

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 12, 2013**

ITEM TITLE:

Consider Approval to Enter into a Contract with American Air Conditioning, Plumbing & Heating (American Air) for Emergency Repairs to Replace the Boiler Room Valves at Laney College and Gas Shut-Off Valves in the Laney Theater

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to Enter into a Contract with American Air Conditioning, Plumbing & Heating (American Air), in the not-to-exceed amount of \$9,981.

ITEM SUMMARY:

This contract involves American Air Conditioning, Plumbing & Heating to repair broken equipment in the Boiler Room at Laney College and Laney Theater. These repairs are needed because the existing equipments have outlived its usefulness and must be replaced.

The scope of work includes the following:

- Repair three (3) 2" valves on the manifold and add a 2" shut-off valve on the industrial water riser in the Laney Boiler Room. A total of four (4) valves will be replaced.
- Remove and replace a leaking 1-1/4" shut off valve in the Laney Theater.

Board approval is necessary because the vendor's fiscal year work to-date totals \$46,701, which exceeds the annual \$25,000 service threshold for General Funds maintenance work.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

District Maintenance General Funds.

BACKGROUND/ANALYSIS:

American Air has entered into an Agreement with the District, and already completed the following scope of work:

1. Performed various HVAC and plumbing tasks at Merritt College under an ICC in the amount of \$7,272.
 - Additional work was added to furnish and install two back draft dampers in the relief plenum for exhaust fan #3 serving the third level in Building Q in the amount of \$3,016.
 - Repair four leaking elbows in the aged underground hot water heating infrastructure piping totaling \$2,960.
 - Install backflow preventer for the horticulture greenhouse watering system in the amount of \$1,296.
2. Provided a new three-ton wall mounted HVAC unit for the campus IT Server Room in the amount of \$14,900.
3. Replaced obsolete ventilation in the amount of \$14,548 for Building Q at Merritt College.

The approval of this current request in the amount of \$ 9,981 will bring American Air's total work this fiscal year to \$46,701.

DELIVERABLES AND SCOPE OF WORK:

American Air Conditioning, Plumbing & Heating shall repair broken equipments in the Boiler Room at Laney College and Laney Theater as identified in the Item Summary.

ANTICIPATED COMPLETION DATE:

June 30, 2013

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ NO X

COMMENTS:

None

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

(****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: January 30, 2013
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: January 30, 2013
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: Ron Gerhard Date: 2-8-13
Ron Gerhard, 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 Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Jose M. Ortiz Date: 2-5-13
Dr. José M. Ortiz, Chancellor