

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

ITEM # 13

ITEM TITLE:

Consider Approval for the Chancellor to Enter into a Contract with EMCOR, Mesa Energy Systems, Inc. to Provide Delta Controls System for 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 at College of Alameda.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor to enter into a contract with EMCOR, Mesa Energy Systems, Inc. to furnish and install the Delta Controls System required for 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 at College of Alameda, in the amount of \$109,057.

ITEM SUMMARY:

The existing heating and ventilation system in Building G is operated by pneumatic controls. This work will convert the new heating units to digital control, which is the district standard and is more energy efficient. Delta Controls is a proprietary controls system, and EMCOR is the only responsive contractor in the area. By contracting directly with EMCOR, the District will realize a cost savings by avoiding additional general contractor markups for overhead and profit.

BACKGROUND/ANALYSIS:

This work is part of the previously approved College of Alameda Phase II Modernization and Short-Term Projects, funded by Measure A.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor to enter into a contract with EMCOR, Mesa Energy Systems, Inc. to furnish and install the Delta Controls System required for 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 at College of Alameda, in the amount of \$109,057.

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 Ikharo

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. Ikhano Date: 4-14-09
Dr. Sadiq B. Ikhano
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikhano Date: 4-14-09
Dr. Sadiq B. Ikhano
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



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March 31, 2009



Attention: General Contractors

Reference: Peralta Community College District
College of Alameda Building B, C, D, and G Improvements

Executive Summary:

EMCOR Service, Mesa Energy Systems Inc. is pleased to present this proposal for the scope of work associated with a turn-key installation for the Delta Controls for the College of Alameda Building B, C, D, and G Improvements Project. This proposal is based on project plans as dated 3/16/2009.

Scope of Work:

1. Furnish all hardware, field commissioning and technical & electrical construction labor / materials to accommodate the installation of the Delta Controls System, NTE 94 control points as shown on plan M7.01.
2. Furnish and install Delta Controls (Central & Local Control Panels / Application Specific Controllers and/or Peripheral Devices) for:
 - a. Four (4) Air Handler Units, S-1 through S-4 with VFD controls and Control valves.
 - i. Controls are based on the points list and control details shown on plan M7.01
 - b. Two (2) Variable Air Volume Units with reheat, per the points list shown on M7.01
 - c. Four (4) Exhaust Fans, with VFD Control, E-1 through E-4.
 - d. Furnish and **install eight (8) VFD's**.
 - i. VFD's are based on mechanical unit schedule shown on plan M6.01
 - e. Provide all Operation & Maintenance Manuals for Installed Equipment.
3. Furnish and install one Network Control Router.
4. Furnish graphics, engineering, programming, and testing.
5. Sales Tax and Freight.

Exclusions and Assumptions:

1. All work is to be performed during normal business hours, unless otherwise approved.
2. All work shall be installed in compliance with all local, state, and federal codes.
3. This proposal is based upon having free and clear access to all work locations.
4. This proposal is based on a new Delta Controls BACnet System integrating into an existing (E) Delta Controls system via Internet.
5. **This proposal is based on a plenum rated cable installation.**
6. We have not included the following:

SAN DIEGO • IRVINE • LOS ANGELES • SAN FRANCISCO • SACRAMENTO
BUILDING AUTOMATION • VARIABLE FREQUENCY DRIVES • HVAC RETROFIT • SERVICE AND SYSTEMS MAINTENANCE

LICENSE #611215

AN EMCOR GROUP COMPANY

- B. Provisions for 120V power to new and/or existing Delta Controls. (Electrical contractor shall provide 120V to all VAV's, MAU's, and AHU/AC, controllers.)**
- C. Provisions for Air Flow Monitoring Stations and any and all front-end software upgrades.
- D. Provisions for overtime labor due to material or equipment delays by others.
- E. Provisions for motor starters, water flow meters or refrigerant monitoring equipment.
- F. Provisions for painting, patching, ceiling tile replacement, core drilling, or roof penetrations.
- G. Provisions to interface the BMS system to any other existing system in stated above.
- H. Provisions for work, testing, or inspection outside of the scope of work as listed above.
- I. Provisions for any underground raceways and trenching.
- J. Provisions for performance and payment bond(s). If required, please add 1 % to the total contract value per bond.

Project Cost:

The total cost to perform the work as described for the College of Alameda Building B, C, D, and G Improvements Project is as follows:

Scope of Work: \$ 109,057.00

Thank you for the opportunity to provide pricing for the College of Alameda Building B, C, D, and G Improvements Project. The above referenced price will be held firm for a period of thirty (30) days from the date of this proposal. If you have any questions or require any additional information please contact me at your convenience. Thank you for your time and consideration in working with EMCOR.

Sincerely,

Tizoc Herrera
Project Manager/Sales
EMCOR, Mesa Energy Systems Inc.

CC: Project File