water Resources Division oversees and maintains the daily operations of the City's water and sanitary sewer systems. The water system is composed of approximately 480 miles of water main, 21 groundwater wells, seven pump stations, 10 reservoirs with a storage capacity of 49 million gallons, four pressure regulating stations, and seven connection points to the Metropolitan Water District (MWD). The system has an average daily demand of 30 million gallons from its roughly 45,000 service connections.

The Water Resources Division currently operates and maintains eleven buildings that house water production equipment and are equipped with an HVAC system. Having HVAC systems in a state of good repair and in working order is essential to ensuring the temperatures at water production facilities are within range for equipment to function properly and the water system to operate correctly. Approval of the recommended action will authorize periodic preventative maintenance and on-call repair services of the HVAC equipment at the Water Resources facilities specified in the RFP.

On April 8, 2021, the Public Works Agency released a Request for Proposals (RFP) on the City's online bid and management publication system. Five proposals were received and evaluated by a review committee based on criteria outlined in the RFP. A summary of the proposals received and their respective ranking is as follows:

Firm	Location	Rank
ACCO Engineered Systems, Inc.	Costa Mesa	1
ABM Building Solutions	Tustin	2
Allison Mechanical, Inc.	Redlands	3
F.M. Thomas Air Conditioning	Brea	4
Control Air Enterprises	Anaheim	5

In accordance with the RFP, staff recommends awarding a contract to ACCO Engineered Systems, Inc., ABM Building Solutions, and Allison Mechanical, Inc. to provide on-call heating, ventilation, and air conditioning maintenance and repair services. The proposals demonstrated a high level of technical competency and experience performing similar services. The proposals contained a clear path toward achieving City goals and objectives as required by the RFP.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with the action.

FISCAL IMPACT

Funds are budgeted and available for expenditure in the current fiscal year and will be budgeted in future fiscal years, including the renewal option, based on the needs of the Water Resources Division. The following is an estimate of expenditures by fiscal year:

Fiscal Year	Accounting Unit - Account #	Fund Description	Accounting Unit, Account Description	Amount
Contract (3-Year Term)				
2021-22	06017640-62300	Water Fund	Water Utility Production & Supply, Contract Services-Professional	\$100,000
2022-23	06017640-62300	Water Fund	Water Utility Production & Supply, Contract Services-Professional	\$100,000

Fiscal Year	Accounting Unit - Account #	Fund Description	Accounting Unit, Account Description	Amount
2023-24	06017640-62300	Water Fund	Water Utility Production & Supply, Contract Services- Professional	\$100,000
Optional Two-Year Extension				
2024-25	06017640-62300	Water Fund	Water Utility Production & Supply, Contract Services- Professional	\$100,000
2025-26	06017640-62300	Water Fund	Water Utility Production & Supply, Contract Services- Professional	\$100,000
Total:				\$500,000

EXHIBIT(S)

1. Agreement with ACCO Engineered Systems, Inc.
2. Agreement with ABM Building Solutions
3. Agreement with Allison Mechanical, Inc.

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Kristine Ridge, City Manager