

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

Members of the Council:

SUBJECT: General Services- Award a contract for the P.D. Computer Room Air Conditioning Unit and appropriate \$44,832 from the Building Maintenance Capital Project Fund. Expenditure: \$113,605

RECOMMENDATION

Recommendation of the General Services Director that the City Council:

- 1) Award a contract to Electro-Air Company for \$85,700 with 5% contingency of \$4,285 to furnish and install an air conditioning unit in the Police Department Computer Room (B2009-30).
- 2) Approve a 10% project management fee of \$ 8,570, \$13,300 for rental of the air conditioning unit and \$1,750 for deputy inspections.
- 3) Appropriate \$ 44,832 from the Building Maintenance Capital Project Fund to the Police Department Computer Room Air Conditioning Unit (FEAP #699).

Funding: Funding is available in FEAP project, Police Department Computer Room Air Conditioning Unit (FEAP #699) and an appropriation of \$44,832 is requested from the Building Maintenance Capital Project Fund 4007.

BACKGROUND

When this FEAP was originally created, the new air conditioning unit was to supplement the existing air conditioning unit already cooling the server room and for future expansion of the computer server room at the Police Department. The server room loads have since increased to a point where a temporary rental unit became necessary to cool the continuously increasing amount of equipment. This rental unit was put in place in the spring of 2009. The server room supports daily office and field operations of the Police Department and as well as the 911 room.

Staff formally bid the project (B2009-30), held a mandatory job walk on July 15, 2009 and bids were opened August 6, 2009 and outlined below.

Electro- Air Company	\$ 85,700
Magicool, Inc.	\$106,000
Pardess Air, Inc.	\$108,000
DC Danco Air Conditioning	\$128,000
AC Pros, Inc.	\$132,000

The low bidder stated his price was significantly lower than the remainder of the bidders as he cut the majority of his profits so he could keep key staff employed during the recent slowdown of construction activity. The prices were confirmed to be reasonable by the mechanical engineer.

ANAYLSIS

The initial project estimate was \$75,000. Additional funding of \$44,832 is necessary for structural upgrades for the roof, rental of temporary air conditioning unit (7 months), deputy inspections, and the actual cost of the air conditioning unit itself. These additional requirements were included in the project bid but were not known at the time of the initial project estimate.

The construction expenditures are outlined below.

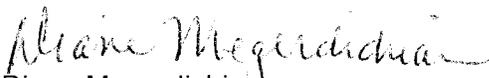
Construction	\$ 85,700
Contingency	\$ 4,285
Project Mgmt. Fee	\$ 8,570
Deputy Inspections	\$ 1,750
Rental of AC Unit	<u>\$ 13,300</u>
	\$ 113,605

Including the mechanical and structural engineering design for \$6,300, the overall construction budget for the project is \$119,905.

Staff reviewed Electro-Air Company's bid, including the licenses, references, and experience and recommends Council approve the contract award for \$85,700 for the installation of the an additional air conditioning unit for the Police Department Computer Room.

Respectfully submitted,

SHERYL BALLEW
General Services Director


By Diane Megerdichian
Business Manager

CONCUR:


Sheryl Ballew
General Services Director


LeRoy J. Jackson
City Manager