



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
February 21, 2023

TOPIC: Relocation and Replacement of Fan Coil Units at the Grand Central Art Center and Santa Ana Regional Transportation Center

AGENDA TITLE

Award Purchase Orders to Acco Engineered Systems to Relocate and Replace Fan Coils at the Grand Central Art Center and the Santa Ana Regional Transportation Center (Specification No. 23-021) (General Fund)

RECOMMENDED ACTION

Authorize a one-time purchase and payment to Acco Engineered Systems for the relocation and replacement of fan coils at the Grand Central Art Center, in the amount of \$745,860, plus a contingency of \$54,140 and at the Santa Ana Regional Transportation Center, in the amount of \$1,548,348, plus a contingency of \$51,652 for a total amount not to exceed \$2,400,000, subject to non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

The Public Works Agency Parks, Fleet, and Facilities Services Division oversees City facilities to ensure mechanical systems operate safely and efficiently, and meet all applicable laws and regulations. The Grand Central Art Center (GCAC) and Santa Ana Regional Transportation Center (SARTC) are two facilities that receive maintenance and repair services from the City's Building Maintenance Division.

The GCAC is a partnership between the California State University, Fullerton (CSUF) and the City of Santa Ana. The 45,000 square-foot art center is a mixed residential, commercial, and educational complex. Apartment units at the center are made available to students accepted into the CSUF graduate arts programs. Twelve indoor fan coil units serving the 2nd floor, south-side, apartments are recommended by City staff to be relocated and replaced with outdoor fan coil units. The GCAC's indoor fan coil units purchased in 1997 have surpassed their usable life span and require constant repair. The relocation and replacement will provide reliability to provide better efficiency rating for energy usage, and greatly improve tenant comfort.

Similarly, City staff recommends replacing 47 fan coil units throughout the SARTC with Siemens controls to provide energy efficiency, improved accessibility of controls and monitoring, and improved tenant comfort. The existing fan coil units are original to when

the building was constructed in 1983 and have surpassed its usable life span. The units require constant repair. The replacement will resolve re-zoning issues due to changes in the floor plan and provide safe conditions for SARTC tenants and City staff. The replacement of these units will improve the tenant's area climate control to provide an overall better environment.

Santa Ana Ordinance No. NS-2312 authorizes the City to purchase against contracts issued to vendors who have been awarded by a state agency, county, city or other public agency after a competitive bidding process substantially equivalent to the City's standard bidding process. National Cooperative Purchasing Alliance awarded a contract to ACCO Engineered Systems (No. 02-73) for HVAC Equipment, Installation, Service, & Related Products. By leveraging the procurement power through cooperative purchasing, the City of Santa Ana is able to obtain nationally vetted, high quality products and services at competitive volume pricing, and is in accordance with the City's existing Purchasing guidelines.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with the action.

FISCAL IMPACT

Funds are budgeted and made available in the following account for the specified year.

Fiscal Year	Accounting Unit	Fund Description	Accounting Unit, Account Description	Amount
2022-23	01117017-66200	General Fund	PWA-Service Enhancement, Buildings & Building Improvements	\$800,000
2022-23	01117650-66200	General Fund	SARTC Maintenance-Service Enhancement, Buildings & Building Improvements	\$1,600,000
Total				\$2,400,000

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

Approved By: Kristine Ridge, City Manager