



## City Council Staff Report

DATE: June 1, 2016

CONSENT CALENDAR

SUBJECT: APPROVAL OF CONTRACT CHANGE ORDER NO. 2 IN THE AMOUNT OF \$25,259.92 WITH CCS CONTRACTORS, INC. FOR THE FIRE STATION NO. 2 CHILLER REPLACEMENT, CITY PROJECT NO. 14-17

FROM: David H. Ready, City Manager

BY: Public Works & Engineering Department

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### SUMMARY

Approval of Contract Change Order No. 2 in the amount of \$25,259.92 with CCS Contractors, Inc., is required to facilitate replacement of an existing water condenser pump and associated equipment at Fire Station No. 2 to facilitate the operation of the new chiller equipment.

### RECOMMENDATION:

1. Approve Contract Change Order No. 2 in the amount of \$25,259.92 to the construction contract (Agreement No. A6769) with CCS Contractors, Inc. for a revised total contract amount of \$204,094.22 for the Fire Station No. 2 Chiller Replacement, City Project No. 14-17; and
2. Authorize the City Manager to execute all necessary documents.

### STAFF ANALYSIS:

Utilizing the City's on-call architectural services agreement, staff entered into an agreement with Urrutia Architects to provide architectural and engineering services for the replacement of an HVAC chiller at Fire Station No. 2. The construction will consist of the demolition and construction of chiller footing/pad, replacement of existing chiller and related components, roof mounted exhaust fan, ductwork, hydronic piping with insulation and components, refrigerant leak detection system, replacement of existing conduit and conductors, and miscellaneous plywood/stucco patch work related to the chiller replacement for the roof and ceiling of the building. An aerial map of the site is identified in Figure 1.

ITEM NO. 2.4



**Figure 1 - Location Map**

The construction drawings for the Fire Station No. 2 Chiller Replacement, City Project No. 14-17, (the "Project"), were prepared by Urruita Architects and were reviewed and approved by the City's Building Department. The construction drawings included the replacement of the existing chiller equipment with an expectation that the chiller would operate with the existing cooling tower and condenser water pump.

On October 7, 2015, the City Council awarded a construction contract to CCS Contractors, Inc., a California corporation, in the amount of \$157,500 for the Fire Station No. 2 Chiller Replacement, City Project No. 14-17.

At the time the construction drawings were prepared, it was anticipated that commissioning of the City's Municipal Co-Generation Plant would be completed, and that the Co-Generation Plant would be available to provide uninterrupted cooling of Fire Station No. 2, and a backup chiller would not be required while the existing chiller equipment located at Fire Station No. 2 was being replaced. However, commissioning of the Co-Generation Plant continues, and staff was not assured that cooling would be uninterrupted during the process to replace the existing chiller equipment at Fire Station No. 2, thus staff coordinated with CCS Contractors to provide a temporary chiller for Fire Station No. 2 for 30 days during the installation and replacement of the existing chiller equipment. The cost for the work associated with a temporary chiller was \$21,334.30, and was approved pursuant to Contract Change Order No. 1 approved April 6, 2016.

Installation of the new chiller equipment has been completed, and start-up of the new chiller occurred, however, at that time the manufacturer determined that the City's existing condenser water pump was under-sized for the new chiller equipment (rated at 111 gallons per minute [gpm]), and the new chiller equipment requires a larger capacity pump rated at 156 gpm. Unless and until the condenser water pump is replaced, the new chiller equipment cannot be operated.

This work was not anticipated as part of the original scope of the project, and the City's consultant, Urrutia Architects and its mechanical engineer, were not aware at the time of the under-rated capacity of the City's existing condenser water pump. Time is of the essence to complete this work, and staff has obtained a cost proposal from CCS Constructors to perform the additional work involved with replacing the existing condenser water pump with the higher rated capacity pump required to operate the new chiller equipment.

The cost for the additional work is \$25,259.92, and has been identified on Contract Change Order No. 2 included as Attachment 1.

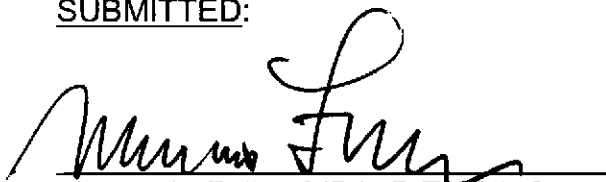
ENVIRONMENTAL IMPACT:

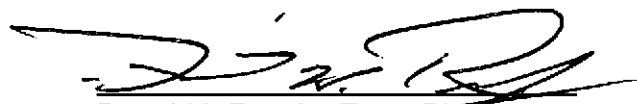
Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act ("CEQA"). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which 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 15302 "Replacement or Reconstruction," Class 2 projects consist of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have a substantially the same purpose and capacity as the structure replaced; therefore, the Fire Station No. 2 Chiller Replacement is considered categorically exempt from CEQA, and a Notice of Exemption has been prepared and will be filed with the Riverside County Clerk.

FISCAL IMPACT:

Sufficient funding is budgeted and available in the Airport Capital Fund, in Account No. 416-6501-56173.

SUBMITTED:

  
Marcus L. Fuller, MPA, P.E., P.L.S.  
Assistant City Manager/City Engineer

  
David H. Ready, Esq., Ph.D.  
City Manager

Attachments:

1. Contract Change Order No. 2

# **ATTACHMENT 1**



## CITY OF PALM SPRINGS CONTRACT CHANGE ORDER

To: CCS Contractors, Inc.  
5225 Canyon Crest Drive  
Suite 71-261  
Riverside, CA 92507-6301

Date: June 1, 2016  
Project No: 14-17  
Project: Fire Station 2 Chiller Replacement

Change Order No: 02  
Purchase Order 16-0571  
Account 416-6501-56173

Attn: James S. Carter

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### **CHANGES IN WORK/COST:**

This Contract Change Order No. 2 provides for the installation of a new condenser water pump and appurtenances to facilitate the new chiller installation at Fire Station No. 2. The existing condenser water pump is rated at 111 gallons per minute (gpm), and a larger capacity condenser water pump of 156 gpm is required to facilitate the new chiller equipment that has been installed. All work to be provided in accordance with Change Order Request No. 2 dated May 23, 2016, included as Attachment 1.

### **NEW ITEMS**

Item	Description	Price	Quantity	Total
E	New 156 GPM Condenser Water Pump	\$25,259.92	LS	\$25,259.92

**CHANGE ORDER TOTAL      \$25,259.92**

### **CHANGES TO CONTRACT TIME:**

Twenty (20) working days are being added to the contract.

### **SOURCE OF FUNDS:**

Airport Capital Fund 416-6501-56173.

### **REASONS FOR CHANGES:**

The design of the new chiller equipment for Fire Station No. 2 anticipated utilizing the existing cooling tower and associated equipment. However, after installation of the new chiller, it was discovered that the existing condenser water pump originally installed with Fire Station No. 2 is a lower capacity rated pump, at 111 gpm; a higher rated pump of 156 gpm is required to facilitate the new higher efficiency rated chiller that has been installed at Fire Station No. 2. This was an unforeseen equipment replacement not originally identified as part of the scope of the project.

**SUMMARY OF COSTS:**

Original Contract Amount:	\$157,500.00	Original Completion	TBD
This Change Order:	\$25,259.92	Days Added	20
Previous Change Order(s):	\$21,334.30	Previous Days Added:	15
Revised Contract Amount:	<b>\$204,094.22</b>	Revised Completion	TBD

I have received a copy of this Change Order and the above AGREED PRICES are acceptable to Contractor

**CCS Contractors**

_____	_____
Signature	Date
_____	
Printed Name and Title	

**City of Palm Springs**

Recommended By:

_____	_____
Marcus Fuller Assistant City Manager/City Engineer	Date

Approved By:

_____	_____
David H. Ready, City Manager	Date

Attest By:

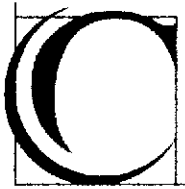
_____	_____
James Thompson, City Clerk	Date

Distribution:

Original Conformed Copy:  
 Contractor (1)  
 City Clerk (1)

Conformed - File Copy:  
 Engineering Pay File (1)  
 City Project File (1)  
 Purchasing (1)  
 Finance (1)

# **ATTACHMENT 1**



**CCS Contractors, Inc.**  
 MECHANICAL | ENGINEERING | GENERAL  
*Serving Southern California Since 1980*

CARTER CONTRACTORS DIV.  
 5225 CANYON CREST DRIVE  
 SUITE NO. 71-261  
 RIVERSIDE, CA. 92507-6301  
 TELE. NO. 951-836-0698

05/23/2016

Mr. Mike Lytar, P.E.  
 Senior Public Works Inspector  
 Department of Public Works and Engineering  
 City of Palm Springs  
 3200 E. Tahquitz Canyon Way  
 Palm Springs, Ca. 92262

**SUBJECT: COR- Change order Request No. 2**

**Chiller Replacement Project No.14-17.**

**REFERENCE: Fire Station No.2 located at**

**300 N. El Cielo Road, City of Palm Springs**

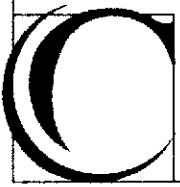
**CLARIFICATION: Provide new condenser water pump and appurtenances per contents of letter of 05/18/2016 referencing start up report results and response from Mechanical Engineer's directive.**

Dear Sir;

Attached description and items are for your information as follows;

- Benel Mechanical sub., Exhibit 'A'                      \$ 10,944.00 x 1.05 mu.                      \$ 11,491.20
- CCS Contractors Inc.  
   In house for remove and replace with electrical extension for new  
   5 hp pump motor installation, 3 hrs @ \$ 71.90 = 215.70x 1.15mu.                      \$ 248.05
- Misc. electrical whip/wire, \$ 52.00x 1.09tax , x 1.15 mu.                      \$ 65.18
- Remove and replace existing cooling tower spray nozzles (12),  
   per Exhibit 'B' at \$ 100.00x 1.09tax, x 1.15 mu.                      \$ 125.35





Page 2, cont.

• Labor for above installation of nozzles, 2 hrs@ \$ 71.90 equals \$ 143.80 x 1.15 mu.	\$ 165.37
• Perform start up procedures for existing cooling tower, 1 hr @ \$ 71.90x 1.15 mu.	\$ 71.90
• Supervision for Benel Mechanical subcontractor is for (5) days at 40 hrs x \$ 71.90 equals \$ 2,876.00 x 1.15 mu.	\$ 3,307.40
• Truck expense @ (5) five days at \$ 45/day equals \$ 225.00 x 1.15 mu.	\$ 258.75
• Porta-Potty 1-week expense pro-rated at \$ 66.99 x 1.15 mu. per Exhibit 'C',	\$ 77.03
• Extended chiller rental per your email comments, prior date began as date of May 21 <sup>st</sup> to forecasted date of June 13, Approx. 24 days@ \$ 300.00/day nte \$ 7,200.00 x 1.15mu. ( need to verify exact amount of days for cor deduct or as applicable.)	\$ 8,280.00
• Re: 05/17, 1st start up attempt, found tower pump not performing. "Unapplied" time to call out electrician to re-establish power and phasing to initiate temp chiller use again. From Hemet, 3hrs.@ \$ 97.00/hrs. equals \$ 291.00 x 1.05mu. (Includes travel expense.)	\$ 305.55
• Re: 05/17, " Unapplied" time for coordination to... Change over manual valves, bleed lines, check nozzles, verify flow, and amperage and utilize phasing meter changes. CCS service tech, 3 hrs@ \$ 71.90 equals \$ 215.70 x 1.15 mu.	\$ 248.05
• Subtotal for above.....	\$ 24,643.83
• Bonds for subtotal is 2.5 %.....	\$ 616.09
• All total request.....	\$ 25,259.92

Thank you,

James S. Carter, President

EXHIBIT 'A'

## Benel Mechanical, Inc.

California Contractors License #479123

25003 E. 5<sup>th</sup> Street  
San Bernardino, CA 92410

Phone 909-888-6626  
Fax 909-889-2573

May 23, 2016

CCS Contractors, Inc.  
2493 Marsha Court  
Riverside, Ca. 92506

Re: City of Palm Springs Fire Station HVAC Chiller Replacement

The following is our proposal to remove the existing Condenser Water Pump and replace it with a new Bell & Gossett 2.5 AC Series e-1531 Close Coupled Centrifugal Pump with 5 H.P., 208-230/460 Volt, 3 Phase, 60 Cycle, 1800 RPM Baldor TELFC Nema Premium Efficient Motor capable of 156 GPM @ 46' TDH per the response to the RFI dated May 18, 2016. Also included is a Suction Diffuser as required by the response to the RFI and new Butterfly Valves, Silent Check Valve and Flexible Connectors. Please note that the Suction Diffuser has a removable strainer basket therefore no new Wye Strainer is required.

Material (see attached list)	\$4,402.40
Sales Tax	\$ 352.19
Pipefitter Labor 56 hrs. @ \$85.00 per hr. (see attached list)	<u>\$4,760.00</u>
	\$9,514.59
15% Overhead & Profit	<u>\$1,426.41</u>
Total This Change	\$10,944.00

Sincerely,  
Jay E. Benjamin, President  
BENEL MECHANICAL, INC.

Material List

Bell & Gossett 2.5 AC Series e-1531 Pump	1 @	\$2,280.00 ea.	\$2,580.00
Bell & Gossett DD3X Suction Diffuser	1 @	\$422.00 ea.	\$422.00
3" Metra Flex Pump Flex Connectors	2 @	\$115.00 ea.	\$230.00
3" Silent Check Valve	1 @	\$388.00 ea.	\$388.00
3" Butterfly Valve	2 @	\$133.00 ea.	\$266.00
¼" Ball Valve	1 @	\$18.00 ea.	\$18.00
3" Black Sch. 40 Steel Pipe	7' @	\$4.65 ft.	\$32.55
3" Standard Weight Weld 90	3 @	\$10.33 ea.	\$30.99
3" Standard Weight Weld 45	2 @	\$12.17 ea.	\$24.34
3 x 2 ½" Standard Weight Weld Reducer	1 @	\$22.43 ea.	\$22.43
3" 150# Weld Neck Flange	7 @	\$17.02 ea.	\$119.14
2 ½" 150# Weld Neck Flange	1 @	\$15.96 ea.	\$15.96
Thread-o-let	3 @	\$6.00 ea.	\$18.00
½" x ¼" Hex Bushing	2 @	\$.87 ea.	\$1.74
3" Nut, Bolt & Gasket Set	10 @	\$10.00 ea.	\$100.00
2 ½" Nut Bolt & Gasket Set	1 @	\$10.00 ea.	\$10.00
¾" Hose Adapter & Cap	1 @	\$3.75 ea.	\$3.75
¾" x 2" Black Nipple	1 @	\$.96 ea.	\$.96
¼" x 4" Black Nipple	2 @	\$.77 ea.	\$1.54
Pipe Supports	2 @	\$15.00 ea.	\$30.00
Pump Anchors	4 @	\$3.00 ea.	\$12.00
Pump Pad Materials	1 @	\$25.00 ea.	\$25.00
Gas & Rod	1 @	\$50.00	<u>\$50.00</u>
Total Material			\$4402.40

Labor

Demo Existing Pump & Piping	1 @	3 hrs. ea.	3 hrs.
Set Pump & install Pump Pad	1 @	4 hrs. ea.	4 hrs.
Suction Diffuser	1 @	1.68 hrs ea.	1.68 hrs.
3" Flex Connectors	2 @	1.08 hrs. ea.	2.16 hrs.
3" Silent Check Valve	1 @	1.44 hrs. ea.	1.44 hrs.
3" Butterfly Valve	2 @	1.13 hrs. ea.	2.26 hrs.
¼" Ball Valve	1 @	.55 hrs. ea.	.55 hrs.
3" Sch. 40 Steel Pipe	7' @	.26 hrs. ea.	1.82 hrs.
3" Weld 90	3 @	2.88 hrs. ea.	8.64 hrs.
3" Weld 45	2 @	2.85 hrs. ea.	5.70 hrs.
3 x 2 ½" Weld Reducer	1 @	2.52 hrs. ea.	2.52 hrs.
3" 150# Weld Flange	7 @	2.09 hrs. ea.	14.63 hrs.
2 ½" 150# Weld Flange	1 @	1.97 hrs. ea.	1.97 hrs.
Thread-o-let	3 @	1.21 hrs. ea.	3.63 hrs.
Pipe Supports	2 @	1.0 hrs. ea.	<u>2.0 hrs.</u>
Total Man Hours			56 hrs.



# AIR TREATMENT CORPORATION

EXHIBIT 'B'  
**PROPOSAL**

To: CCS CONTRACTORS  
 Attention: JIM CARTER  
 Model#: VTO-052J  
 Serial#: U025523701

Date: May 23, 2016  
 Quotation # Q160405484

We are pleased to offer the following Baltimore Aircoil Company replacement parts quotation for your consideration:

## PRICING

ITEM	QTY	PART #	Item Description	Unit Price	Extended Price	Lead Time
A	1	RK0147	Spray Nozzles (Incl. Grommets, PK of 12EA, Unit takes 12EA)	100.00	100.00	STOCK, BREA

**Please Note:**

- Freight is FOB Factory (Bestway, **Freight Included**)
- Taxes are NOT included in this proposal.
- Price is valid 30 days from date on proposal.
- See attached page for remainder of quotation terms and conditions.
- We accept VISA, MasterCard, American Express, Discover, PayPal, & E-Check.

Please make your Purchase Orders out to our Corporate Address at:  
**Air Treatment Corporation**  
 640 N. Puente Street  
 Brea, CA 92821

Thank you for the opportunity to offer the replacement part items listed above.  
 We look forward to working with you on this order. If you should require additional information, please contact us.

Best Regards,  
*George Baserga*  
[parts@airtreatment.com](mailto:parts@airtreatment.com)



**HEADQUARTERS**  
 807 E. MISSION ROAD  
 SAN MARCOS, CA 92069  
 TEL: 760 • 744 • 7191  
 FAX: 760 • 744 • 7184  
 www.diamondprovides.com  
 Environmental Services LP  
 Solid Waste Services Inc.  
 Power Services Inc. C-10 CSLB#908341

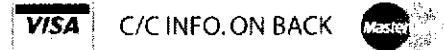
INVOICE # 0000667369  
 INV DATE 4/5/2016  
 ACCOUNT# 054272  
 DUE DATE 4/15/2016

*EXHIBIT  
 "C"*

AMOUNT OF REMITTANCE

**BILL TO:**  
 CCS CONTRACTOR INC.  
 5225 CANYON CREST DR STE 71-216  
 RIVERSIDE, CA 92507-6321

CHECK #: \_\_\_\_\_



PAY ONLINE AT [www.diamondprovides.com/Pay.htm](http://www.diamondprovides.com/Pay.htm)  
**RETURN TOP PORTION WITH PAYMENT PAYABLE TO:**  
**DIAMOND ENVIRONMENTAL SERVICES LP**

Customer agrees to pay Diamond Environmental Services' legal fees, attorney's fees, costs (including expert witness costs) and expenses of litigation, in the event there is any litigation filed to enforce the terms or conditions of this agreement, including any litigation as a result of Customer's nonpayment under any agreement with Diamond.

**SERVICE ADDRESS:** 900 S EL CIELO RD | PALM SPRINGS, CA 92264

FROM	TO	QNTY.	DESCRIPTION	LABOR / SERVICE	RENTAL	AGENCY / ENERGY	TAX	TOTAL EXTENDED PRICE
<b>Site 0001 - FIRESTATION #2 900 S EL CIELO RD</b>								
4/5/16	4/10/16	1	PREMIER RESTROOM - WEEKLY	18.21	2.14	1.68	0.19	22.22
4/5/16	4/10/16	1	CONTAINMENT PAN	0.86	0.21	0.08	0.02	1.17
4/5/16		1	DELIVERY / REMOVAL DELIVERY + DAY PRORATION	40.00			3.60	43.60
<b>DIAMOND FENCE: Temporary 6' and 8' Panels and Chainlink WE WALK JOBS TO CONFIRM YOUR REQUEST</b>								

PORTABLE RESTROOM SERVICE/PUMPING LABOR PROVIDED AT THE OPTION OF THE LESSEE

	807 E. MISSION ROAD SAN MARCOS, CA 92069 TEL: 760 • 744 • 7191 FAX: 760 • 744 • 7184 www.diamondprovides.com Restrooms • Fencing • Dumpsters • Power	For billing questions please email us at <a href="mailto:billpay@diamondprovides.com">billpay@diamondprovides.com</a> <b>TERMS:</b> Net 10 days 1.38% Late charge due on balances outstanding more than 30 days from date of statement. (18% Per Annum)	<b>INVOICE #</b> <b>0000667369</b>	<b>CURRENT INVOICE TOTAL</b>	<b>\$66.99</b>
			<b>INVOICE #</b> <b>0000667369</b>	<b>TOTAL</b>	<b>13</b>