

Council Meeting of
August 28, 2012

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

**SUBJECT: General Services– Reject all bids received for City Hall Computer Room
and West Annex Condenser Unit**

Expenditure: None

RECOMMENDATION

Recommendation of the General Services Director that City Council reject all bids received for the Replacement of the City Hall Computer Room Air Conditioning Unit and West Annex Condenser Unit (B2012-20/FEAP #751).

FUNDING

Not applicable

BACKGROUND

The existing condenser unit at the West Annex building is approximately 22 years old it has developed several water leaks through the years. Additionally the support base for the condenser unit is severally corroded. The existing condenser also has two motors (1-8 horsepower and 1-3 horsepower) and depending on the load the motors would cycle on as needed at full speed. The new condenser will have one motor (10 HP) with a Variable Frequency Drive (VFD) which will vary the speed of the motor depending on the load, thus saving energy.

The backup air conditioning unit for the computer room at City Hall is original to the building. The existing back up unit is undersized for the current heat load in the room. The pneumatic controls for this unit are old which makes it difficult to find parts.

ANALYSIS

Staff formally bid the project (B2012-20), held a job walk on July 5, 2012 and opened bids on July 25, 2012. Below is a summary of the bids received.

Bon Air Inc.	\$ 208,000
Control Technologies	\$ 294,605

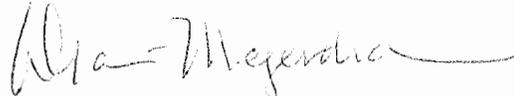
Staff reviewed the bid from Bon Air, Inc. and found it to be incomplete. The bidder did not list all the subcontractors as required by the Subletting and Subcontracting Fair Practices Act.

Also staff felt that the bid received from Control Technologies was too high. Staff estimates were between \$200K-\$230K.

Subsequently staff is recommending that City Council reject all bids received for the Replacement of the City Hall Computer Room Air Conditioning Unit and West Annex Condenser Unit (B2012-20/FEAP #751). Staff plans on rebidding the project in the next couple of months.

Respectfully submitted,

SHERYL BALLEW
General Services Director



By Diane Megerdichian
Business Manager

Concur:



Sheryl Ballew
General Services Director



LeRoy J. Jackson
City Manager