



# CITY OF CARSON

## Legislation Text

File #: 2021-398, Version: 1

### Report to Mayor and City Council

Tuesday, May 18, 2021

Consent

#### SUBJECT:

**CONSIDER APPROVAL OF AMENDMENT NO.1 TO THE AGREEMENT FOR CONTRACT (18-021) SERVICES WITH SIEMENS INDUSTRY, INC., FOR LIGHTING CONTROLS AND HEATING, VENTILATING, AND AIR CONDITIONING COMPUTER MAINTENANCE SERVICES AT CITY HALL AND THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER (CITY COUNCIL)**

#### I. SUMMARY

On June 19, 2018, the City Council approved a three-year contract service agreement with Siemens Industry, Inc., effective July 1, 2018, through June 30, 2021, to provide lighting controls, heating, ventilation, and air conditioning (HVAC) computer maintenance services at City Hall and the Congresswoman Juanita Millender-McDonald Community Center. The contract provided the option for the City to extend it for an additional year based on the quality of services provided. Staff is recommending exercising the option of extending contract services from July 1, 2021 through June 30, 2022.

Due to the proprietary software and equipment used to maintain the City's HVAC system, Siemens is the only company that is able to provide services on the existing equipment.

#### II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Amendment No.1 to the agreement for lighting controls and HVAC computer maintenance services with Siemens Industry, Inc. for the term July 1, 2021 - June 30, 2022, at the monthly rate of \$7,265.00.
2. AUTHORIZE Mayor to execute the amendment following approval as to form by the City Attorney (Exhibit No.1)
  - 1.

### **III. ALTERNATIVES**

TAKE the following alternative actions:

1. TAKE another action the City Council deems appropriate and consistent with the requirements of law.

### **IV. BACKGROUND**

Currently, the City contracts with Siemens Industry, Inc. (Siemens) to provide maintenance services for the computers that run the lighting controls and heating, ventilation, and air conditioning (HVAC) systems at City Hall and the Congresswoman Juanita Millender-McDonald Community Center. On June 19, 2018, the City Council awarded a contract with Siemens for three years, from July 1, 2018, through June 30, 2021, with the option for the City to extend the contract for an additional year based on the quality of services provided. Staff is recommending the option of extending contract services from July 1, 2021 through June 30, 2022.

On July 21, 2020, the City Council supported staff's use of emergency procedures to address the indoor air quality, specifically the HVAC systems within City facilities. Staff identified Trane Technologies (Trane) as a potential vendor because of the prior role it played in analyzing the HVAC systems at City Hall and the Community Center during the California Energy Commission (CEC) grant application process from a previous project. On August 4, 2020, the City Council approved a Memorandum of Understanding (MOU) with Trane authorizing it to work with City staff to refine the HVAC scope of work at City Hall and at the Community Center and prepare 30% design plans and provide a fixed-fee price for construction. On November 17, 2020, City Council approved and entered in to a Design/Build agreement with Trane. The Notice to Proceed was given on February 16, 2021. Based upon the latest schedule, completion date is March 2022.

A one-year year extension of the Siemens contract is recommended to enable the continued operation of the current HVAC systems at Community Center and City Hall until the new air-filtration, lighting, and HVAC systems replacement is complete. Once the new system is installed, the City can utilize Provision 7.7, "Termination Prior to Expiration of Term," to end the contract with Siemens early to utilize another vendor to maintain the new system. This will be determined as the HVAC system progresses.

### **V. FISCAL IMPACT**

Funds for this service were included in the FY 2021/22 General Fund budget under account numbers 101-80-840-102-6004.

### **VI. EXHIBITS**

Exhibit No. 1: Siemens Industry, Inc. Amendment #1 (pgs. 4-10)

Exhibit No. 2: Siemens Cost Proposal (pg. 11)

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