



Folsom City Council Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of \$305,703 from the Capital Facilities Fund (Fund 602)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that City Council approve Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of \$305,703 from the Capital Facilities Fund (Fund 602)

BACKGROUND / ISSUE

Staff recommends the replacement of 9 roof-top HVAC units serving the Folsom Public Library at 411 Stafford Street. The current units are 18 years old and are beyond their expected service life. The existing HVAC units were installed in 2007 and are part of the original construction of the library. These units have an expected useful life of 15-18 years. The following are issues related to the existing HVAC Units:

Deterioration: The units are operating past their expected useful service life. Critical components, including compressors, fans, and heat exchangers, exhibit wear and deterioration.

Operational Reliability: As the existing units continue to age, significant disruptions become more likely, particularly during peak operating hours and extreme weather events.

Energy Costs: The control system for the existing HVAC system was abandoned over a decade ago. The ability to optimize heating and cooling cycles, make use of economizers, and avoid extended run-times leads directly to higher-than-normal energy costs.

System Cycling: Units cycling on and off place strains on components. This leads to increased repair costs, which we have seen over the past 5 years.

Installation of a new HVAC system will save on utility costs and provide reliable heating and air, which is an important consideration due to the usage of the space.

POLICY / RULE

In accordance with Chapter 2.36.120 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of \$75,049 or greater shall be awarded by the City Council.

In accordance with Chapter 2.36.170 of the Folsom Municipal Code, the purchasing agent may enter into cooperative purchasing agreements with other public procurement units without following Sections 2.36.080, 2.36.090, and 2.36.100. These agreements can include joint or multiparty contracts or state contracts extended to the city.

Public Contract Code (PCC) § 10298 and 10299 authorizes local government agencies and school districts to use CMAS and other Department of General Services (DGS) agreements without competitive bidding.

ANALYSIS

The Parks & Recreation Department is utilizing California Multiple Award Schedules (CMAS) cooperative purchasing for this project. Cooperative purchasing enables public agencies to leverage collective buying power, resulting in cost savings, efficiency, and a streamlined procurement process. Contractors must offer to provide products and/or services at prices based on an existing GSA schedule, or “base” contract. The State of California adds standard contract terms and conditions and procurement codes, policies, and guidelines, which result in the award of a CMAS, an independent California agreement for the same products and services at equal or lower prices. LEED Mechanical is a qualified CMAS vendor for HVAC equipment and the estimate with contingency for this project is estimated at \$305,703.

The city has successfully used CMAS for various past projects, including the HVAC replacement at 405 Natoma Station, carpet replacement at the Folsom Public Library, installation of the Citywide Access Control System, and the purchase of vehicles and construction equipment. Based on this proven track record and the benefits of the cooperative purchasing process, staff recommend awarding the HVAC installation contract to LEED Mechanical under the CMAS program.

FINANCIAL IMPACT

The agreement with LEED Mechanical Inc. if approved would be authorized for \$277,911 with a budget total of \$305,703, which will include a 10% contingency amount of \$27,792 for potential change orders. Sufficient funds are budgeted and available for the cost of contract in the Capital Facilities Fund (Fund 602) for the purchase and installation of a new HVAC system at the Folsom Public Library.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15301- Existing Facilities.

ATTACHMENTS

1. Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of \$305,703 from the Capital Facilities Fund (Fund 602)
2. CMAS Quote from LEED Mechanical Inc.

Submitted,

Kelly Gonzalez
Parks and Recreation Director