



## Legislation Details (With Text)

**File #:** 17-715      **Version:** 1      **Name:** NPSA for Main Library Boiler Replacement (SR)  
**Type:** Staff Report      **Status:** Filed  
**In control:** City Council  
**On agenda:** 12/18/2017      **Final action:** 12/18/2017  
**Enactment date:**      **Enactment #:**

**Title:** Staff Report for Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with ACCO Engineered Systems for Boiler Replacement at the Main Library for \$228,912.56

**Sponsors:** Debbie Pollart

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/18/2017	1	City Council	Received and Filed	Pass

Staff Report for Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with ACCO Engineered Systems for Boiler Replacement at the Main Library for \$228,912.56

### SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve a Non-Professional Services Agreement with ACCO Engineered Systems to replace the boilers at the Main Library for a fixed amount of \$228,912.56.

### BACKGROUND

Due to years of deferred facility maintenance, the Public Works Department has a number of renovation, repair, and equipment replacement projects scheduled over the current budget cycle. The boilers at the main library are past their useful life and are not currently functioning at optimal levels.

Since the project is a straightforward equipment installation with no design work, staff chose to streamline procurement using a cooperative purchasing contract through the National Joint Powers Alliance (NJPA) using a project delivery method called Job Order Contracting (JOC). It is a method that enables organizations to get commonly encountered construction projects done quickly and easily through multi-year umbrella contracts. JOC is a competitively bid, fixed price, multi-year construction contract based on published unit prices. The unit prices are used to price construction tasks associated with the scope of work.

Staff met with representatives of Gordian, which offers support services through the NJPA, and assisted the City in providing a qualified contractor that was selected by the NJPA through a public competitive bidding process. The process conforms to the California Government Code and Joint

Exercise of Powers Act (Government Code 6500) and satisfies the City's purchasing requirements.

ACCO Engineered Systems (an employee-owned company with a local office in San Leandro) was selected from the NJPA's pool of qualified contractors and provided a detailed cost proposal using Gordian's ezIQC tool. ACCO provided a cost proposal for the project that includes a detailed list of tasks, unit prices and quantities, which is attached to the agreement as Exhibit B.

### **Analysis**

ACCO Engineered Systems walked the site with the Building Maintenance Supervisor and developed the statement of work, which is attached to the agreement as Exhibit A. ACCO Engineered Systems submitted its cost proposal in accordance with the ezIQC contract in the amount of \$228,912.56. Cost reasonableness for the project is achieved through the fair market value of the construction goods and services established in the Construction Task Catalogue, which prices over 275,000 construction work tasks, based on local material, equipment and labor prices. ACCO Engineered Systems has competitively bid an adjustment factor to the pre-established unit prices, so the City is assured a competitive price for each element of the project Scope of Work. The procurement method will facilitate timely replacement of the boilers which are essential to proper heating at the Main Library.

### **Fiscal Impacts and Budget Authority**

This Facilities Maintenance Fund project will cost \$228,912.56 and will be charged to account 687-18-007-5242. The City Hall paint exterior project scheduled for 2017-18 (carryover from 2016-17) will be rescheduled to 2018-19 to fund this emergent boiler replacement for the Main Library.

## **ATTACHMENT**

### **Attachment to Related Legislative File**

- Non-Professional Services Agreement between the City of San Leandro and ACCO Engineered Systems for Main Library Boiler Replacement Project

**PREPARED BY:** Jennifer Auletta, Deputy Public Works Director