

**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 Carrier Corporation to Provide Repair Services on the Chillers at Laney College.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to enter into a contract with Carrier Corporation (Carrier), in the not-to-exceed amount of \$19,832.

**ITEM SUMMARY:**

Under this contract, Carrier will repair the two primary chillers on campus. Each requires the replacement of firmware necessary for their operation. This contract is necessary because the chiller units are nearing their 20 years limit. Also, during an annual inspection and repairs on the chillers, the vendor's technician found and identified leaks on chillers. Any leak found on an HVAC unit must be reported to the Bay Area Air Quality Management District (BAAQMD) within 14 days. Further, a faulty ISM control modular board on chiller #2 was discovered. The chillers have corroded condenser water side pressure transducers. All these repairs are needed for these chillers to be operable and necessary to condition/cool various spaces on campus, including classrooms, on warm days.

**Carrier will return the chillers to proper operating conditions. The following scope of work will be performed:**

- Replace the faulty ISM control modular board on chiller #2
- Repair the leak on chiller #2
- Replace four (4) pressure transducers, two (2) chiller #2, and two (2) on chiller #1
- Check in an out with customer
- Lock/out tag/out and secure safety on the work site
- Transfer refrigeration from chiller #2
- Repairs leak found at the pressure relief valve on chiller #2
- Provide and install one (1) new ISM control module board for chiller #2
- Provide and install four (4) new condenser water side pressure transducers. (Two (2) for chiller #1 and chiller #2)
- Test chiller #2 for any additional leaks
- Re-transfer refrigerant to chiller #2
- Start and test for proper operation

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

General Fund (Maintenance and Operations).

**BACKGROUND/ANALYSIS:**

Carrier is most familiar with these air conditioning units of their manufacture and has been providing quality chiller maintenance and repair services to the District for many years successfully. These repairs are necessary to condition/cool various spaces on campus, including classrooms, on warm days.

Board approval is necessary because this work along with previous such work during this fiscal year exceeds the annual \$25,000 service threshold for General Funds maintenance and operational work. The vendor's fiscal work-to-date of \$15,590 and including this contract request, the total not-to-exceed contract amount will be \$35,422.

**DELIVERABLES AND SCOPE OF WORK:**

Carrier will replace three computer modules and six faulty pressure transducers on Laney's chillers while also repairing a hydraulic leak.

**ANTICIPATED COMPLETION DATE:**

April 30, 2013

**ALTERNATIVES/OPTIONS:**

No reasonable alternatives for this contracted period.

**EVALUATION AND RECOMMENDED ACTION:**

Approval of this contract.

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

YES \_\_\_\_\_ No   X  

**COMMENTS:**

If this contract is not approved reduced comfort cooling may have possible impacts on other departments and classrooms.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?**

Vice Chancellor Ikhara

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

**DOCUMENT PREPARED BY:**

Prepared by: Robert Beckwith

Date: January 31, 2013

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq Ikharo

Date: January 31, 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