

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 21, 2009

ITEM # 12

ITEM TITLE:

Consider Approval of Extension of Contract with Salas O'Brien Engineers, Inc. for Mechanical, Electrical and Plumbing Engineering Services for College of Alameda Modernization and Short-Term Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an extension of the contract with Salas O'Brien Engineers, Inc., for mechanical, electrical and plumbing engineering services for College of Alameda Modernization and Short-Term Projects, in the amount of \$60,890.

ITEM SUMMARY:

Approval is requested for an extension of the contract with Salas O'Brien Engineers, Inc., in the amount of \$60,890. Under this agreement the engineering firm will provide mechanical, electrical and plumbing design services for the replacement of heating units for Building G at the College of Alameda. This work is a component of the Lighting Upgrades to Bldgs. B, D & G/Bldg. G Weight Room & Minor Accessibility and Toilet Room Modifications at Bldg. B, L & Diesel Mechanics project (Bid No. 08-09/22).

During the design work for this project, it was found that the heating units for Building G were in need of replacement. Salas O'Brien Engineers, Inc. was previously under contract with the District to provide an assessment of the existing heating and ventilation equipment on the campus and to identify and prioritize the required work. In their final report, it was found that the units in Building G required attention and, in some cases, replacement since they have outlasted their life cycle. In order to include the replacement of the units as part of the short-term project for Building G, Salas O'Brien began this work under the initial independent contract. This extension will provide engineering services for:

- Coordination for DSA approval
- HVAC evaluation of the Library (which was not included in the original assessment scope of work)
- Cost estimating
- Design of units for bid
- Control upgrade
- Exhaust fan replacement
- System commissioning
- Evaluation of the central plant pumping system as requested by the District engineers
- Energy rebate calculations

BACKGROUND/ANALYSIS:

Last summer under a Modernization and Short-Term Phase II project at College of Alameda, Quality Air Services provided ductwork cleaning, air and water balancing throughout the campus. Although the ductwork cleaning portion was completed, Quality Air Services was unable to complete the air and water balancing due to needed repairs and replacement of the existing equipment.

As part of the Phase II Short Term projects, money was budgeted to provide some replacement and/or repair of mechanical equipment, as the existing system throughout campus was a constant problem and had received numerous work orders. An initial independent contract was issued Salas O'Brien to conduct a campus wide assessment of the existing equipment and to triage the needed repairs. The amount of that contract was \$57,732. Including this extension, the total contract amount for Salas O'Brien Engineering, Inc. is \$118,622.

Out of this study, approximately \$2.6M of work was identified in the categories of high, medium and low priorities. It was found that the existing equipment in Building G was in need of repairs and/or replacement. Since the District's long range plans are to replace the existing Buildings C and D on the college campus, Building G has now taken precedence in terms of priorities of replacement equipment. This decision was supported by the fact that the weight room, men's and women's locker rooms and dance floor are targeted to receive modifications and upgrades this summer. Part of this extension of services with Salas O'Brien will be to receive DSA approval to add the Building G scope of work as an addendum to the originally DSA approved project, thereby expediting approval through the DSA system.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for an extension of the contract with Salas O'Brien Engineers, Inc., for mechanical, electrical and plumbing engineering services for College of Alameda Modernization and Short-Term Projects, in the amount of \$60,890.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Exhibit A-1, College of Alameda, "Remodeling and equipping classroom and campus facilities," and "Plumbing, electrical, mechanical system upgrades and improvements."

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 Ikhara

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES _____ No X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 4-14-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 4-14-09
Dr. Sadiq B. Ikharo
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: Thomas Smith Date: 4.14.09
Thomas Smith
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 T. Nguyen Date: 4/14/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 4/15/09
Elihu Harris, Chancellor

**PROFESSIONAL SERVICES
SUPPLEMENTAL AUTHORIZATION**

Project # 08114

Additional Service Authorization # 01

In accordance with the written Agreement between **Peralta Community College District (Client)** and **Salas O'Brien Engineers, Inc. (Consultant)**:

The Project:

- College of Alameda - MEP projects

The **Client** hereby authorizes the **Consultant** to - proceed with Additional Services

As follows:

▪ DSA Submittal for Building G - AHU Replacements/PAC Addition	\$0 ¹
▪ Gelfand DSA Coordination	\$5,500 ²
▪ HVAC Evaluation of Building G and the Library	\$4,400
▪ Cost Estimating	\$2,420
▪ Design (and C/A ³) of initial 2 Air handling Units (AHU's)	\$0 ⁴
▪ Design (and C/A) of added 2 AHU's and 3 exhaust fans	\$26,060 ⁵
▪ <i>Subtotal</i>	<u>\$38,380</u>

Gym Deferred Design Services:

▪ Air Handler (AHU) Controls Upgrades	\$5,660
▪ Exhaust Fan Work Order	\$1,240
<i>Subtotal</i>	<u>\$6,900</u>

Non-design related added services:

▪ System Commissioning (AHU's, EF's and EMS)	\$3,460
▪ Evaluation of Central Plant Pumping System for Building G	\$2,880
▪ Hydraulic Evaluation of Entire Campus HHW Pumping Systems	\$6,620
▪ Energy Rebate Calculations & Utility Coordination	\$2,650
<i>Subtotal</i>	<u>\$15,610</u>

TOTAL ALL SERVICES (ASA No. 1)	<u>\$60,890</u>
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Compensation and overall contract summary:

Original Contract Amount:	\$56,050
Reimbursable Expenses:	\$ 1,682
Additional Fee Request ASA No. 1	<u>\$60,890</u>
Total New Contract Amount:	\$118,622

Upon return of a fully executed copy of this document, this Authorization will become the Addendum A portion of the Agreement between the parties listed above.

NOTE: This Addendum is added to the above referenced Agreement; therefore, this pricing supersedes pricing that may have been quoted for same or similar services in the past.

¹ Included in design fee, including structural engineering; DSA application fee by District

² See enclosed proposal from Gelfand

³ Construction administration through end of construction

⁴ Included in base contract @12% of \$257,000

⁵ 12% of \$217,169 (i.e. difference between new budget of \$474,169 less \$257,000), includes structural)

Submitted By:Name: Carl Salas , P.E.Title: PrincipalCompany: Salas O'Brien Engineers, Inc.Signature: Date: March 10, 2009**Accepted By:**Name: Olivia RochaTitle: Principal Project ManagerCompany: Peralta Community CD

Signature: _____

Date: _____



Gelfand Partners
A R C H I T E C T S

Jeffry Gosal
305 South 11th Street
San Jose, CA 95112-2218

February 11, 2009

Re: College of Alameda: Additional architectural services – Addition of Mechanical Addendum #1 [added scope] to GP Addendum

Dear Jeffry:

The following is a request for additional services to include the added mechanical scope as requested by the college to our upcoming Addendum #1 to be sent to DSA and provided as part of the upcoming bid package.

Our proposed fees are as follows:

Addition of MEP work to Addendum scope	\$3,000.00
Additional fee for processing & distribution submittals of added MEP scope items	\$2,500.00
TOTAL FEES	\$5,500.00

Thank you for this opportunity to be of service.

Yours,
Gelfand Partners Architects

Lisa Gelfand, AIA
President