



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: AUGUST 20, 2024

DEPARTMENT: INFORMATION TECHNOLOGY & PUBLIC WORKS

FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR
SEAN SCHMIDT, FACILITIES MAINTENANCE MANAGER
CARLOS ORTEGA, INFORMATION TECHNOLOGY MANAGER

TITLE: SERVER ROOM HVAC CONDENSER UNITS

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to enter in an Agreement for Services for the purchase and the installation of server room HVAC condenser unit replacements at City Hall for \$59,203 to include a 10% (\$5,920.30) contingency for a total amount not to exceed \$65,123.30.

EXECUTIVE SUMMARY:

The Server room HVAC condensing unit coils have failed due to corrosion and age. The fins are falling off, when trying to clean the units. The system is low on refrigerant charge, which indicates a leak causing the unit not to blow cold air into the server room. The failed coils are causing the server room to overheat posing issue to the servers which can affect the whole city. Replacing the Server room HVAC Condensers System will create substantial energy savings by not having the units running 24/7 and servers going out because of the heat in the room.

BACKGROUND:

The Public Works Facilities Division has been working with the Information Technology (IT) Division and the on-call service contractor, Environmental Systems Inc. (ESI) on issues pertaining to City Hall's HVAC System for a couple of years. Earlier this year, while servicing the units, it was noted that the units are running all the time and cannot keep up with the cooling for the server room.

In May, Environmental Systems Inc. (ESI) was servicing City Hall HVAC systems and informed Facilities that the building's HVAC coils for the server room are failing. The HVAC system that was installed back in 2014, was assessed as part of its quarterly maintenance, and it was determined that there were leaks in the coils causing the buildings air to not keep up with the specific temperature. The coils are operating continually and ultimately will fail. The failed coils will cause the building to drastically overheat and be unable to provide code requirements for an occupied public space and systems for the city. The assessment recommended to replace the whole

condenser HVAC units. The replacement will not only allow Facilities to detect proper function, but it will improve efficiencies by allowing them to address any issues.

Due to manufacturing and shipping constraints, there is a 28-week lead time for equipment delivery. This was a like-in-kind maintenance replacement project.

Staff is seeking Council approval of this replacement of the Server Room HVAC Condenser units pursuant to Section 12-27 of the Salinas Municipal Code, staff is requesting exceptions to competitive bidding for this agreement given that ESI is the City’s on-call service contractor for the HVAC systems and that competitive bidding of this system would further extend the timeline for replacement.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

STRATEGIC PLAN INITIATIVE:

This project addresses the current City Council’s Goals of Infrastructure and Environmental Sustainability by improving city facilities.

DEPARTMENTAL COORDINATION:

The Facilities Division along with the IT Division Manager, have worked together to identify funding for the replacement of the Server room HVAC Condensers. The Public Works Facilities Division has been working to address system failures and bring the item before Council for approval. The Facilities Divisions will ensure timely replacement and proper protocols are followed.

FISCAL AND SUSTAINABILITY IMPACT:

There are sufficient funds in the budget as identified in the following table.

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 24-25 Operating Budget Page	Last Budget Action (Date, Resolution)*
1000	20.2033-63.4300	Outside services-Maint & Repairs Equip	\$72,000	\$65,123.30	123	6/11/24, 22979

* The FY 24-25 Adopted Budget was adopted on June 11, 2024.

ATTACHMENTS:

- Resolution
- Quote
- Agreement