



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Receive a Report on the Emergency Repair/Replacement of the HVAC System at Public Works/Police Department Building and Authorize Staff to Pay Invoices Associated with the Work
Category:	Consent Calendar-Community Services and Sustainable Infrastructure
Meeting Date:	8/13/2019
Staff Contact:	Tony Ndah, 408-586-2602
Recommendations:	<ol style="list-style-type: none">1. Receive a report from the Public Works Director for the Purchase and Installation of McQuay Turbocor compressors for the Public Works/Police Department Building.2. Authorize staff to pay invoices from Dormatech in the amount of \$198,375.00.

Background:

On February 16, 2010, Council approved the purchase of 120 ton capacity McQuay Turbocor chiller/compressors for the Public Works/Police Department Building in order to match existing system components in the building. The units were installed by Environmental Systems, Inc. in August 2010 as part of Department of Energy Grant Program, Project No. 8198.

The chiller/compressors are critical for the ongoing functioning of the air conditioning system at the Police/Public Works Building. Failure of the compressors results in complete failure of the HVAC system at the Police/Public Works Building, which impacts the temperature in the Police Dispatch, radio communications rooms, the City's IT server room, and general functions housed in the Police/Public Works Building.

The existing HVAC system for the building has experienced numerous issues in the nearly nine years since installation and power losses at the Police/Public Works Building have caused the compressor system to perform hard restarts, resulting in damage to the compressor's power inverters. Most recently, a power loss in the vicinity of the Police/Public Works building resulted in a loss of power which resulted in a failure on the compressors on the HVAC system.

Analysis:

Pursuant to Public Contract Code section 22050 and Council Resolution No. 7779, the Director of Public Works is authorized to engage a contractor to perform emergency work and let emergency contracts without engaging in competitive bidding. Public Contract Code section 22050 requires the Public Works Director to provide the City Council with a report at a regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

The emergency HVAC work and associated contract was necessary to avoid impacts to the City's Police, Public Works, and Information Technology operations, as a result of staff having to work in heat-related hazardous environments. Since the City's HVAC system is a custom built system, the compressors require significant lead time to procure. Due to the pre-fabrication timeline of 6-8 weeks, the staff authorized Dormatech to proceed with pre-fabricating the compressors for replacement. Once the chiller/compressor are fabricated, work to replace existing unit will be scheduled immediately. The total cost to remove the existing compressors, and supply and install the replacement compressors is \$198,375.00.

Fiscal Impact:

The cost to replace the compressors for the Police/Public Works Building is \$198,375.00. There are sufficient funds available in Capital Improvement Project No. 3406, City Building Improvements, for this work.

California Environmental Quality Act:

By the definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, this action does not qualify as a “project” for the purpose of CEQA as this action has no potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Recommendations:

1. Receive a report from the Public Works Director for the purchase and installation of McQuay Turbocor compressors for the Police/Public Works Building.
2. Authorize staff to pay invoices for removal and replacement of the compressors, for a total project cost of \$198,375.

Attachment:

None