



CITY OF
FOLSOM
DISTILLED BY NATURE

Folsom City Council Staff Report

MEETING DATE:	11/12/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11290 – A Resolution Authorizing the City Manager to Execute an Agreement with THP Mechanical for the HVAC Replacement Project at the Folsom Senior and Art Center
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

The Parks and Recreation Department recommends the City Council approve Resolution No. 11290 – A Resolution Authorizing the City Manager to Execute an Agreement with THP Mechanical for the HVAC Replacement Project at the Folsom Senior and Art Center.

BACKGROUND / ISSUE

The Senior & Arts Center HVAC system is over 18 years old and has exceeded its useful life. During the past two years, calls for service have increased, and in one example, a blower motor caught on fire, resulting in the temporary evacuation of the facility. Given that the Senior & Arts Center supports senior citizens, who are particularly vulnerable to temperature fluctuations and the effects of COVID-19, the current units are inadequate in providing reliable air conditioning, airflow, and filtration. Upgrading the system is expected to enhance overall air quality, efficiency, and cooling sustainability through improved ventilation and filtration.

As stated above, the units are 18 years old. The American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) has developed standards for the expected useful life of building components. The expected useful life of commercial “air to air” heat pumps is 15 years. Installation of a new system will save on utility costs and provide reliable heating and cooling for a building that sees high usage.

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 \$73,209 or greater shall be awarded by the City Council.

ANALYSIS

The Senior and Arts Center building is used daily by Folsom residents for a variety of programs and classes. Due to the condition of the existing HVAC units, as well as increasing costs to maintain aging equipment, it was determined that the best course of action was to replace the existing HVAC system.

In May 2024, the City Council approved Resolution No. 11195, allowing the City to accept American Rescue Plan Act (ARPA) funds from Sacramento County for the HVAC Upgrade Project at the Folsom Senior and Arts Center. Given the extensive deferred maintenance and needs of the city, staff recommended to the City Council to fund one of many HVAC replacement projects through this mechanism. The award of the ARPA funds from Sacramento County is not a guarantee, but staff are following Federal procurement guidelines in the instance that the funds are awarded and can be used to reimburse the City for this HVAC Upgrade Project.

On August 26, 2024, the Parks and Recreation Department advertised on CIPlist.com the availability of an HVAC replacement contract that will service the Folsom Senior & Arts building. The city requested a proposal from contractors for the advertised bid package.

The overall bid process consisted of the following steps:

- Posting of bid package: August 26, 2024
- Mandatory Pre-Bid meeting: September 03, 2024
- RFP’s Due to City: September 12, 2024 (3:00 PM)
- RFP’s of Qualified Contractors Opened: September 12, 2024
- Notice of Award: October 22, 2024

The following bids were received by the City of Folsom:

Contractor	Bid
THP Inc.	\$150,567.00
HCI Inc.	\$187,600.00
LEED Mechanical	\$269,566.00

FINANCIAL IMPACT

On May 14, 2024 the City Council approved Resolution No. 11195 approving the acceptance of American Rescue Plan Act (ARPA) funds from the County of Sacramento in the amount of \$1,200,000 and authorized the appropriation of the ARPA funds in the City’s General Fund (Fund 010). The Parks and Recreation Department recommends executing the agreement with

THP Mechanical, Inc. for \$150,567 for the HVAC Replacement Project at the Folsom Senior and Art Center. Sufficient ARPA funds reimbursable from the County of Sacramento are budgeted in the General Fund (Fund 010) for the cost of the agreement.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 11290- A Resolution Authorizing the City Manager to Execute an Agreement with THP Mechanical for the HVAC Replacement Project at the Folsom Senior and Art Center.

Submitted,

Kelly Gonzalez
Parks and Recreation Director

RESOLUTION NO. 11290

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THP MECHANICAL FOR THE HVAC REPLACEMENT PROJECT AT THE FOLSOM SENIOR AND ART CENTER

WHEREAS, the HVAC system at the Folsom Senior and Arts Center is over 18 years old, and has exceeded its useful life; and

WHEREAS, the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) recommends a 15-year useful life for commercial “air to air” heat pumps; and

WHEREAS, the City Council previously passed and adopted Resolution No. 11195 on May 14, 2024, approving the acceptance of American Rescue Plan Act (ARPA) funds from Sacramento County in the amount of \$1,200,000 and authorized appropriations of \$1,200,000 in the City’s General Fund (Fund 010); and

WHEREAS, the Parks and Recreation Department advertised a bid for the HVAC replacement project on August 26, 2024, conducted a mandatory pre-bid meeting, and received three bids by the September 12, 2024 deadline, with THP Mechanical providing the lowest qualified bid at \$150,567; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with THP Mechanical for the HVAC replacement project at the Folsom Senior and Art Center for the not to exceed amount of \$150,567 funded with ARPA funds reimbursable from the County of Sacramento and budgeted in the General Fund (Fund 010)..

PASSED AND ADOPTED this 12 day of November, 2024, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK