

Council Meeting
June 7, 2011

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

Members of the Council:

SUBJECT: General Services- Approve an amendment to consulting agreement C2010-217 for various HVAC replacements

Expenditure: \$15,000

RECOMMENDATION

Recommendation of the General Services Director that the City Council approve an amendment to a consulting agreement (C2010-217) with Bartef Yoosephiance & Associates for \$15,000 for additional design services for various HVAC replacements for a total contract amount of \$41,000 (FEAP #751).

FUNDING- Funding is available in FEAP 751-Energy Projects.

BACKGROUND

In July 2010, your honorable body approved a consolidated energy savings program which included the following projects.

- Cable Building HVAC Upgrade
- East Annex Chiller Replacement
- One for One HVAC Replacements

Council approved three consulting agreements totaling \$65,000 with Bartef Yoosephiance & Associates in October 2010 for design of these projects. The One for One HVAC replacements consisted of air conditioning units, boilers, condensers, furnaces and heating units at 16 different City buildings. Design for the various buildings was submitted to Community Development for plan check/permitting during which time several areas were identified which needed upgrades. Several of these areas were not included in the original design scope of work.

ANAYLSIS

The areas requiring additional work for permit approval include:

- Rooftop equipment screening for 1339 Post Ave., Historical Museum, Fire Stations # 1, #2 and #3.
- Fire Station # 6 permanent access ladder.
- Equipment tie downs and anchorage for City Hall, West Annex, City Yard - Services Building, Cable Building and other minor buildings

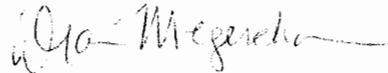
- Structural Engineering services for design and construction administration to include site visits, question responses and submittal review.

Staff reviewed the additional requirements compared with the original scope of work and found the costs to be reasonable for the time and complexity involved.

Therefore, it is the recommendation of the General Services Director that the City Council amend the present consulting agreement (C2010-217) for One for One HVAC replacements (FEAP #751) in the amount of \$15,000. On approval design work will be completed in 2-4 weeks with the projects then scheduled for bid and construction.

Respectfully submitted,

SHERYL BALLEW
General Services Director



By Diane Megerdichian
Business Manager

CONCUR:



Sheryl Ballew
General Services Director



LeRoy J. Jackson
City Manager

FIRST AMENDMENT TO AGREEMENT C2010-217

This First Amendment to Agreement C2010-217 is made and entered into as of June 7, 2011, by and between the CITY OF TORRANCE ("CITY"), a municipal Corporation, and Bartef Yoosephiance & Associates, Inc., a California Corporation ("CONSULTANT").

RECITALS:

- A. CITY and CONSULTANT entered into an Agreement on September 20, 2010, whereby CONSULTANT agreed to provide mechanical engineering services for the HVAC modifications at sixteen different City owned buildings.
- B. CITY is satisfied with the work provided by CONSULTANT.
- C. CITY wishes to amend the contract to increase the Agreement sum from \$26,000 to \$41,000.

AGREEMENT:

- 1. Paragraph 1, entitled "SERVICES TO BE PERFORMED BY CONSULTANT" is amended to read in its entirety as follows:

"1. **SERVICES TO BE PERFORMED BY CONSULTANT**

CONSULTANT will provide the services listed in the Scope of Services attached as Exhibit A to the original Agreement and the services listed in the Professional Services Supplemental Authorization attached as Exhibit A-1. CONSULTANT warrants that all work and services set forth in the Exhibit A and Exhibit A-1 will be performed in a competent, professional and satisfactory manner.

- 2. Paragraph 3, entitled "COMPENSATION" is amended to read in its entirety as follows:

"3. **COMPENSATION**

A. CONSULTANT'S Fee

For services rendered pursuant to this Agreement, CONSULTANT will be paid in accordance with the Proposal attached as Exhibit A to the original Agreement and the Professional Services Supplemental Authorization attached as Exhibit A-1 to this Amendment, provided, however, in no event will the total amount of money paid the CONSULTANT, for services initially contemplated by this Agreement, exceed the sum of \$41,000 ("Agreement Sum"), unless otherwise first approved in writing by CITY.

B. Schedule of Payment

Provided that the CONSULTANT is not in default under the terms of this Agreement, upon presentation of an invoice, CONSULTANT will be paid monthly the fees described in Paragraph 3.A. above, according to the Proposal attached as Exhibit A to the original Agreement and the Professional Services Supplemental Authorization attached as Exhibit A-1 to this Amendment. Payment will be due within 30 days after the date of the monthly invoice.”

- 2. In all other respects, the Agreement dated September 20, 2010 between CITY and CONSULTANT is ratified and reaffirmed and is in full force and effect.

CITY OF TORRANCE
a Municipal Corporation

Bartef Yoosephiance & Associates, Inc.
a California Corporation

By: _____
Frank Scotto, Mayor

By: _____
Bartev Hovsepian
Principal

ATTEST:

Sue Herbers
City Clerk

APPROVED AS TO FORM:
JOHN L. FELLOWS III
City Attorney

By: _____
Tatia Y. Strader
Deputy City Attorney

BYA Bartef Yoosephiance & Associates, Inc.

Consulting Mechanical Engineers
3734 Gleneagles Dr.
Tarzana, CA. 91356
Tel. (818) 345-8614
Fax (818) 345-8615

April 18, 2011

Mr. John Landis
Facilities Service Manager
General Services Department
3031 Torrance Blvd.
Torrance, CA 90503

**PROFESSIONAL SERVICES
SUPPLEMENTAL AUTHORIZATION**

In accordance with the written original contract, Job. No. C2010-217, dated September 20, 2010 between the (Client) City of Torrance and (Consultant) Bartef Yoosephiance & Associates, Inc. The Client herewith authorizes the Consultant to proceed with the additional Structural Engineering services as follows:

1. Three site visits by structural engineer to assess existing structural conditions
2. Rooftop equipment screening as required by the Department of Building and Safety for the following buildings:
 - a. 1339 Post Ave.
 - b. Historical Museum
 - c. Fire Station # 1
 - d. Fire Station #2
 - e. Fire Station #3
3. Fire Station # 6 new permanent access ladder.
4. City Hall computer room rooftop equipment platform and equipment anchorage.
5. West Annex rooftop equipment tie down and anchorage.
6. Service Building Heating and Ventilating unit tie downs and anchorage
7. Miscellaneous building's (including cable Building) rooftop air conditioning unit tie down and anchorage.
8. Structural Engineering construction administration (3 site visits, reply to RFI and contractors submittal review)

Supplemental Authorization
City of Torrance Various Building HVAC
Modifications
April 18, 2011
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9. Reproduction costs of construction documents.

Compensation for the above extra services will be a lump sum of \$15,000.00. This amount will be due and payable with the balance of the original contract in accordance with the terms and conditions of the executed original contract.

Upon return of a fully executed authorization, this supplement will form a part of the original Agreement identified above.

Yours very truly
BARTEF YOOSEPHIANCE & ASSOCIATES, INC.

Bartev Hovsepian, PE
Principal