Engineering, Operations, & Technology Committee

Metropolitan Headquarters HVAC System Upgrades

Item 7-2

October 13, 2026

Presented by: Majid Nazari

Item 7-2
Metropolitan Headquarters HVAC System Upgrades

Subject

Authorize an increase of $1.4 million to an agreement with IDS Group Inc. for a new not-to-exceed total amount of $1.8 million for final design to rehabilitate the heating, ventilation, and air conditioning system at the Metropolitan Headquarters Building

Purpose

To enhance the reliability of the Heating, Ventilation, and Air Conditioning (HVAC) system at the Headquarters Building, and provide greater system flexibility and energy efficiency

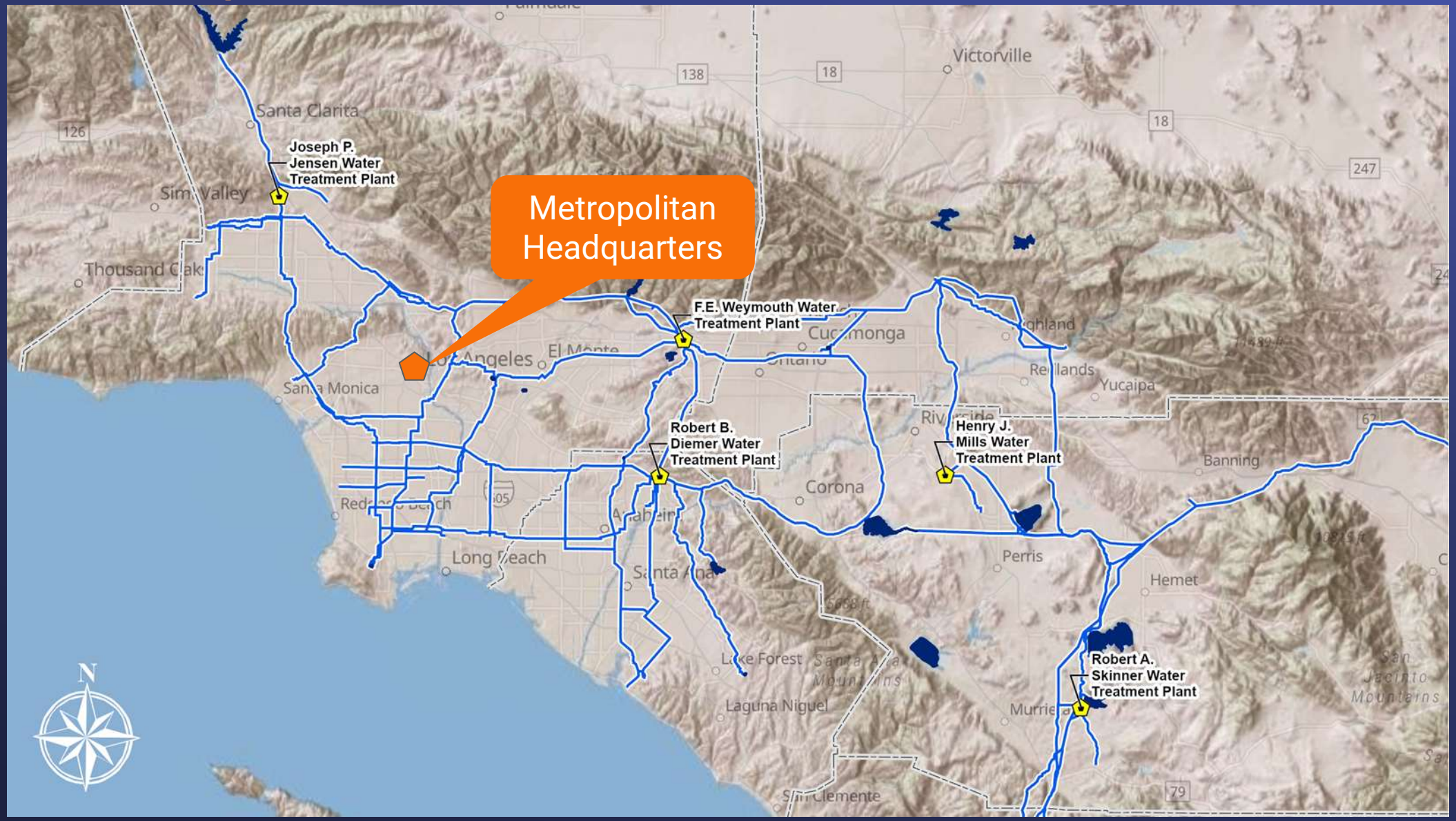
Recommendation and Fiscal Impact

Authorize an amendment to an existing agreement for final design of the HVAC system at the Headquarters Building

Fiscal Impact – $2.3 M

Budgeted

Location Map



Background

- Headquarters HVAC System consists of three 450-ton chillers & 29 custom air handling units
  - Provides cooling for critical systems & climate safety standards
- Original HVAC System deteriorating after 28 years of continuous service
  - Critical components beyond service life & parts are no longer supported

Main Chiller Plant

Air Handler Unit

Background

- Frequent repairs are now needed
  - July 2023 board action to repair a chiller
- Efficiency of HVAC system decreasing
- Existing refrigerant is being phased out by the U.S. Environmental Protection Agency

Rooftop Cooling Towers

Metropolitan Headquarters HVAC System Upgrades

Condenser Water Pumps

Planned Improvements

- Replace critical equipment
  - Three 450-ton chillers
  - Two open-loop cooling towers
  - Two closed-loop cooling towers
  - Fluid coolers & associated mechanical, electrical & control system
- Refurbish 29 custom air handling units
- Upgrade the energy management system to increase energy efficiency

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Alternatives Considered

- Considered Alternative – Metropolitan's staff completes all final design activities
  - Specialized technical expertise required
  - Resource needs exceed staff availability
- Selected Alternative – Use consultant services with specialized expertise
  - Metropolitan's staff provides technical oversight

Metropolitan Headquarters HVAC System Upgrades

Agreement Amendment - IDS Group Inc.

- Competitively selected for preliminary design
- Recommended amendment for final design
  - Prepare drawings & technical specs
  - Prepare permitting plans
  - Develop construction cost estimate
- Amendment amount: $1.4 M
- New NTE amount: $1.8 M
- SBE participation level: 100%

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Scope of Work - Metropolitan

- Provide technical oversight
- Develop equipment outage plan
- Provide project management, project controls & environmental documentation
- Permit plan review & coordination

Allocation of Funds

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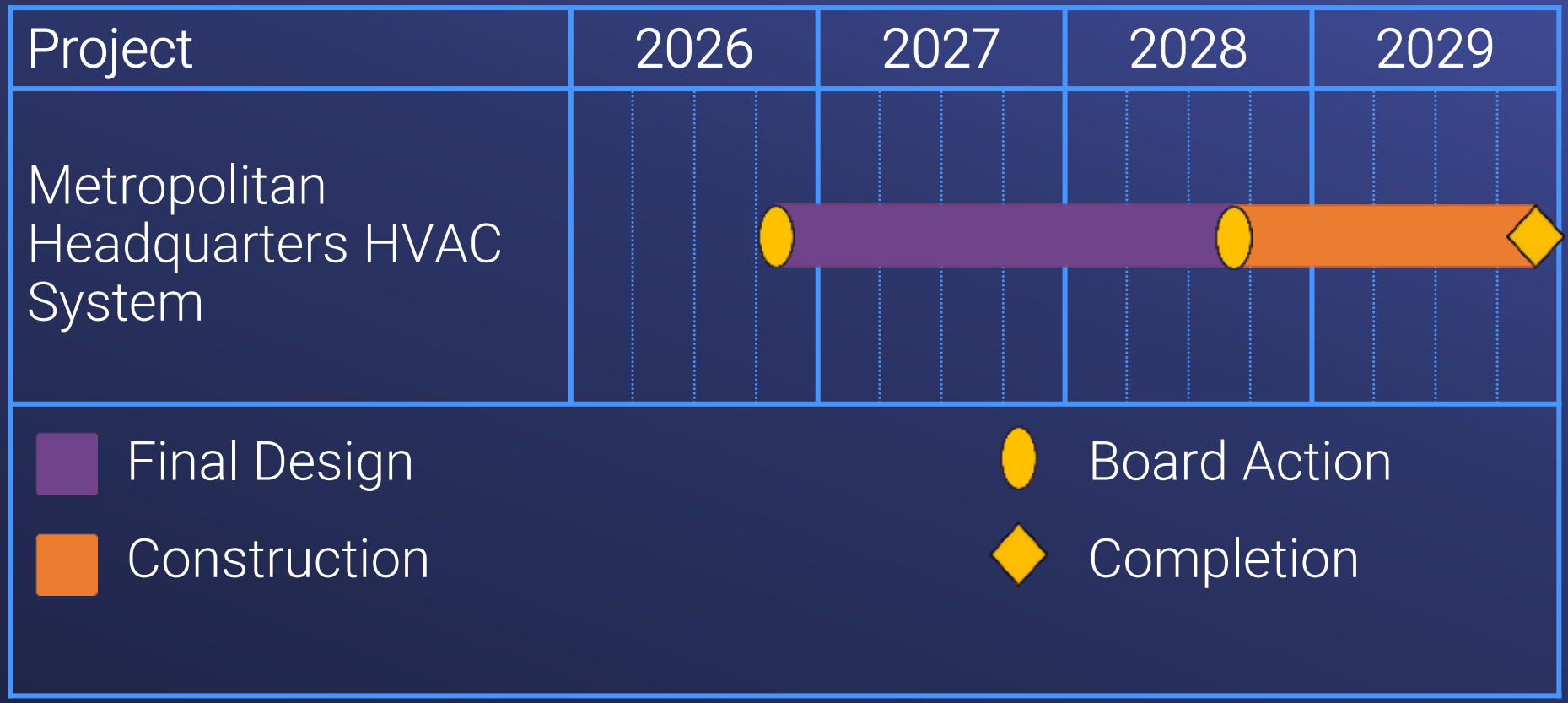
Metropolitan Labor		
Final Design	$	215,000
Owner Costs (Proj. Mgmt., Permitting, Envir. Support)		398,000
Incidental Expenses (Permit Fees)		160,000
Professional/Technical Services		
IDS Group Inc.		1,400,000
Value Engineering & Environmental Support		98,000
Remaining Budget		29,000
Total	$	2,300,000

Project Schedule



Board Options

- Option #1

  Authorize an increase of $1.4 million to an agreement with IDS Group Inc. for a new not-to-exceed total amount of $1.8 million for final design to rehabilitate the heating, ventilation, and air conditioning system at Metropolitan Headquarters Building.

- Option #2

  Do not proceed with the project at this time.

Staff Recommendation

- Option #1

THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
1928