



Engineering, Operations, & Technology Committee

Jensen Control Rooms HVAC System Upgrades

Item 7-4

May 12, 2025

Item 7-4 Jensen Control Rooms HVAC System Upgrades

Subject

Award a \$457,498 construction contract to IPI Construction to upgrade the heating, ventilation, and air conditioning systems in the control rooms at the Joseph Jensen Water Treatment Plant

Purpose

Enhance worker safety and resiliency of the Jensen plant during wildfire events

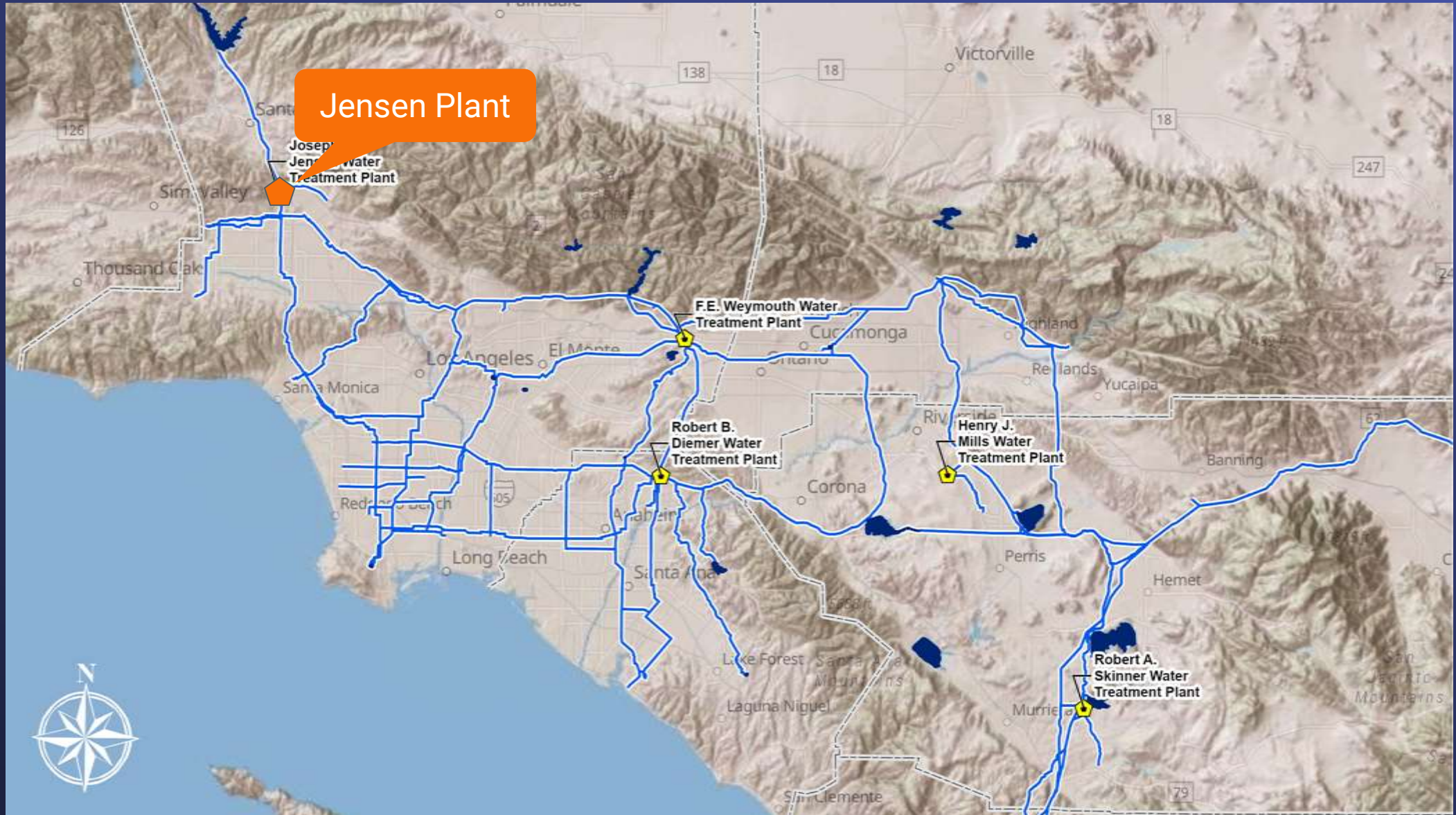
Recommendation and Fiscal Impact

Award a construction contract to upgrade the heating, ventilation, and air conditioning systems in the control rooms at the Jensen plant

Fiscal Impact – \$800,000

Budgeted

Location Map

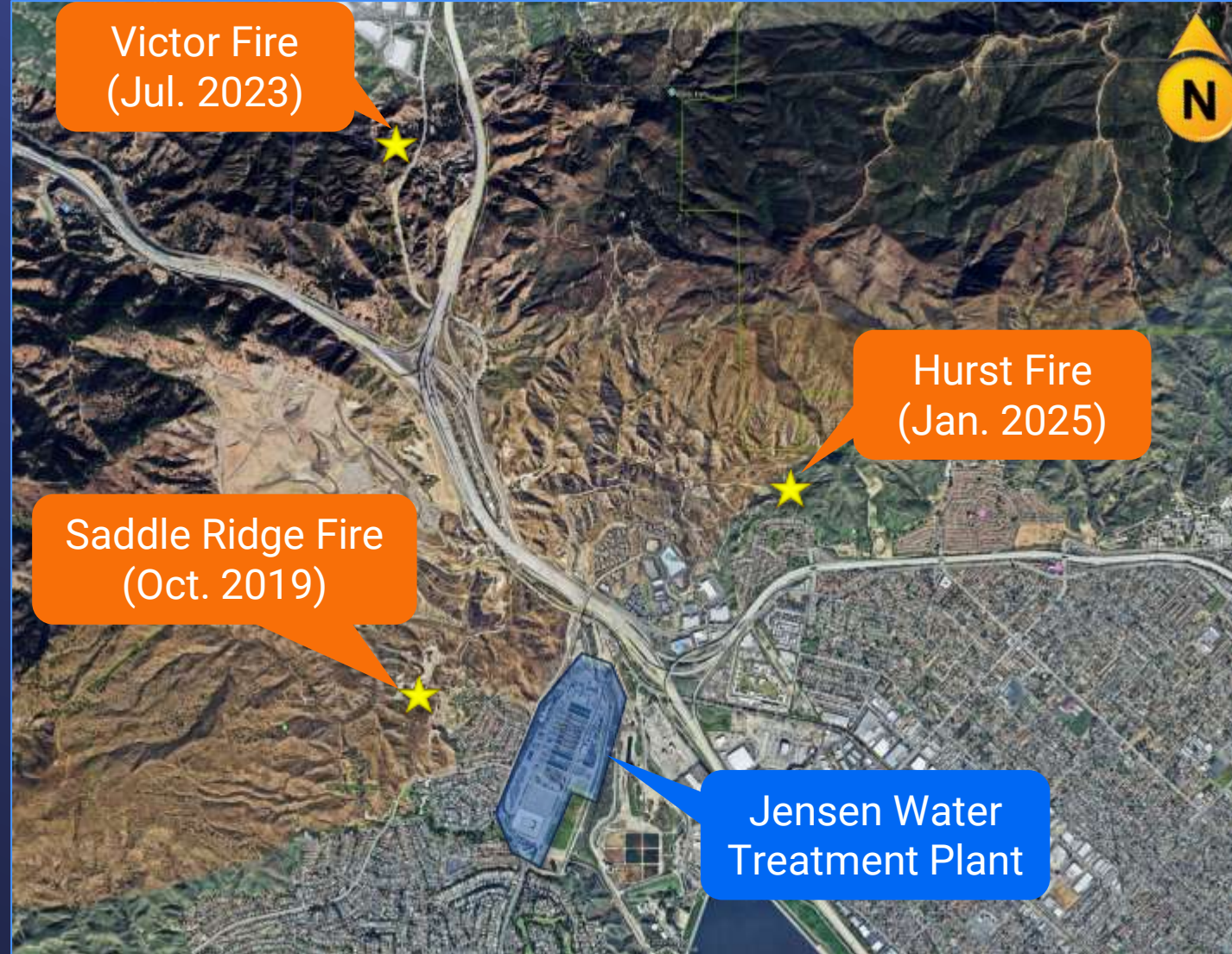


Background

- Jensen staff occupy one of two control rooms at all times:
 - Primary in administration building
 - Secondary in ozone generation building
- HVAC systems meet code requirements, but not designed to remove smoke infiltration
- Diemer upgraded their control room HVAC systems in 2017
 - Successfully mitigated smoke during Blue Ridge Fire in October 2020

Recent Fires Near Jensen Plant

- Increasing wildfire events in recent years
- Staff follows Metropolitan's Wildfire Smoke Protection Procedures
- During the Saddle Ridge Fire
 - Smoky conditions persisted for multiple days
 - P100/N95 particulate masks provided
 - Air purifying respirators & SCBA with breathable air were available for voluntary use



Recent Fires Near Jensen Plant



Hurst Fire (Jan. 2025) – Looking South



Hurst Fire (Jan. 2025) – From Jensen Admin Bldg.

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Alternatives Considered

- Considered Alternative – Procure HVAC equipment & utilize Metropolitan forces to complete control room upgrades
 - Existing construction support commitments exceed available in-house resources
- Selected Alternative – Use a contractor to procure & install HVAC equipment

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Scope of Work – Contractor

- Furnish & install enhanced smoke filtration HVAC equipment
- Modify existing ductwork, support structures & electrical systems
- Replace control room doors & seal openings

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Scope of Work – Metropolitan Staff

- Modify SCADA programming
- Relocate control room functions during construction activities
- Construction management
- Construction support & submittal review
- Project management & contract administration

Bid Results

Specifications No. 2054A

Bids Received	March 19, 2025
No. of Bidders	3
Lowest Responsible Bidder	IPI Construction
Lowest Qualified Bid	\$457,498
Range of Other Bids	\$483,875 – \$977,700
Engineer's Estimate	\$500,000
SBE Participation*	100%

*SBE (Small Business Enterprise) participation level set at 25%

Allocation of Funds

Jensen Control Rooms HVAC System Upgrades

Metropolitan Labor

Owner Costs (Proj. Mgmt., Contract Admin.)	\$	43,000
Submittals Review & Record Drwgs.		77,000
Construction Inspection & Support		81,000
Metropolitan Force Construction		90,000

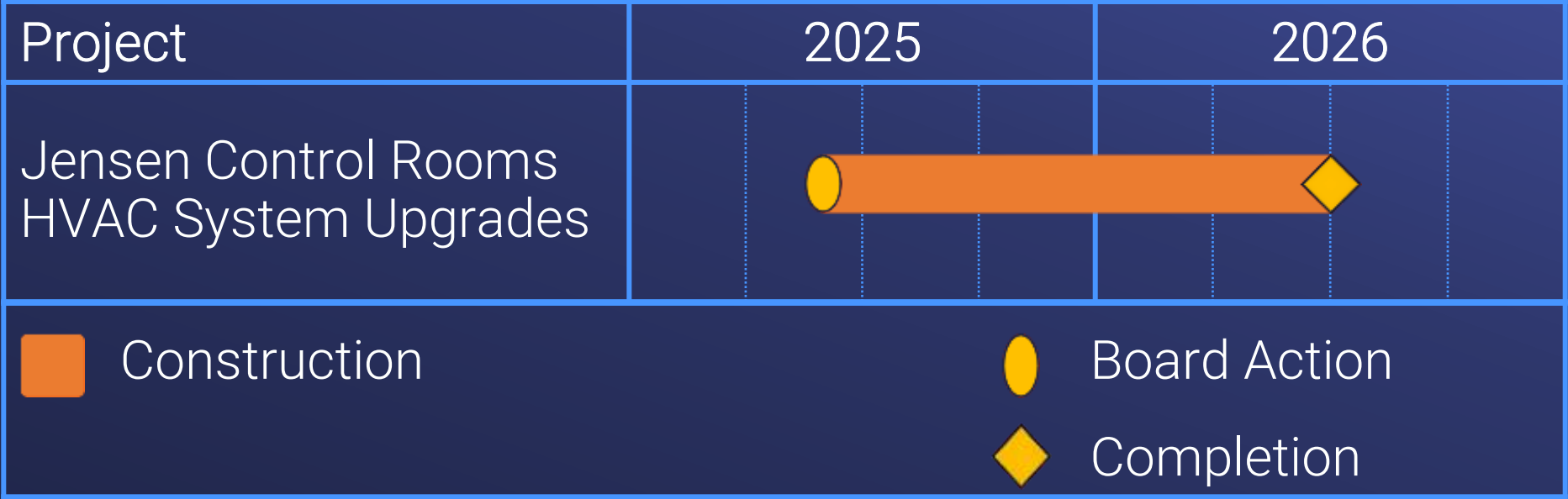
Contracts

IPI Construction		457,498
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Remaining Budget		51,502
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Total	\$	800,000
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Project Schedule



Board Options

- Option #1

Award a \$457,498 construction contract to IPI Construction for upgrades to the heating, ventilation, and air conditioning systems in the control rooms at the Joseph Jensen Water Treatment Plant.

- Option #2

Do not proceed with this project at this time.

Staff Recommendation

- Option #1

