

**Meeting Date:** 4/7/2015

**Report Type:** Consent

**Report ID:** 2015-00299

**Title:** Fairbairn Water Treatment Plant Rehabilitation Project (Z14130200) [Two-Thirds Vote Required]

**Location:** 7501 College Town Drive, District 6

**Recommendation:** Pass a Resolution suspending competitive bidding, in the best interests of the City, and authorizing the use of a Request for Proposals (RFP) process to select the most qualified contractor for the Fairbairn Water Treatment Plant (WTP) Rehabilitation Project to provide a complete heating, ventilation and air conditioning (HVAC) equipment replacement and associated mechanical system upgrade.

**Contact:** Mark C. Brown, Associate Mechanical Engineer, (916) 808-7118, Department of General Services

**Presenter:** None

**Department:** General Services

**Division:** Architecture & Engineering

**Dept ID:** 13001541

**Attachments:**

1-Description/Analysis

2-Resolution

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### **City Attorney Review**

Approved as to Form

Kourtney Burdick

4/1/2015 10:38:01 AM

### **Approvals/Acknowledgements**

Department Director or Designee: Reina Schwartz - 3/19/2015 9:08:48 AM

## Description/Analysis

**Issue Detail:** The HVAC and associated mechanical system upgrade required for the laboratory building at the Fairbairn WTP is a complex project at a sensitive infrastructure facility. It is important that the City has the opportunity to closely scrutinize the potential contractors based on factors other than price alone.

**Policy Considerations:** The recommendation in this report is in accordance with the provisions of City Code Chapter 3.60.

**Economic Impacts:** None

### Environmental Considerations:

**California Environmental Quality Act (CEQA):** No environmental review is necessary because the recommendation in this report involves general policy and procedure making and is not considered to be a project in accordance with Section 15378(b)(2) of the CEQA Guidelines.

**Sustainability:** Not applicable

**Commission/Committee Action:** None

**Rationale for Recommendation:** This report recommends suspending competitive bidding and using an RFP process to select the most qualified contractor to provide a complete HVAC Central Plant equipment replacement and mechanical system upgrade. Suspending competitive bidding is required because using an RFP process is an alternative to the typical process of selecting a contractor on the basis of lowest responsive and responsible bid. An RFP process allows the City to identify and select a highly qualified contractor not only considering price but also other factors that are critical to the City such as the ability for such a contractor to properly install a mechanical system consisting of a sophisticated central plant system. This project involves the retrofit of a chiller, boiler, associated pumps, complex piping systems, and careful coordination with a concurrent control system upgrade. Not all contractors have the capability or aptitude to handle a project of this nature. There will be periods during which the facility will be without temperature control. It is critical for these periods to be kept to a minimum, which requires a level of field expertise not common with all contractors. It is important for the contractor to understand the nuances of performing this type of work within a secure and sensitive environment, and all of the security measures necessary to fully execute the work. Each worker will be required to pass a background check which further exemplifies the need to screen highly qualified candidates. Another important aspect of this project is a strict time constraint. The project must be completed by March 2016 in order to meet requirements associated with the funding for the project. Using an RFP process is in the best interests of the City because it will allow selection of an appropriately qualified contractor to deliver the project in the most cost-effective and timely manner possible.

**Financial Considerations:** The recommendation in this report does not result in any financial impact to the City. Upon approval of this recommendation staff will proceed with the RFP process and return to City Council with a recommendation for contract award and an explanation of the financial considerations.

**Local Business Enterprise (LBE):** No goods or services are being purchased as a result of this report.

## **RESOLUTION NO. 2015-**

Adopted by the Sacramento City Council

April 7, 2015

### **SUSPENDING COMPETITIVE BIDDING FOR THE FAIRBAIRN WATER TREATMENT PLANT REHABILITATION PROJECT (Z14130200)**

#### **BACKGROUND**

- A. The Fairbairn Water Treatment Plant (WTP) Rehabilitation Project includes replacing the heating, ventilation, and air conditioning (HVAC) and upgrading the mechanical system for the laboratory building.
- B. In accordance with City Code Section 3.60.170(D), the City Council can suspend competitive bidding for a public project when it determines, upon a two-thirds vote, that it is in the City's best interests to do so.
- C. Suspending competitive bidding and using a Request for Proposals (RFP) process to select the most qualified contractor to provide a complete HVAC Central Plant equipment replacement and mechanical system upgrade is recommended because an RFP process allows the City to identify and select a highly qualified contractor not only considering price but also other factors that are critical to the City such as the ability for such a contractor to properly install a mechanical system consisting of a sophisticated central plant system. This project involves the retrofit of a chiller, boiler, associated pumps, complex piping systems, and careful coordination with a concurrent control system upgrade. Not all contractors have the capability or aptitude to handle a project of this nature. There will be periods during which the facility will be without temperature control. It is critical for these periods to be kept to a minimum, which requires a level of field expertise not common with all contractors. It is important for the contractor to understand the nuances of performing this type of work within a secure and sensitive environment, and all of the security measures necessary to fully execute the work. Each worker will be required to pass a background check which further exemplifies the need to screen highly qualified candidates. Another important aspect of this project is a strict time constraint. The project must be completed by March 2016 in order to meet requirements associated with the funding for the project. Using an RFP process is in the best interests of the City because it will allow selection of an appropriately qualified contractor to deliver the project in the most cost-effective and timely manner possible.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Competitive bidding is suspended, in the best interests of the City, and the use of an RFP process to select the most qualified contractor for the Fairbairn WTP Rehabilitation Project to provide a complete HVAC equipment replacement and mechanical system upgrade is authorized.