



**SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT**

**Item No.
16**

Meeting Date: **DECEMBER 2, 2010**

Subject:

Approve and Authorize the President/CEO to Execute a Contract with Pacific Rim Mechanical Contractors, Inc. for Heating, Ventilation, and Air Conditioning Maintenance and Repair Services

Recommendation:

Adopt Resolution No. 2010-0138, approving and authorizing the President/CEO to execute a contract with Pacific Rim Mechanical Contractors, Inc., for Heating, Ventilation, and Air Conditioning Maintenance and Repair Services, at the San Diego International Airport, for a term of three-years in an amount not-to-exceed \$2,931,916.00.

Background/Justification:

On September 21, 2010, the San Diego County Regional Airport Authority ("Authority") published a Request for Proposals ("RFP") to procure professional Heating, Ventilation, and Air Conditioning (HVAC) maintenance and repair services at San Diego International Airport.

This contract will provide for the regularly scheduled maintenance and incidental repair of the Heating, Ventilation, and Air Conditioning Systems associated with Terminals 1 and 2, the Commuter Terminal, and Authority owned administrative and support buildings on airport property. Maintained equipment encompasses over 500 individual components comprised of pumps, air handlers, fans, and other ancillary equipment including over 90 standalone air conditioning units.

Additional services are provided for the operation and maintenance support of the Central Utility Plant, which provides heating and cooling to the primary airport facilities through 3 boilers, 4 chill water units and 4 cooling towers, and associated pumps, valves and piping. Performance monitoring and system control software management are also included under this agreement.

Responsive proposals were received on October 15, 2010, from Xnergy, Pacific Rim Mechanical Contractors, Inc., Alpha Mechanical Service & Engineering, and Siemens Industry, Inc.

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The Authority's Selection Panel ("Panel") evaluated the proposals and interviewed all four respondents on October 22, 2010. Each respondent provided a presentation of their qualifications and responded to prepared questions. After the interview, the Panel evaluated the respondents using weighted criteria of six factors:

- Organization Experience and Skill (10 points)
- Primary Staff (25 points)
- Work Plan (30 points)
- Compensation/Fees (20 points)
- Interview/Presentation (10 points)
- Small Business Preference (5 points)

Upon conclusion of the evaluation and interview process, the respondents were ranked as follows:

Final - Evaluation Criteria	Company Experience & Skill	Primary Staff	Work Plan	Fees	Interview	Small Business Preference	Total	Ranking
Maximum Points	10	25	30	20	10	5	100	
Pacific Rim Mechanical	9	20	25	20	10	n/a	84	1
Alpha Mechanical	8	20	25	14	10	n/a	77	2
Siemens Industry, Inc.	9	20	27	1	10	n/a	67	3
Xynergy	6	20	10	18	10	n/a	64	4

Pacific Rim Mechanical Contractors, Inc., was rated the highest by the Panel for meeting the goals and objectives of the RFP.

Fiscal Impact:

The HVAC maintenance and repair service contract will be funded through the Facilities Management Operations and Maintenance FY 2011 budget for Annual Service Contracts, Account No. 64110.100F.

Environmental Review:

- A. This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA), as amended. 14 Cal. Code Regs. Section 15378. This Board action is not a "project" subject to CEQA. Pub. Res. Code Section 21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Equal Opportunity Program:

The Authority's small business program promotes the utilization of small, local, disadvantaged, and other business enterprises, on all contracts, to provide equal opportunity for qualified firms. By providing education programs, making resources available, and communicating through effective outreach, the Authority strives for diversity in all contracting opportunities.

The Authority has a Disadvantaged Business Enterprise ("DBE") Plan as required by the Department of Transportation, 49 CFR Part 26. The DBE Plan calls for the Authority to submit an annual overall goal for DBE participation on all federally funded projects.

This project does not utilize federal funds; therefore, it will not be applied toward the Authority's over-all DBE goal.

Prepared by:

WAYNE HARVEY
DIRECTOR, FACILITIES MANAGEMENT

RESOLUTION NO. 2010-0138

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE A CONTRACT WITH PACIFIC RIM MECHANICAL CONTRACTORS, INC., FOR HEATING VENTILATION, AND AIR CONDITIONING MAINTENANCE AND REPAIR SERVICES, AT THE SAN DIEGO INTERNATIONAL AIRPORT, FOR A TERM OF THREE (3) YEARS IN AN AMOUNT NOT TO EXCEED \$2,931,916

WHEREAS, on September 21, 2010, the San Diego County Regional Airport Authority ("Authority") published a Request for Proposals ("RFP") to procure professional Heating, Ventilation and Air Conditioning Maintenance and Repair services at San Diego International Airport; and

WHEREAS, on October 15, 2010, the Authority's Procurement Department received responsive proposals from Xnergy, Pacific Rim Mechanical Contractors, Inc., Alpha Mechanical Service & Engineering, and Siemens Industry, Inc.; and

WHEREAS, on October 22, 2010, the Authority's Selection Panel ("Panel") interviewed all four respondents and upon conclusion of the evaluation and interview process, Pacific Rim Mechanical Contractors, Inc., was ranked the highest by the Panel for meeting the goals and objectives of the RFP.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and authorizes the President/CEO to execute a contract with Pacific Rim Mechanical Contractors, Inc., for Heating, Ventilation, and Air Conditioning Maintenance and Repair Services, at San Diego International Airport, for a term of three (3) years in an amount not-to-exceed \$2,931,916.

BE IT FURTHER RESOLVED that the Authority and its officers, employees, and agents hereby are authorized, empowered, and directed to do and perform all such acts as may be necessary or appropriate in order to effectuate fully the foregoing; and

BE IT FURTHER RESOLVED that the Board of the San Diego County Regional Airport Authority finds that this Board action is not a "project" as defined by the California Environmental Quality Act Pub. Res. Code Section 21065; and

is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 2nd day of December, 2010, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL