

Council Meeting
October 21, 2008

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

Members of the Council:

SUBJECT: General Services- Contract Amendment with Precision Refrigeration and Purchase Order Change with La Brea Air Inc. Expenditure: \$ 41,339

RECOMMENDATION

Recommendation of the General Services Director that the City Council:

1) Approve a contract amendment with Precision Refrigeration and Air Conditioning (C2008-151) for \$22,339 for a total contract amount of \$ 170,839 for the Cultural Arts Center Chiller Project (FEAP #664).

2) Approve a purchase order change in the amount of \$19,000 for an additional two months with La Brea Air, Inc. (P.O.#2008-1413) for a total purchase order amount of \$77,056 for rental of a chiller.

3) Appropriate \$41,339 from the Building Maintenance Capital Project Fund.

FUNDING Funding is available in the Building Maintenance Capital Project Fund (UNAPPROP-4012).

BACKGROUND/ ANALYSIS

In February 2008 the chiller for the Cultural Arts Center (C.A.C.) air conditioning system experienced operational problems. After an investigation by both in-house staff and manufacturer representatives, it was determined that one of the two compressors within the system was no longer operational and could not be repaired.

Subsequently, on April 1, 2008, Council awarded the engineering design contract to Barteff Yoosephiance & Associates (BYA) for \$12,000 and approved a purchase order for the rental of a temporary chiller to La Brea Air Inc. for \$58,056 to be used during the design, bidding and installation of the new chiller. On July 15, 2008, Council then awarded a contract to Precision Refrigeration and Air Conditioning, Inc. (C2008-151) for \$148,500 for the installation of the new chiller at the Cultural Arts Center.

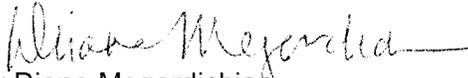
During the course of the project, staff was notified of a Health and Safety code requirement requiring a leak detection system and exhaust fan for equipment using the specified refrigerant. This was not included in the initial design or original scope of work. As a result staff is requesting approval of a contract amendment in the amount of \$22,339 for purchase and installation of refrigerant leak detection system and exhaust fan.

Staff is also requesting to extend the rental of the chiller by a maximum of two months for an additional \$9,500 per month for a total purchase order of \$77,056. This will cover the installation of the leak detection system and exhaust fan, the testing of the new chiller and project closeout.

Funding of \$41,339 is available from the Building Maintenance Capital Project Fund.

Respectfully submitted,

SHERYL BALLEW
General Services Director


By Diane Megerdichian
Business Manager

CONCUR:


Sheryl Ballew
General Services Director


LeRoy J. Jackson
City Manager

AMENDMENT TO AGREEMENT (C2008-151)

This Amendment to Agreement is made and entered into as of _____ 2008, by and between the CITY OF TORRANCE, a municipal corporation ("CITY"), and Precision Refrigeration and Air Conditioning Inc., a California corporation ("CONTRACTOR").

RECITALS:

- A. CITY and CONTRACTOR entered into an Agreement as of July 15, 2008, whereby CONTRACTOR agreed to furnish all labor, materials, tools, equipment and incidentals in accordance with the specifications prepared for the City of Torrance by Bartef Yoosephiance & Associates.
- B. The Agreement entered into is for a one-year period for an amount not-to-exceed \$148,500.
- C. CITY and CONTRACTOR desire to increase the not to exceed amount by an additional \$22,339 to cover the installation of a refrigerant leak detection and alarm system as well as an exhaust system.

AGREEMENT:

- 1. Section 3.A, entitled CONTRACTOR's Fee, is amended in its entirety to read as follows:
 - "A. CONTRACTOR's Fee.
For services rendered pursuant to this Agreement, CONTRACTOR will be paid in accordance with CONTRACTOR's Bid, provided, however, that in no event will the total amount of money paid the CONTRACTOR, exceed the sum of \$170,839, unless otherwise first approved in writing by CITY."
- 2. Exhibit A, entitled Scope of Services, is amended to include the additional services described on the attached Exhibit B.
- 3. In all other respects, the Agreement dated July 15, 2008, between CITY and CONTRACTOR is ratified and reaffirmed and is in full force and effect.
- 4. The person(s) executing this Amendment on behalf of the CONTRACTOR warrant that (i) the CONTRACTOR is duly organized and existing; (ii) they are duly authorized to execute this Amendment on behalf of the CONTRACTOR; (iii) by so executing this

Amendment, the CONTRACTOR is formally bound to the provisions of this Amendment; and (iv) the entering into this Amendment does not violate any provision of any other agreement to which the CONTRACTOR is bound.

CITY OF TORRANCE,
a municipal corporation

Precision Refrigeration and Air Conditionint Inc.,
a California corporation

Frank Scotto,
Mayor

By: _____
Igor Cherdak
President

ATTEST:

Sue Herbers
City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III
City Attorney

By: _____
Heather K. Whitham
Deputy City Attorney

Attachment: Exhibit B

Precision Refrigeration and Air Conditioning, Inc C2008-151
EXHIBIT B

Installation of refrigerant leak detection and alarm system, installation of exhaust system per drawings.

Scope of work:

Furnish and install refrigeration leak detector including refrigerant alarm control panel, sensor, sampler tubing, electrical power, local and remote annunciation system, break away switches. Interlock monitor with chiller control, boiler control and exhaust fan. Start up and testing.

Furnish and install exhaust fan and duct work for refrigerant evacuation system, including roof coring and sealing after curb installation, electrical power line, interlocking with refrigerant leak detector system.