

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 9, 2009

ITEM # 23

ITEM TITLE:

Consider Approval to Accept a Proposal from EMCOR Service/ Mesa Energy Systems, Inc. for Building Management System (BMS) Maintenance, Repair and Upgrade, District-Wide

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to accept a proposal in the not-to-exceed amount of \$56,000 from EMCOR Service/Mesa Energy Systems, Inc. for work District-Wide through July 31, 2010.

ITEM SUMMARY:

This work will be in support of the Delta Controls BMS for all four campuses and the District Administrative Complex (DAC). Such work will include system upgrades tying in building HVAC and exterior lighting presently not on the Building Management System and thus presently unable to be monitored and remotely controlled. Such controls will result in both comfort improvements (HVAC) while addressing safety concerns (lighting), as well as optimizing energy consumption. EMCOR's work has historically been excellent and the rate schedule and proposal included with Board members' materials reflect a preferred customer discount.

BACKGROUND/ANALYSIS:

Due to the proprietary nature of the Building Management System, only EMCOR as Delta Controls' local technical representative is authorized to perform maintenance and repair functions on the system. 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 in the not-to-exceed amount of \$56,000 from EMCOR Service/Mesa Energy Systems, Inc. for work District-Wide through July 31, 2010.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

District General Fund

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 _____

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

This item will be reviewed at a meeting of the Board Facilities and Land Use Planning Committee.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 6-03-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 6-03-09
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: 6.5.09
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: _____ Date: _____
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 6/9/09
Elihu Harris, Chancellor



EMCOR SERVICE/ Mesa Energy Systems, Inc. Building Services Agreement

Peralta Community College District
333 East 8th Street
Oakland, CA 94606

(510) 466-7200

and

EMCOR Service / Mesa Energy Systems
24051 Amador Street
Hayward, CA 94544

(510) 670-1690

| (X) Included | Type of Service | Frequency |
|--------------|--------------------------------|------------|
| X | Preventive Maintenance Actions | 14 Months |
| X | Priority Service | Year Round |
| X | Preferred Customer Discount | Year Round |
| | | |

Exclusions: See Terms and Conditions

Check one of the following:

Price for Above Included Services:

Our services will be performed as outlined for a 14 month cost of \$56,000.00. Our services will be performed as outlined for a 14 month cost NTE \$56,000. This cost will be billed on a monthly basis as services are provided in accordance with the Preferred Rate Schedule below.

Normal Business Hours

Delta Controls Technician: \$125.00 per hour.
Electrician: \$135.00 per hour
Project Management: \$135.00 per hour

This agreement shall begin on **Customers Acceptance Date**, unless checked, initialed and noted otherwise here:

Month/Year: January 2009/2010 Customer Initials EMCOR Service Initials

and continue for a period of **fourteen (14) months**. This agreement will automatically renew, and may increase (subject to review) on anniversary date, unless either party gives at least thirty (30) days written notice to terminate agreement. The above pricing is valid for 30 days from date of proposal. Thank you for the opportunity to work with **Peralta Community College District**.

Sincerely,

Tizoc Herrera
Project Manager/Sales

Execution of Contract Below:

This agreement defines the understanding of services between EMCOR Service/ Mesa Energy Systems and PERALTA COMMUNITY COLLEGE DISTRICT. This agreement shall begin on Customer's Acceptance Date, or upon receipt of a Letter of Intent.

Customer Acceptance:

EMCOR Service/ Mesa Energy Acceptance:

Signature

Printed Name

Title

Signature

Printed Name

Title



EMCOR SERVICE/ Mesa Energy Systems, Inc. Building Services Agreement

Date

Date

Control Maintenance Features:

Scheduled Inspections:

EMCOR Service will visit your facility on a routine schedule to perform inspection tasks on your Control system that include the following as applicable:

- Graphic Inspection
- Front-end Stability
- Communication Performance
- Back-up Database
- Software changes, adjustments

Preventive Maintenance Actions:

During scheduled inspection visits, EMCOR Service will provide pro-active hands-on maintenance services designed to improve equipment operations, increase efficiency, minimize breakdowns and prolong equipment life. These services are also defined in *Maintenance Tasking* and may include as applicable:

- Network test, Continuity
- Review Outstanding Hardware Issues
- DCU Controller Diagnostics
- Software/hardware conditions

Priority Service:

PERALTA COMMUNITY COLLEGE DISTRICT will receive priority service over all non EMCOR Service maintenance customers. Any service request generated by your company will be placed in high priority status based on type of call and day/time of request.

Preferred Customer Discounts:

As an EMCOR Service maintenance customer, PERALTA COMMUNITY COLLEGE DISTRICT will receive a discounted rate for all service and repair labor over non-maintenance customers.