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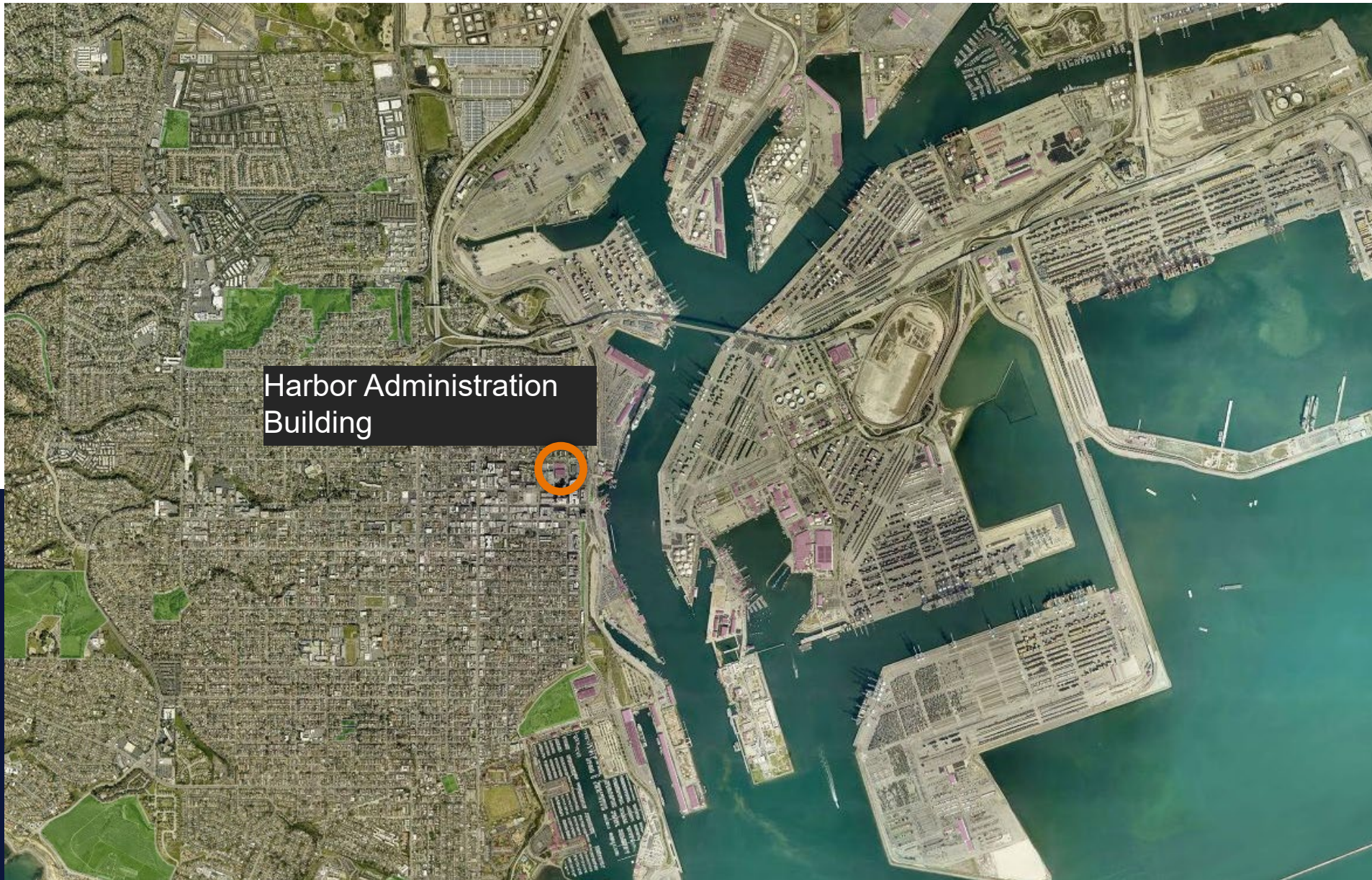
Award and Approval of Construction Contract Harbor Administration Building HVAC Replacement Specification No. 2837 Contractor: ACCO Engineered Systems, Inc.

Presented by:

*Jill Shimamoto
Senior Construction Manager
Construction Division*

Presented to:

*Board of Harbor Commissioners
September 11, 2025*



Harbor Administration Building HVAC Replacement

Project Overview

- Replacement of existing HVAC System at the Harbor Administration Building
 - All major HVAC components
 - Penthouse built-up air-handling system
 - Heating hot water heat pump system
 - Building management controls system
 - Dedicated 24/7 chilled water system for IT facilities

Harbor Administration Building HVAC Replacement

Project Overview

- One of the first to utilize an Electric Heat Pump System in lieu of a traditional gas fired boiler to comply with the City Council motion and subsequent City of Los Angeles Ordinance No. 187714 (Ordinance)
- Work will be performed in the HAB primarily in the evenings between the hours of 6:00 PM and 6:00 AM, on weekends and holidays, and closely coordinated to minimize disturbance to HAB staff and operations

Harbor Administration Building HVAC Replacement

Project Bid Details

Harbor Department will be financially responsible for payment of expenses incurred under the proposed Contract

Outreach Efforts:

- Staff highlighted the project opportunity at outreach events
- Project was advertised on CDBON and RAMPLA for 77 calendar days
- 72 registered plan-holders on CDBON (29 were prime contractors)
- Pre-Bid Meeting held with 32 participants from 23 contractors
- Bidders Workshop held with 7 participants
- CDBON has a Question-and-Answer platform to respond to bidder's questions
- One bid was received

Harbor Administration Building HVAC Replacement

Contract Highlights

- Advertise Date: **April 24, 2025**
- Bid Closing Date: **July 9, 2025**
- Received one bid: **ACCO Engineered Systems, Inc.**
- The Contract amount of **\$12,569,495.00** plus a 10% contingency, is **\$13,826,445.00**
- Required Small Business Enterprise (SBE) and Very Small Business Enterprise (VSBE) participation levels are **5% SBE** and **1% VSBE**
- ACCO's bid includes **14.96% SBE** and **10.70% VSBE** participation
- Contract is subject to the terms of the Project Labor Agreement as approved by the Board of Harbor Commissioners and City Council in 2017

Harbor Administration Building HVAC Replacement

Board Approval Request

Award a contract to ACCO Engineered Systems, Inc. to construct the Project:

- Contract Amount: **\$12,569,495.00**
 - Total amount of \$13,826,445.00 including a 10% contingency
- Contract Duration: **540 Calendar Days**
- Estimated Start (NTP): **November 2025**
- Estimated Completion: **May 2027**

Harbor Administration Building HVAC Replacement



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THANK YOU



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