

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of May 26, 2009**

ITEM # 5

**ITEM TITLE:**

Consider Approval to Accept a Proposal from EMCOR, Mesa Energy Systems, Inc. to Provide DDC (Direct Digital Controls) for the Modernization to Building A and Sidewalk Rehabilitation Project at College of Alameda

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to accept a proposal from EMCOR, Mesa Energy Systems, Inc., in the amount of \$34,594, to provide the digital energy management controls and programming for HVAC (heating, ventilating and air conditioning) equipment that was installed in some computer rooms as part of the Modernization to Building A project at College of Alameda.

**ITEM SUMMARY:**

Installation of DDC controls will allow the HVAC units to be controlled through the central EMCOR building management system. The scope of work is to provide Delta controls for five Sanyo ductless wall mounted split systems, one Sanyo ducted fan coil unit split system; one ducted wall mounted heat pump, and six Daikin VRV Multiple Ceiling Cassette BACnet units and two condensing units located on the Building A roof. The scope of work is further described in the attached proposal.

**BACKGROUND/ANALYSIS:**

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. Board approval is required because the cumulative total of purchase orders issued to EMCOR exceeds the annual threshold amount.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended to accept a proposal from EMCOR, Mesa Energy Systems, Inc., in the amount of \$34,594, to provide the digital energy management controls and programming for HVAC (heating, ventilating and air conditioning) equipment that was installed in some computer rooms as part of the Modernization to Building A project at College of Alameda.

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

Measure E.

**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. Ikharo Date: 5/20/09  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharo Date: 5/20/09  
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: 5/21/09  
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: 5/21/09  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: Elihu Harris Date: 5/21/09  
Elihu Harris, Chancellor

March 24, 2009

Mark Sennette  
Director of Capital Projects  
333 E. 8<sup>th</sup> Street  
Oakland, CA 94606

Re: College of Alameda  
Bldg A Renovations

Subj.: Approval Letter 086  
EMCOR Proposal

Mark:

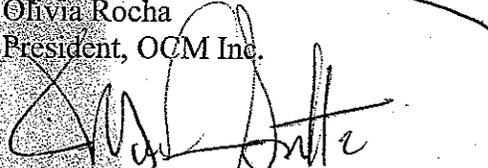
In the Building A project it appears that the EMS controls for the split system units was left off of the plans but is a requirement for the system. We cannot delete this.

However, NBC has forwarded a request for this work in the amount of \$49,014.00. This is excessive and they have not been willing to reduce the cost. Since EMCOR is proprietary to the District my suggestion is to have EMCOR contract directly to the District for the much reduced amount of \$34,594. The District has the right to contract directly with a Contractor and perform work in the same location and area.

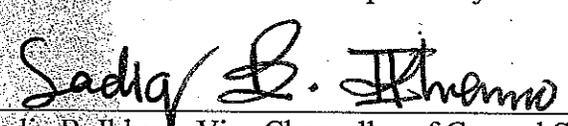
I've attached EMCOR's proposal and would like to issue an ICC to them immediately – this work should proceed as soon as possible to not delay the project – the cost can come from the Bldg A Budget which currently has 0.50% in change orders.

Sincerely,

Olivia Rocha  
President, OCM Inc.

  
Mark Sennette, Director of Capital Projects

26, MAR 04 2009  
Date

  
Sadiq B. Ikharo, Vice Chancellor of General Services

3-27-09  
Date

File: 0010\_08.1\_Approval086\_03.23.09



24051 AMADOR STREET • HAYWARD, CA 94544 • (510) 670-1690 • FAX (510) 670-1698

March 11, 2009

quote#: 09-4364

Attention: Orson Poon  
Orson Mechanical, Inc.



Reference: Building A Renovation – College of Alameda – CO- Split System Integration  
Alameda, CA

**Executive Summary:**

EMCOR Service, Mesa Energy Systems Inc. is pleased to present this proposal for the scope of work associated with and Delta Controls Native BACnet Energy Management System.

**Base Scope of Work – Energy Management System:**

- I. Furnish and install Delta Controls (Central & Local Control Panels, Controllers, and/or Peripheral Devices) for:
  - a. Five (5) Sanyo ductless wall mounted split systems. Factory furnished controls shall be installed and used to enable and control the unit. Delta Controls are for monitoring purposes only.
    - i. EMCOR will provide the following:
    - ii. Delta Controls wall mounted temperature sensor, mounted adjacent to the factory control thermostat for temperature monitoring purposes.
    - iii. Moisture detection sensors on condensate pan.
    - iv. Network to nearest VAV/Delta Controller.
    - v. 24 V power for Delta Controller
    - vi. Current Sensors, for fan status monitoring.
    - vii. Integration to the Delta Controls EMS.
  - b. One (1) Sanyo Ducted Fan Coil Unit Split system. Factory furnished controls shall be installed and used to enable and control the unit. Delta Controls are for monitoring purposes only.
    - i. EMCOR will provide the following:
    - ii. Delta Controls wall mounted temperature sensor, mounted adjacent to the factory control thermostat for temperature monitoring purposes.
    - iii. Moisture detection sensors on condensate pan.
    - iv. Network to nearest VAV/Delta Controller.
    - v. 24 V power for Delta Controller
    - vi. Current Sensors, for fan status monitoring.
    - vii. Integration to the Delta Controls EMS.
  - c. One (1) Sanyo Ductless wall mounted heat pump. Factory furnished controls shall be installed and used to enable and control the unit. Delta Controls are for monitoring purposes only.
    - i. EMCOR will provide the following:
    - ii. Delta Controls wall mounted temperature sensor, mounted adjacent to the factory control thermostat for temperature monitoring purposes.
    - iii. Moisture detection sensors on condensate pan.
    - iv. Network to nearest VAV/Delta Controller.
    - v. 24 V power for Delta Controller

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

- vi. Current Sensors, for fan status monitoring.
- vii. Integration to the Delta Controls EMS.
- d. Six (6) Daikin VRV Multiple Ceiling Cassette BACnet and two (2) Condensing units located on the roof. Factory furnished controls shall be installed and used to control and enable the unit. Delta Controls are for monitoring purposes only.
  - i. EMCOR will provide the following:
  - ii. Delta Controls wall mounted temperature sensor, mounted adjacent to the factory control thermostat for temperature monitoring purposes.
  - iii. Installation of factory provided controls and network wiring
  - iv. Network to nearest VAV/Delta Controller.
  - v. 24 V power for Delta Controller
  - vi. Current Sensors, for fan status monitoring.
  - vii. Integration to the Delta Controls EMS.
2. Provide Commissioning and Verification Reports for Control System Start-Up and Calibration.
3. Provide all Operation & Maintenance Manuals for Installed Equipment.
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. Based on an plenum rated cable installation, per specification section 230900.
4. This proposal is based upon having free and clear access to all work locations.
5. We have not included the following:
  - B. Provisions for 120V power and higher to new and/or existing Delta Controls.
  - C. Provisions for pneumatic controls.
  - D. Provisions for Daikin VRV controls, shall be factory provided.
  - E. Provisions for overtime labor due to material or equipment delays by others.
  - F. Provisions for motor starters, variable frequency drives, water pressure switch, flow meter, Fire Smoke Damper, or refrigerant monitoring equipment.
  - G. Provisions for painting, patching, ceiling tile replacement, core drilling, or roof penetrations.
  - H. Provisions for sensor, controller, and/or peripheral replacements not stated above.
  - I. Provisions to interface the BMS system to any other existing system in stated above.
  - J. Provisions for work, testing, or inspection outside of the scope of work as listed above.
  - K. Provisions for any underground raceways and trenching.
  - L. 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 Building A - College of Alameda Split System Integration Project is as follows:

**Base Scope of Work:**

**\$ 34,594.00**

**Break-out Pricing:**

**Material: \$10,345.00**

Delta Controllers  
Temperature Sensors  
Relays  
Panels  
Current Sensors  
Power Relays  
Conduit  
Wire

**Electrical Installation Labor: \$10,340.00**

(Approximately 75 hours of labor, two men less than one week)

Installation of the following:

Conduit  
Wire  
Daikin Communication Network  
Delta Controllers  
Panel Fabrication  
24 V Power Wiring  
Delta Controls Communication Network

**Delta Controls Technician Labor/Programming: \$6,989.00**

(Approximately 53 hours, one week and two days)

Programming  
Graphics  
Commissioning  
Testing  
Start-up  
Workstation Set-up  
Set point Adjustments

**10% Overhead: \$3,460.00**

**10% Mark-up/Profit: \$3,460.00**

**Total: \$34,594.00**

Building A – College of Alameda  
Split System Change Order  
EMCOR, Mesa Energy Systems Inc.  
Page 4 of 4

Thank you for the opportunity to provide pricing for the Building A - College of Alameda Split System Change Order Request. 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

APPROVED:

PO# \_\_\_\_\_

Sign \_\_\_\_\_  
Orson Poon, Orson Mechanical