

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

ITEM #

ITEM TITLE:

Consider Approval to Accept a Proposal from EMCOR Service, Mesa Energy Systems, Inc. to Provide DDC (Direct Digital Controls) at the College of Alameda Gymnasium

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to accept a proposal in the amount of \$39,771 from EMCOR Service, Mesa Energy Systems, Inc. to provide and install new DDC (direct digital controls) for the College of Alameda Gymnasium.

ITEM SUMMARY:

The current renovation of the Weight Room and Men's Locker Room (College of Alameda Modernization and Short-Term Project) will provide new heating and ventilation equipment to Building G. The only area of Building G that is remaining on the old pneumatically controlled equipment is the Gymnasium. This work will furnish and install new DDC controls to the Gymnasium, allowing the HVAC equipment to be monitored and remotely controlled through the central Delta Building Management System (BMS), which is the District standard. Such controls will result in both comfort improvements (HVAC) while addressing safety concerns (lighting), as well as optimizing energy consumption.

BACKGROUND/ANALYSIS:

Due to the proprietary nature of the Delta BMS, only EMCOR as Delta Controls' local technical representative is authorized to perform maintenance and repair functions on the system. 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 requested to accept a proposal in the amount of \$39,771 from EMCOR Service, Mesa Energy Systems, Inc. to provide and install new DDC (direct digital controls) for the College of Alameda Gymnasium.

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, College of Alameda, "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 _____

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: July 15, 09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: July 15, 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: _____ Date: _____
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: 7/15/09
Elihu Harris, Chancellor



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June 21, 2009



Attention: Olivia Rocha
Olive Construction Mgmt Inc.

Reference: Peralta Community College District
Field Instruction No. 1/Gym AHU Add

Executive Summary:

EMCOR Service, Mesa Energy Systems Inc. is pleased to present this proposal for the additional scope of work associated with Field Instruction #1 and controls for the (2) additional Gym AHU's. This proposal is based on project plans as dated 3/16/2009. This proposal is based on Field Instruction #1 dated 5-29-09 and Revision #1 drawings dated 5-20-09.

Scope of Work:

1. Furnish and install Delta Controls for (7) new VAV boxes and associated sensors and control points as shown on MP2.01 and MP2.02.
2. Furnish and install Delta Controls for the additional control dampers, associated pressure sensors and CO2 sensors as shown on MP2.01, MP2.02 and M7.01.
3. Furnish and install Delta Controls to replace the existing controls for the Gym Air Handling Units, AHU S5 & S6. Scope of work includes all points as provided in your 6-11-09 email.
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:
 - 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 overtime labor due to material or equipment delays by others.
 - D. Provisions for motor starters, water flow meters or refrigerant monitoring equipment.
 - E. Provisions for painting, patching, ceiling tile replacement, core drilling, or roof penetrations.
 - F. Provisions to interface the BMS system to any other existing system in stated above.

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LICENSE #611215

AN EMCOR GROUP COMPANY

- G. Provisions for work, testing, or inspection outside of the scope of work as listed above.
- H. Provisions for any underground raceways and trenching.
- I. 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 above is as follows:

Labor – \$24,003.00

Materials – \$15,768.00

Total Cost for above Scope of Work: \$ 39,771.00

Thank you for the opportunity to provide pricing for the additional scope of work associated with 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,



Brad Cox
EMCOR, Mesa Energy Systems Inc.

CC: Project File