

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of March 26, 2013**

ITEM #

**ITEM TITLE:**

Consider Approval of Amendment No. 1 to the Agreement with Salas O'Brien for Engineering Design Services for Merritt College Chiller Plant Project.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Amendment No. 1 to the agreement for engineering services with Salas O'Brien for Engineering Design Services for Merritt College Chiller Plant Project, in the amount of \$48,000.00.

**ITEM SUMMARY:**

The following are reasons why additional services are needed from Salas O'Brien for the Merritt College Chiller Plant Project:

- Revisions to the site plan and utility location profiles, manhole relocation (MH-16), and elimination of manhole (MH-17) to accommodate the final building foot print, of the New Science and Allied Health and Building, planned for construction later this year.
- Additional surveying of existing utilities to facilitate relocation of piping and manholes outside the New Science and Allied Health Building. The existing survey map does not include data of existing utility infrastructures outside the facility.
- Reanalysis of design due to the Division of State Architect's (DSA) required test results. Contract documents specified a soil level compaction that could not be achieved in the field through soil testing. As a result, Salas O'Brien inquired from DSA for another alternative solution to achieve an acceptable soil level compaction. Also, additional analysis is needed on the low concrete strength poured in the trench to stabilize the underground utility lines. The low concrete strength did not meet the design requirements as specified in the construction drawing and specification.
- The original contract called for an overlapping of construction schedules with the Merritt College Electrical Connections for Building L at Merritt College. Salas O'Brien also performed Engineering Design Service for the District. Utilizing this vendor's engineering services for both Electrical and Chiller Plant Projects will lead to savings for the District.

Under this Amendment No. 1, Salas O'Brien will make revisions to the construction drawings because the location of the New Science and Allied Health Building was shifted from where it was indicated on the bridging documents. On the grading plan, the building is situated over the new chilled water piping. Salas O'Brien's scope of work will include but is not limited the following:

- Investigation of existing conditions, taking measurements and verifying as-built drawings furnished by the District
- Making measured drawings from field investigations

- Revising drawings made based on information from the Science and Allied Health Building Design team
- Providing structural engineering analysis of concrete and geotechnical substrate as required by DSA and testing laboratory.

Pursuant to the Public Contract Code (PCC) Section 20656, Board approval is necessary because the project cost exceeds the contract threshold of \$83,400. The Chancellor recommends approval.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**

Measure A, as approved by the voters in Peralta’s constituency and authorized under Resolution 05/06-45, Exhibit A-1, Merritt College, "Plumbing, Electrical, mechanical systems upgrades and improvements."

**BACKGROUND/ANALYSIS:**

The District previously retained the services of an energy management consultant firm to provide a preliminary equipment assessment for the Merritt Chiller Plant. Based upon this assessment it was determined that the Chiller Plant would be the most efficient way to provide cooling for the existing Administration Building Q, Library Building L, and the proposed new Science and Allied Health Buildings. A request for Qualifications (RFQ No. 10-11/07) was conducted, six firms submitted proposals, and Salas O’Brien was selected.

The original agreement with Salas O’Brien, in the amount of \$499,000, was approved by the Board at the meeting of June 28, 2011. Including this amendment, the total agreement will be \$547,000 for all contracts.

**DELIVERABLES AND SCOPE OF WORK:**

Salas O’Brien will complete and provide the following deliverables:

- Investigation of existing conditions, taking measurements and verifying as-built drawings furnished by the District
- Making measured drawings from field investigations
- Revising drawings made based on information from the Science and Allied Health Building Design team
- Providing structural engineering analysis of concrete and geotechnical substrate as required by DSA and testing laboratory.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date for this project is June 30, 2014.

**ALTERNATIVES/OPTIONS:**

There is no responsible alternative to the approval of the amendment.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for Amendment No. 1 to the agreement for Salas O’Brien for Engineering Design Services for Merritt College Chiller Plant Project., in the amount of \$48,000.00.

**OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):**

YES \_\_\_\_\_ No   X

**COMMENTS:**

No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?**

Vice Chancellor Ikharo

**COMMENTS:**

No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? Vice Chancellor Ikharo**

(\*\*\*\*Board contract approval is subject to negotiation and execution by the Chancellor.)

**DOCUMENT PREPARED BY:**

Prepared by: Dr. Sadiq B. Ikharo Date: March 13, 2013  
Vice Chancellor of General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo Date: March 13, 2013  
Vice Chancellor of General Services

**FINANCE DEPARTMENT REVIEW**

Finance review required       Finance review *not* required

If Finance review is required, determination is:  Approved       Not Approved

If not approved, please give reason: \_\_\_\_\_  
\_\_\_\_\_

Signature: Ronald Gerhard Date: 3-22-13  
Ron Gerhard, Vice Chancellor for Finance and Administration

**GENERAL COUNSEL (Legality and Format/adherence to Education Codes):**

Legal review required       Legal review *not* required

If Legal review is required, determination is:  Approved       Not Approved

Signature: Thuy Thi Nguyen Date: 3-22-13  
Thuy Thi Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

Approved, and Place on Agenda       Not Approved, but Place on Agenda

Signature: José M. Ortiz Date: 3-19-13  
Dr. José M. Ortiz, Chancellor