



**CITY OF**

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# **NEWPORT BEACH**

## **City Council Staff Report**

February 11, 2020  
Agenda Item No. 13

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** David A. Webb, Public Works Director - 949-644-3311,  
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**PREPARED BY:** Tom Sandefur, Assistant City Engineer,  
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**TITLE:** Central Library Chiller Maintenance and Condenser  
Replacement/Relocation – Award of Contract No. 7776-1 (20F02)

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**ABSTRACT:**

Staff has received construction bids for the Central Library Chiller Maintenance and Condenser Relocation project and requests City Council approval to award the construction contract to Mesa Energy Systems, Inc. This project will replace deteriorated components of the Central Library HVAC system; and replace and relocate a condenser that services the library.

**RECOMMENDATION:**

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c), Class 1, (maintenance of existing public facilities involving negligible or no expansion of use), of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Award Contract No. 7776-1 to Mesa Energy Systems, Inc., for the total bid price of \$302,609, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish \$45,000 (approximately 15 percent) contingency to cover the cost of unforeseen work not included in the original contract.

**FUNDING REQUIREMENTS:**

Sufficient funding is available in the current Capital Improvement Program budget for the award of this contract. Funds will be expensed from the Facilities Maintenance Master Plan Program Account (517101-980000-20F02).

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
Mesa Energy Systems, Inc.	Construction Contract	\$ 302,609.00
Mesa Energy Systems, Inc.	Construction Contingency	\$ 45,000.00
Various	Printing & Incidentals	\$ 1,500.00
<b>Total:</b>		<b>\$ 349,109.00</b>

Staff recommends establishing a \$45,000 (approximately 15 percent of total bid) for contingency purposes and unforeseen conditions associated with construction.

### **DISCUSSION:**

At 10 a.m. on January 21, 2020, the City Clerk opened and read the bids for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	Western Allied Corporation	\$ 281,700.00
2nd	Mesa Energy Systems, Inc.	\$ 302,609.00
3rd	Allison Mechanical, Inc.	\$ 344,400.00
4th	RAN Enterprises, Inc.	\$ 417,000.00
5th	F.M. Thomas Air Conditioning	\$ 422,162.00

The City received five bids for this project. Upon review of the bid documents from the apparent low-bidder, Western Allied Corporation, it was determined the contractor was non-responsive because they did not submit a bid bond or other bid security at bid opening as required by the project specifications.

The low bidder, Mesa Energy Systems, Inc., possesses a California State Contractor's License Classification "C-20", as required by the project specifications. A review of references for Mesa Energy Systems, Inc., shows satisfactory completion of similar contracts for other public agencies.

The proposed project includes replacement of the chiller unit condenser fins, piping throughout the chiller yard, replacing the chiller pumps, constructing a concrete pad for a new condensing unit, furnishing, delivering, and installing a new condensing unit, and various piping and electrical modifications at the Central Library.

Pursuant to the Contract Specifications, the Contractor will have 20 consecutive working days to complete the work.

### **ENVIRONMENTAL REVIEW:**

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c), Class 1, (maintenance of existing public facilities involving negligible or no expansion of use) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;

**NOTICING:**

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

**ATTACHMENT:**

Attachment A – Location Map