



COUNTY of VENTURA

GENERAL SERVICES AGENCY
Craig Clutts, P.E., CEM
Interim Agency Director

Dave Barley, CPP
Interim Chief Deputy Director
Facilities & Materials

Cliff Chroust, CPPO
County Chief Procurement Officer
Deputy Director

Greg Bergman, CPA
Administrative Services Director

Christopher Melton, M.L.T.M.
Fleet Services Deputy Director

J. Colter Chisum, P.E.
Parks Department Deputy Director

July 23, 2024

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, California 93009

SUBJECT: Approval of, and Authorization for the Purchasing Agent to Execute, a Five-Year Heating, Ventilation, and Air Conditioning Maintenance and Emergency Coverage Services Contract for a Five-Year Term for an Amount Not to Exceed \$6,150,250 Per Year to Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy; Authorize the Purchasing Agent to Extend the Term of the Contract for up to Five Additional One-Year Periods; Authorize the Purchasing Agent to Otherwise Amend the Contract So Long As the Total of All Amendments Does Not Increase the Contract Price by More Than Ten Percent.

RECOMMENDATION:

1. Approve, and authorize the County Purchasing Agent to execute, a five-year heating, ventilation, and air conditioning (HVAC) maintenance and emergency coverage services contract, attached as Exhibit 1, for an amount not to exceed \$6,150,250 per annum with Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy, for services performed at various County facilities.
2. Authorize the Purchasing Agent to extend the term of the Contract for up to five additional one-year periods.
3. Authorize the Purchasing Agent to otherwise amend the contract subject to County Counsel review as to form and legal sufficiency, so long as the total of all such amendments does not increase the contract price by more than ten percent.

FISCAL/MANDATES IMPACT:

Mandatory	No
Source of Funding:	Fund I230 General Services Agency – Maintenance Division – Services & Supplies
Funding Match required	N/A
Impact on Other County Departments	None

<u>Summary of Revenues & Costs:</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 6,150,250	\$ 6,150,250
Indirect-Agency/Dept.	0	0
Indirect – CAP	0	0
Total Costs	<u>\$ 6,150,250</u>	<u>\$ 6,150,250</u>
Net Gain/(Loss):	\$ (6,150,250)	\$ (6,150,250)

FY 2024-25 Budget Projection				
GSA- F&M Maintenance– Budget Unit 4703				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/ (Deficit)
Appropriations	\$22,421,343	\$22,421,343	\$22,421,343	\$ 0
Revenue	\$22,018,562	\$22,018,562	\$22,018,562	\$0
Operating Gain/(Loss)*	\$(402,781)	\$ (402,781)	\$ (402,781)	\$0

* Net Operating Loss will be covered by Unrestricted Net Position. Sufficient revenue and appropriations are included in the FY 2024-25 Adopted Budget for this item.

STRATEGIC PLAN:

In recognition of your Board's strategic priorities, this contract brought to you for approval is consistent with the Reliable Infrastructure and Sustainability priority of your Board's Five-Year Strategic Plan.

DISCUSSION:

Three vendors (offerors) responded to Request for Proposal (RFP) #6169 to provide HVAC preventative maintenance and emergency coverage services at several County facilities. In accordance with award criteria stated in the RFP, designated County evaluation panel selected Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy, as the successful offeror.

Under this proposed contract, Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy will provide preventative maintenance services for more than 3,800,000 square feet of buildings at over 116 County locations including: Detention operation facilities, Fire Protection District facilities, Libraries, Public Works Agency facilities, general government offices, Information Technology Services (ITS) Communication sites, Animal Shelters, Health Care Agency clinics and more for a total fixed fee of \$2,240,915.00. Over the course of the contract, buildings may be added to or removed from the contract. Services included are:

- Heating, ventilation, and air conditioning (HVAC) maintenance
- Water treatment

- Energy management systems operation
- Fire and life safety alarm systems maintenance

The proposed contract will assign all of the listed maintenance services to one contractor. This is a five-year contract with five, optional, one-year renewal periods.

In addition under the proposed contract, will provide emergency repairs upon request on a time and materials basis, not to exceed a total of \$3,909,335.00 per year.

This is a prevailing wage contract and is exempt from the Living Wage Ordinance requirements.

This item has been reviewed by the County Executive Office, the Auditor Controller's Office, and County Counsel.

If you have questions regarding this item, please contact Andrew Becker at (805) 654-2483.



CRAIG CLUTTS, P.E., CEM
Interim Director

c: Cliff Chroust, General Services Agency

Attachments:

Exhibit 1 - Contract 9344

Exhibit 2 - Contract 9344 Pricing Matrix