

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT SPECIALIZED WET DRY VACUUM, HYDRO BLAST AND RELATED CLEANING SERVICES CONTRACT**

**BACKGROUND:**

The Power Plant's two gas-fired, high-pressure steam generation units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. The cleaning and special preparation of the boiler surfaces on these generation units requires professional tradecrafts and maintenance experts. Both units operate under environmental conditions with high heat and high pressure, resulting in slag and other industrial debris coating the boiler and other plant equipment surfaces. Prior to repair and maintenance work, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and vacuums.

In order to clean the surfaces, outside contractors are used who can provide mobile high pressure generator trucks with hoses and lances to cut through and wash away the industrial debris coatings. These same companies have the industrial vacuum trucks that can accumulate and contain this industrial debris for proper disposal. The goal of this contract is to meet these requirements in the most economical manner.

The City currently has an annual renewable contract in place with Clean Harbors Environmental Services, Inc. for these services. **Staff recommends that the existing contract not be renewed.** This company was recently unable to perform condensor cleaning in Unit No. 8 due to some policies that would not allow their crew to perform the needed confined space cleaning. As a result, the Power Plant was forced to have another company come in and perform the needed cleaning. The Power Plant needs a cleaning company that will be able to perform all of the needed cleaning.

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2018/19 Power Plant operating budget includes \$120,000 for miscellaneous services to be performed under this contract. Invoices will be based on contract rates for time and materials for services actually received.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract, and set May 9, 2018 as the due date for bids and May 22, 2018 as the date of public hearing and award of contract.
2. Direct staff to renew the contract with the existing contractor.
3. Purchase these services on an as-needed basis.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for these specialized cleaning services, and will also control costs by having established billing rates.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.