



CITY COUNCIL STAFF REPORT

DATE: March 16, 2016

CONSENT AGENDA

SUBJECT: REPORT OF COOLING TOWER REPAIRS AT THE PALM SPRINGS INTERNATIONAL AIRPORT PURSUANT TO PALM SPRINGS MUNICIPAL CODE SECTION 7.04.040.

FROM: David H. Ready, City Manager

BY: Department of Aviation

SUMMARY

Pursuant to section 7.04.040 (3) of the Municipal Code, on March 1, 2016, the City Manager exercised his authority to approve the emergency repair of one of the cooling towers at the Palm Springs International Airport in the amount of \$44,994 by Desert Air Conditioning, Inc., pursuant to its proposal dated February 4, 2016, to preserve the public's health, safety, and welfare. Section 7.04.040 (4) requires that a written report of the circumstances for emergency purchases in excess of \$25,000 be made to the Council at the next regularly scheduled meeting after the emergency procurement is made.

RECOMMENDATION:

Receive and File.

STAFF ANALYSIS:

The Palm Springs International Airport is provided with heating and cooling through the City's Municipal Co-Generation Plant, as well as two existing cooling towers located at the Airport. Collectively, these systems satisfy the heating and cooling demand of the Airport. One cooling tower is approximately 20 years old, has exceeded its anticipated life span, and has failed. Staff has researched required repairs, and recommended an emergency repair on the basis of the 4 – 6 week lead time from the manufacturer for the unit, additional transit time, plus an additional 1 – 2 weeks for the separation, removal and replacement unit to be installed. Initiating the emergency repairs allows staff to ensure the replacement of the cooling tower is completed prior to the summer heat demand imposed on the system.

ITEM NO. 21

Staff obtained three quotes for the required cooling tower repairs, as follows:

- Desert Air Conditioning; Palm Springs, CA \$44,994
- HTL Mechanical; La Quinta, CA \$64,628
- Russell Air Conditioning; Desert Hot Springs, CA \$82,000


Copies of these proposals are included as Attachment 1. Staff reviewed and recommended to the City Manager that he authorize issuance of a Purchase Order in the amount of \$44,994 to Desert Air Conditioning on the basis of the urgent need to initiate the repairs given the long-lead time to obtain the parts and supplies, and complete the work.

ENVIRONMENTAL IMPACT:

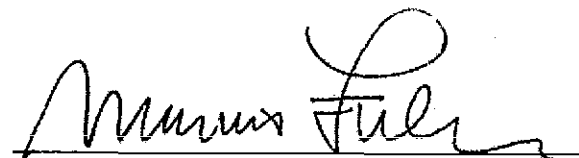
Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act ("CEQA"). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be categorically exempt from the requirement for the preparation of environmental documents. In accordance with Section 15301 "Existing Facilities," Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Therefore, in accordance with Section 15301(c), staff determined that repair of the Airport cooling tower was considered categorically exempt from CEQA.

FISCAL IMPACT:

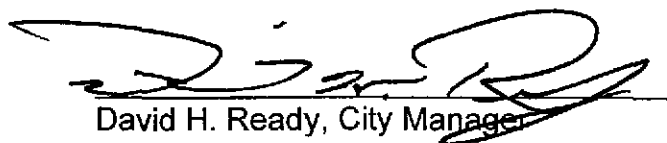
Funds for this emergency repair are available from the Airport Fund in account 416-6501-56173.



Tom Nolan, Director of Aviation



Marcus Fuller, Assistant City Manager



David H. Ready, City Manager

Attachments:
1. Repair quotes



590 WILLIAMS RD • PALM SPRINGS, CA 92264
(760) 323-3383 • FAX (760) 323-8983
www.desertairconditioning.com
LICENSE NO. 276586

February 4, 2016

City of Palm Springs
Attn: BUD

RE: Palm Springs International Airport
3400 East Tahquitz Canyon
Palm Springs, CA 92262

PROPOSED INSTALLATION OF UPER SECTION OF COOLING TOWER

Work to include:

- Disconnect piping for upper section
- Remove bolts and separate gasket between upper and lower section
- Remove upper section with use of a crane
- Install new upper casting section which consists of spray assembly and fill (epoxy coated) with use of a crane
- Replace a total of 12 eliminators (epoxy coated)
- Connect piping
- Start up and check operation

Installed price \$44,994.00

If we were to replace the eliminators with the PVC style the price would be \$41,668.00.

Lead time is 4-6 weeks plus transit time.

The system will be down for 2 days while work is being done.

Customer acceptance

Date



H.T.L. Mechanical
AIR CONDITIONING • HEATING • REFRIGERATION

H.T.L. Mechanical
Lic.# 809068
760-449-4712
htlmechanical@yahoo.com

Proposal

Proposal# 1215

Date: 2/29/16

City of Palm Springs

Attn: Dan Ridinour

Replacement of Top Section of BAC Cooling Tower

- 1) Pull permit.
- 2) Disassemble top part of tower, piping, motors, crane lift and haul away.
- 3) Crane lift new top of tower on to existing bottom part of BAC Tower.
- 4) Assemble all bolts and piping.
- 5) Install all mechanical parts and electrical.
- 6) Perform start-up and commissioning.
- 7) Two years warranty on labor and factory warranty on parts.
- 8) If proposal is accepted will submit contract.

Total Cost: \$ 64,627.52

Russell Air Conditioning Inc.

P.O. Box 1351
Desert Hot Springs, CA 92240
(760)363-2032 Phone
(760)363-3312 Fax
russellaircon@yahoo.com
License# 960094

February 29, 2016

City Of Palm Springs
Craig L. Gladders, C.P.M.
Procurement and Contracting Manager
Email

Russell Air Conditioning Inc. is pleased to submit for your approval the following quote to install a new top section for BAC tower located at the Palm Springs International Air Port


SCOPE OF SERVICES

- Remove old top section of BAC tower
- Install a new top section for BAC tower
- Startup and check operation

Total price to complete services.....\$ 82,000.00

The above quote includes all applicable taxes, materials, shipping and labor. Scheduling is immediate upon receipt of your authorization to proceed. Should upon performance of the above, it be noted that any additional labor or materials be required to complete services above and beyond the scope, you will be notified prior to commencement of services. This proposal is firm for acceptance within thirty (30) days. If I may be of further assistance, please feel free to contact me at any time.

Sincerely,



Paul R. Soto

Accepted

Date