

# City of Sacramento

## Legislation Text

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**File #:** 2019-00766, **Version:** 1

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**Title:**

**Contract: City Hall Garage Cooling Towers Replacement (V15210000)**

File ID: 2019-00766

**Location:** 1000 I St., District 4

**Recommendation:**

Pass a Motion: 1) approving the construction plans and specifications for the City Hall Garage Cooling Towers Replacement (V15210000); 2) awarding the construction contract for the City Hall Garage Cooling Towers Replacement (V15210000) to ACCO Engineered Systems, Inc. in an amount not to exceed \$330,019; and 3) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

**Contact:** Nguyen Tran, Associate Mechanical Engineer, (916) 808-4970; Mark Brown, Supervising Engineer, (916) 808-7118, Department of Public Works

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Contract

**Description/Analysis**

**Issue Detail:** The existing cooling towers and pumps at the City Hall Garage (1000 I Street) are beyond their useful service life and need replacement. This project will install new cooling towers, pumps, piping, and associated equipment.

**Policy Considerations:** The recommendations in this report are in accordance with City Code Chapter 3.60.

**Economic Impacts:** The recommended contract is expected to create 1.32 jobs (0.76 direct job and

0.56 jobs through indirect and induced activities) and create \$203,765 in total economic output (\$128,435 of direct output and another \$75,330 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The action is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301. The action involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The exemption covers interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety); restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The recommended project is covered by the above-mentioned exemption because the project involves replacement of cooling towers, pumps, piping, and associated equipment at an existing public parking garage, and the project will not result in any expansion of use at such parking garage.

**Sustainability:** Replacing the existing cooling towers with new cooling towers at the City Hall Garage will result in a more energy efficient mechanical system, reducing the carbon footprint contribution, and helping to advance the City's sustainability goal of reducing greenhouse gas emissions from internal operations by 22 percent by 2020.

**Commission/Committee Action:** None

**Rationale for Recommendation:** On February 25, 2019, the Department of Public Works issued Invitation for Bid B19014541010 for the City Hall Garage Cooling Tower Replacement Project. The results of Invitation for Bid B19014541010 are listed in the table below:

CONTRACTOR	TOTAL BID	LBE	STATUS
Next Stage Construction	\$209,000	0%	Non-Responsive
ACCO Engineered Systems, Inc.	\$330,019	100%	Responsive
American Chiller Services	\$449,535	100%	Responsive

Staff received three bids, two of which were determined to be responsive in meeting the City's 5% Local Business Enterprise (LBE) participation requirement. The lowest bidder, Next Stage Construction, was deemed non-responsive for failing to properly meet the LBE participation requirement. ACCO Engineered Systems, Inc. was determined to be the lowest responsive and responsible bidder.

Staff recommends that the construction contract be awarded to the lowest responsive and responsible bidder, ACCO Engineered Systems, Inc.

Work is anticipated to commence in July 2019 and be completed by November 2019.

**Financial Considerations:** Sufficient funding is available in the Parking Garage Structural Repairs Project (V15210000) to award the construction contract to ACCO Engineered Systems, Inc. in an amount not to exceed \$330,019 and fund the remaining project administration costs.

**Local Business Enterprise (LBE):** ACCO Engineered Systems, Inc. is an LBE.