



## COUNCIL REPORT

**DATE:** June 24, 2025

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34—Various Actions**

### **RECOMMENDATION**

1. Find that, in accordance with the California Environmental Quality Act (CEQA) requirements, City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34, is categorically exempt as Class 1, Minor Alteration of Existing Public Facilities, under CEQA Guidelines Section 15301.
2. Approve plans and specifications for City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34, and authorize staff to advertise the project for bids.
3. Authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the available project budget of \$1,680,010.

### **BACKGROUND**

In the 2022 Fiscal Year Capital Improvement Program (CIP), the City Council approved the creation of City Hall HVAC GHG Offsets, Phase I, to provide funding for greenhouse gas reduction projects at various City facilities. On [May 23, 2023](#), Council took the following actions for the Mountain View Senior Center (Senior Center) Electrification phase of the project:

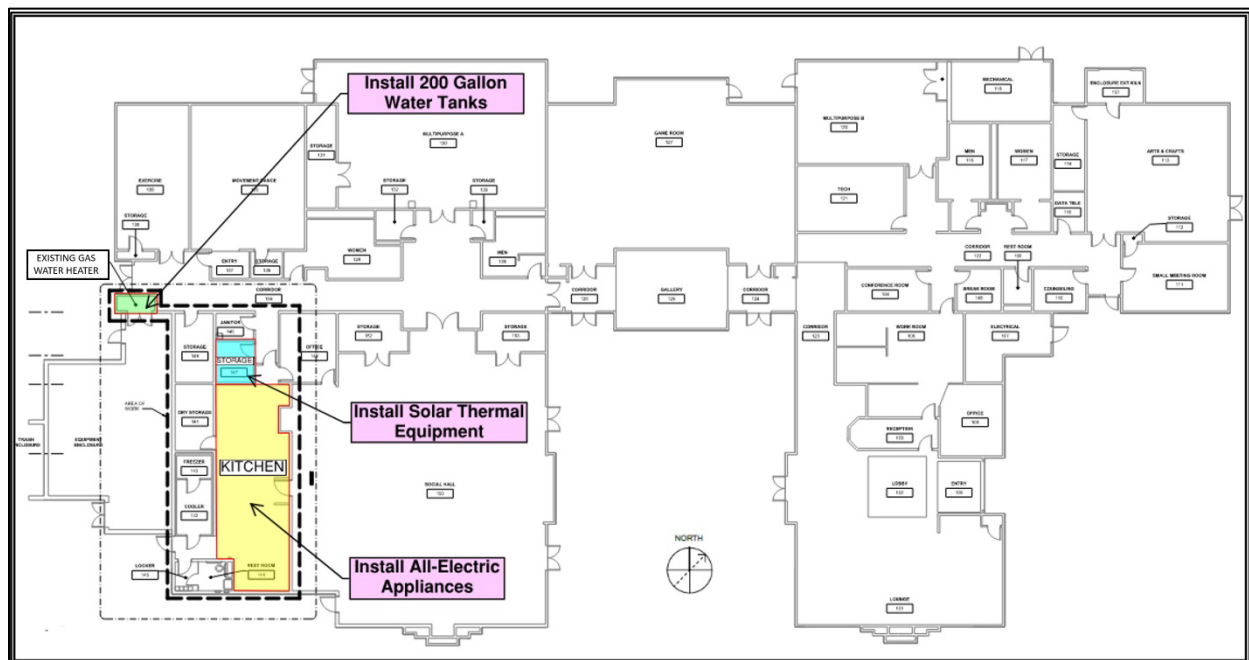
1. Approved a midyear CIP scope amendment to City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34.
2. Transferred and appropriated \$200,000 from the Construction/Conveyance Tax Fund and \$360,000 from Sustainability Projects, Project 20-99, to City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34.
3. Accepted \$497,000 in grant funds and appropriated the grant funds to City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34.

4. Authorized the City Manager or designee to enter into a capital project grant agreement with Silicon Valley Clean Energy for up to \$497,000 for City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34.
5. Authorized the City Manager or designee to execute a professional services agreement with Aetypic, Inc., to provide design services for City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34, in a not-to-exceed amount of \$150,000.

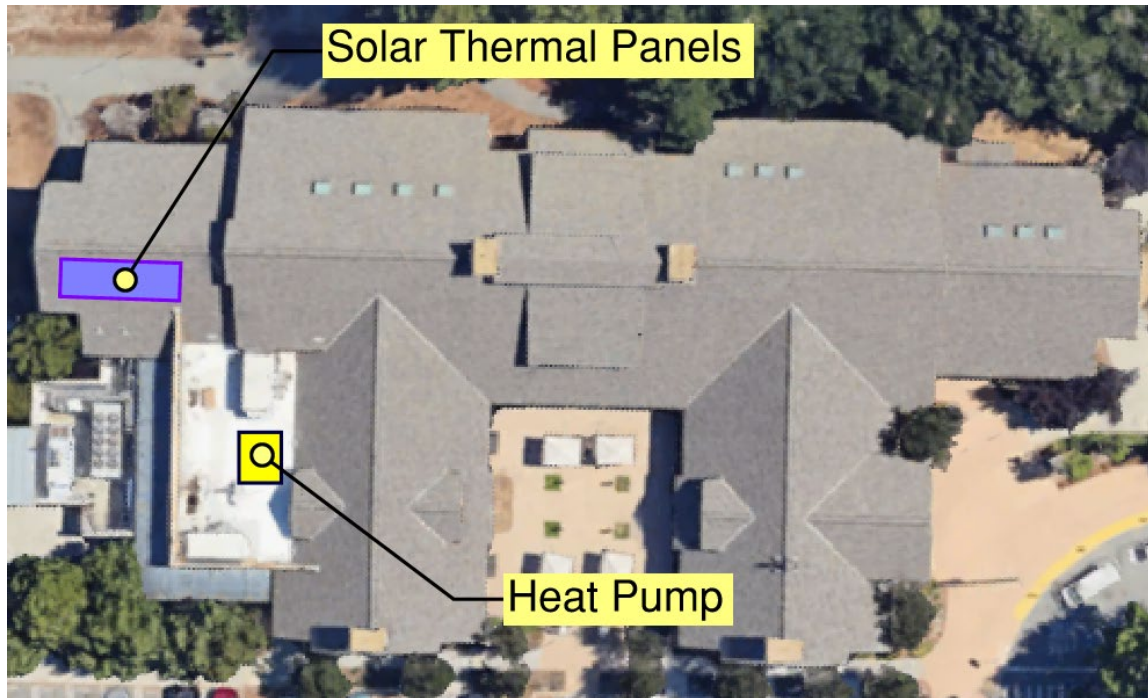
On [October 8, 2024](#), Council adopted a resolution directing staff to apply for a noncompetitive \$148,010 federal grant from the Formula Energy Efficiency and Conservation Block Grant (EECBG) program, and accepted and appropriated awarded grant funds to City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34-01. This grant application was approved as submitted.

## **ANALYSIS**

The project will replace the two existing gas water heaters and gas kitchen appliances with all-electric heat pumps and cooking appliances, respectively. Additionally, a solar thermal system will be installed to supplement the new all-electric domestic water heating system. See Figures 1 and 2 for interior and exterior areas of work.



**Figure 1: Senior Center Interior Layout Plan and Improvements**



**Figure 2: Roof Layout and Improvements**

One of the vital community services provided by the Senior Center is to serve as a center for the Seniors Nutrition Program, providing lunch to seniors Monday to Friday throughout the year. During construction, the kitchen will be temporarily closed, and the nutrition program will be relocated to the Community Center using a food catering service for approximately two months.

The plans and specifications for this project are complete. If Council approves the recommended actions and a responsive bid is received within the project budget, it is anticipated that a construction contract will be awarded by September 2025. On-site construction activities will commence in early 2026 to avoid impacts to prescheduled events and programming and to take advantage of periods when the facility is less utilized. Additional coordination is taking place in parallel with the Solar Array Project at the Senior Center, Project 24-48, to also minimize disruption to the facility and programmed events.

### **Environmental Clearance**

In accordance with the requirements of the California Environmental Quality Act (CEQA), staff has reviewed the scope of this project and determined that it meets the classification for categorically exempt as Class 1, Minor Alterations of Existing Public Facilities, pursuant to Article 19, Section 15301(a), as the project consists of interior and exterior alterations of existing public structures involving no expansion of existing uses. Staff recommends Council make findings that, in accordance with the CEQA requirements, the project is categorically exempt as

Class 1, Minor Alterations of Existing Public Facilities, under CEQA Guidelines (Title 14, Division 6, Chapter 3, Article 19 of the California Code of Regulations) Section 15301(a).

### **FISCAL IMPACT**

Mountain View Senior Center Electrification (City Hall HVAC GHG Offsets, Phase I), Project 22-34, is funded as follows:

**Table 1: Project Funding**

<b><u>Source</u></b>	<b><u>Amount</u></b>
Construction and Conveyance Tax Fund	\$500,000
Silicon Valley Clean Energy Grant	497,000
General Non-Operating Fund	360,000
CIP Reserve	175,000
Federal Energy Efficiency and Conservation Block Grant	<u>148,010</u>
<b>TOTAL:</b>	<b><u>\$1,680,010</u></b>

This project was established to help offset greenhouse gas emissions of the recently completed City Hall Boiler replacement project by implementing more feasible electrification projects in other City buildings. Under this project, there is also a \$225,000 subproject for planting trees managed by the Community Services Department. Excluding the funding for tree plantings, the total funding available for this phase of the project is \$1,455,010.

The estimated cost for this project is as follows:

**Table 2: Estimated Project Costs**

Construction	\$ 900,000
Construction Contingency	110,000
Project Management	140,000
Consultant Services	150,000
Construction Inspection and Testing	50,000
Permits and Miscellaneous	10,000
Project Contingency	<u>6,010</u>
Subtotal	\$1,366,010
City Administration	<u>89,000</u>
<b>TOTAL ESTIMATED COST</b>	<b><u>\$1,455,010</u></b>

There is sufficient funding in the project budget for the recommended actions; no additional appropriation is requested at this time.

### **LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html)

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

### **EXEMPT FROM THE LEVINE ACT**

☒ Competitively bid contract

### **CONCLUSION**

The electrification project supports the City’s climate action goals as it involves transitioning the Senior Center from using fossil fuels to renewable energy sources. Council approval of the staff recommendations will allow the construction of the Senior Center electrification of the domestic hot water system and kitchen appliances. Construction activities are estimated to begin in early 2026 and be completed in spring 2026.

### **ALTERNATIVES**

1. Do not make environmental findings, do not approve the plans and specifications, and defer the project.
2. Provide other direction.

**PUBLIC NOTICING**—Agenda posting.

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