



April 10, 2025

To: Transit Committee

From: Darrell E. Johnson, Chief Executive Officer

Subject: Agreement for Replacement of Mechanical Units at the Santa Ana Bus Base

Overview

Mechanical units, including heating, ventilation and air conditioning units, heating and ventilation make-up air units, exhaust fan units, and bus vacuum units at the Santa Ana Bus Base require replacement to maintain quality of the work environment, bus maintenance operations, and overall state of good repair compliance. An invitation for bids was released on November 25, 2024, for the replacement of mechanical units at the Santa Ana Bus Base. Bids were received in accordance with procurement procedures for public works projects. Board of Directors' approval is requested to execute the agreement.

Recommendations

- A. Find ACCO Engineered Systems, Inc., doing business as ACCO Engineered Systems, the apparent low bidder, as non-responsive due to failure to provide complete information on the superintendent and experience for the past three years as required by the bid documents on the Information Required of Bidder form.
- B. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-4-2550 between the Orange County Transportation Authority and NKS Mechanical Contracting, Inc., the lowest responsive, responsible bidder, in the amount of \$4,593,000, for the replacement of mechanical units at the Santa Ana Bus Base.

Discussion

The Orange County Transportation Authority (OCTA) completed construction of the Santa Ana Bus Base in 2005. Building mechanical units, including heating, ventilation, and air conditioning units, heating and ventilation make-up air units, exhaust fan units, and bus vacuum units require replacement to maintain quality

of the work environment, bus maintenance operations, and overall state of good repair compliance. This project will replace rooftop mechanical units at the operations building, maintenance building, fuel building, bus wash and detail building, including safety compliance and related work. The project will address mechanical equipment life cycle replacement and increase energy efficiency.

Procurement Approach

This procurement was handled in accordance with OCTA's Board of Directors' (Board)-approved procedures for public works projects. These procedures, which conform to both state and federal requirements, require that contracts be awarded to the lowest responsive, responsible bidder after a sealed bidding process.

Invitation for Bids (IFB) 4-2550 was released on November 25, 2024, through OCTA's CAMM NET system. The project was advertised on November 25, 2024 and December 2, 2024, in a newspaper of general circulation. A pre-bid conference and site visit were held on December 5, 2024, and were attended by 12 firms. Six addenda were issued to make available the pre-bid conference registration sheets, answer questions received, and handle administrative issues related to the IFB. On February 25, 2025, six bids were received and publicly opened.

All bids were reviewed by staff from OCTA's Contracts Administration and Materials Management and Facilities Engineering departments to ensure compliance with contract terms and conditions, and technical specifications. The lowest bid submitted by ACCO Engineered Systems, Inc., doing business as ACCO Engineered Systems, in the amount of \$3,899,559, was deemed non-responsive due to their failure to furnish their superintendent's past three years of experience on a required form. The list of responsive bidders and bid amounts are presented below:

<u>Firm and Location</u>	<u>Bid Amount</u>
NKS Mechanical Contracting, Inc. Anaheim, California	\$4,593,000
RAN Enterprises, Inc. Huntington Beach, California	\$4,684,000
AireMasters Air Conditioning Santa Fe Springs, California	\$4,703,000

AC Pros, Inc. Reseda, California	\$6,280,000
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Golden Gate Steel, Inc., doing business as Golden Gate Construction Norwalk, California	\$8,800,036
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The OCTA engineer's estimate for this project was \$7,000,000. The recommended firm's bid is 34 percent lower than the engineer's estimate. A bid analysis was completed to confirm that the bid submitted accounts for all the elements of the scope of work and technical specifications. A bid breakdown was requested from the contractor and reviewed by the project manager, and as a result, the bid amount was determined to be fair and reasonable.

State law requires award to the lowest responsive, responsible bidder. As such, staff recommends the award to NKS Mechanical Contracting, Inc., the lowest responsive, responsible bidder, in the amount of \$4,593,000, for the replacement of mechanical units at the Santa Ana Bus Base.

Fiscal Impact

Funding for this project is included in OCTA's Fiscal Year 2024-25 Budget, Capital Programs Division, Account No. 1722-9022-D3126-Q69, and is funded through State of California SB 1 (Chapter 5, Statutes of 2017) State of Good Repair grant funds.

Summary

Staff recommends the Board of Directors authorize the Chief Executive Officer to negotiate and execute Agreement No. C-4-2550 between the Orange County Transportation Authority and NKS Mechanical Contracting, Inc., the lowest responsive, responsible bidder, in the amount of \$4,593,000, for the replacement of mechanical units at the Santa Ana Bus Base.

Attachment

None.

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