

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 Ikharo

(*****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: _____ Date: _____
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: _____ Date: _____
Dr. José M. Ortiz, Chancellor



600 McCormick Street, Suite B
San Leandro, CA 94577
Phone: (510) 347-2000 FAX: (510) 347-2099
California Contractors License #499642

Turn to the Experts.
November 8, 2012

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

Attention: Robert Beckwith, Facilities Manager
Subject: Carrier chiller #1 (ISM controls module) and VFD module Chiller #2
Location: Laney College

Dear Mr. Beckwith,

Carrier is pleased to provide the labor, parts and material to replace the faulty ISM controls module on the existing Carrier chiller #1 and replace the VFD module on chiller #2 (Will replace with chiller #3's module) at Laney College in Oakland, California.

Scope of work to be performed:

- Check in and out each day.
- Lock/out Tag/out and secure safety on the work site.
- Provide and install one (1) new factory ISM controls module for chiller #1.
- Replace chiller #2's VFD module with chiller #3's on site.
- (Laney College will have to provide Lock/out tag/out on chiller #2 and #3 breaker)
- Program VFD as needed.
- Calibrate chiller #2.
- Start and check for proper operation on both chiller #1 and #2.
- Straight time labor
- (90) labor warranty and (1) year parts warranty on ISM module for chiller #1.

Contract Price:..... \$8,966.00 *

Excluded:

- Overtime labor
- Extended warranties
- Building controls
- Existing chiller issues
- Any repairs or parts not mentioned above
- Anything other than stated above

*SEE ATTACHED 11/13/2012 17:27:10

Thank you for choosing Carrier Corporation to assist you with your HVAC needs. If you have any questions or concerns please do not hesitate to call me at (510) 347-2022.

Sincerely,

Carrier Commercial Service
Sofa Kyriakopedi
Area Sales/Account Manager
E-mail: Sofoklis.Kyriakopedi@carrier.utc.com

Accepted by: _____

Purchase Order #: _____ Date: _____

Note: This proposal is subject to Carrier Terms and conditions



600 McCormick Street, Suite B
San Leandro, CA 94577
Phone: (510) 347-2000 FAX: (510) 342-2099
California Contractors License #489642

Turn to the Experts.

May 22, 2012

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

Attention: Robert Beckwith
Subject: 19XRV Chiller #1 and Chiller #2
Location: Laney College

Dear Mr. Beckwith,

Carrier Corporation is pleased to provide you with this quote for the labor, parts and material to replace the faulty ISM control module board on chiller #2, repair the leak found on chiller #2 and replace four (4) pressure transducers two (2) chiller #2 and two (2) on chiller #1 at Laney College in Oakland, California.

Findings: During our annual repairs on chiller #1 and chiller #2 our technician identified a leak on chiller #2 at the pressure relief valve. Any leak found on an HVAC unit must be reported within 14 days per the BAAQMD. Our technician also found a faulty ISM control module board on chiller #2. Also, chiller #2 and chiller #1 have corroded condenser water side pressure transducers. All of these repairs are needed for these chillers to be in proper operating conditions.

Scope of work to be performed:

- Check in and out with customer.
- Lock/out tag/out and secure safety on the work site.
- Transfer refrigerant 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 for chiller #1 and chiller #2)
- Evacuate chiller #2.
- Test chiller #2 for any additional leaks.
- Re transfer refrigerant to chiller #2
- Start and test for proper operation.

Contract Price:..... \$9,866.00

Note: All repairs include a (90) labor warranty and (1) year parts warranty

Excluded:

- Overtime labor
- Any repairs or parts not mentioned above
- Anything other than stated above

Thank you for choosing Carrier Corporation to assist you with your HVAC needs. If you have any questions or concerns please do not hesitate to call me at (510) 347-2022.

Sincerely,

Carrier Commercial Service

Safa Kariakopelli

Area Sales/Account Manager

Note: This proposal is subject to Carrier Terms and conditions

Accepted by: _____

Purchase Order #: _____ Date: _____



DEPARTMENT OF GENERAL SERVICES—PROJECT

EVALUATION FORM

Vendor: Carrier Corporation
Vendor No.: 508157 **Date:** August 17, 2012

This evaluation form is to be used by the Department of General Services and external Project Managers and Construction Managers to evaluate all projects including Consultants contracts.

The Department of General Services recognizes that Consultant cannot improve or sustain good performance without project-specific constructive feedback. This evaluation is to provide constructive feedback and will be kept on file for review for future consultant selection.

Interim evaluations are used to give timely performance feedback, and allows opportunity for performance modification to ensure the project's success.

Final evaluation is used for future Consultant selection, and helps the District's General Services Department develop and hire the best possible firms.

PROJECT INFORMATION

Project No:	ICC 12034	Project Name: Repair Laney Chillers	
Project Start Date:	6/8/2012	Location of Project: Laney	% Complete: 100%
Scope of Work: Inspect, maintain and repair Laney chillers #1 & #2.			
Type of Work:	Maintenance and Repair	Facilities Project Manager:	R. Beckwith
Firm Name:	Carrier	Consultant Project Manager:	N/A
Evaluation Date:	August 17, 2012	Evaluation Type: (Check one)	<input type="checkbox"/> Interim or <input checked="" type="checkbox"/> Final

RATING SYSTEM DEFINITIONS

Scale	Rating Name	Rating Description
5	Outstanding	Deliverables exceed standards with minimal District General Service's direction; seeks opportunities for self-improvement; models, coaches and inspires excellent service; owns project problems and offers analysis of resolution options.
4	Great	Deliverables exceed standards with some District General Service's direction; frequently checks in on status of service and provides consistent quality service; identifies project problems in advance and offers timely alternative options.
3	Good	Deliverables meet standards with some District General Service's direction; provides expected service and quality checks required by the contract; helps to analyze and resolve problems as they occur.
2	Improvement Needed	A comment is required. Deliverables eventually meet minimum standards with frequent District General Service's coaching required; provides mediocre service, rarely checking for feedback; unaware of problems until discovery by others, then provides weak solution analysis.
1	Unacceptable	A comment is required. Deliverables are substandard even with frequent District General Service's coaching; rarely provides expected service and no quality service checks are evident; unaware of

CAPITAL PROJECTS

	problems until discovery by others, then unable to provide analysis or resolution options.
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GENERAL MANAGEMENT

Complete this section for all services

	<u>Score</u>	<u>Comment</u>
1) RESOURCES —Manages resources effectively including, sub-consultants, schedules meetings and provides progress reports, and milestones.	5	Resources were appropriately applied
2) QUALITY CONTROL —Provides quality control throughout the project. Follows the District's standards. Implements a quality control/assurance plan for the project.	5	This project was completed as defined.
3) COMMUNICATION — Communicates effectively with the Project Team, Sub-consultants, Stakeholders, District Management, and at meetings.	5	Laney assistant chief engineer Don Rosete was continually aware of progress.
4) BUDGET —Manages budgets effectively. Brings projects in within budget. Reviews all invoices and makes sure proper scope of work is addressed on invoices, and submits invoices on time.	5	All work was completed within budget.
5) MANAGEMENT —Manages the contract and modifications. Negotiates change orders in a fair collaborative and open manner.	4	No change orders.
6) POLICY —Understands and conforms to the District's General Services policies, procedures, standards, manuals of instruction, and if applicable any State-Aid requirements.	5	Worked within District guidelines.
7) SCHEDULE —Develops and meets a realistic schedule for the project and scope of services.	4	This non-priority project was appropriately scheduled.
8) OPERATION —Reviews drawings/specifications and works with Project Manager to mitigate exposure to change orders. Understands the entire project scope and work to makes sure sub-consultants understand the scope.	5	Although no drawings were developed by the District for this project, Carrier understood the project well and properly executed it.
9) PROVIDES SOLUTIONS —Proposes innovative solutions to Design & Construction Challenges.	N/A	No challenges occurred.
10) TEAMWORK —Works effectively with project team members and stakeholders.	5	Worked in unison with the District engineers at Laney.
TOTAL FOR GENERAL MANAGEMENT	43	

ENVIRONMENTAL SERVICES

Complete this section if this contract is for environmental services.

	<u>Score</u>	<u>Comment</u>
1) QUALITY —Prepares quality environmental documents.		
2) FOLLOWS THE LAW —Understands and conforms with state and local laws regarding environmental services.		

CAPITAL PROJECTS

3) COLLEGE INVOLVEMENT —Involves the Colleges with regard to environmental issues. Makes sure Colleges are informed.		
TOTAL FOR ENVIRONMENTAL SERVICES		

DESIGN SERVICE

Complete this section if this contract is for design services.

	<u>Score</u>	<u>Comment</u>
1) DESIGN PROCESS —Follows the District’s General Services Design Process and is knowledgeable of Federal/State/Industry design standards.		
2) DESIGN GOALS —Design to the District’s needs, and fulfills project mitigation commitments for any environmental, right of way, utility, etc. requirements.		
3) CONTENT SOLUTION —Design connect with the College values and the build environment. Design meets the Districts Standards.		
4) DELIVERABLES —Develops quality plans, specifications, estimates, reports, meeting minutes.		
5) INNOVATION —Delivers a product that effectively applies innovative solutions to project challenges within the project requirements (scope, schedule, and budget).		
6) OUTSIDE AGENCIES —Works effectively with State & Local Agencies.		
TOTAL FOR DESIGN SERVICES		

CONSTRUCTION ENGINEERING MANAGEMENT

Complete this section if this contract is for construction engineering management.

	<u>Score</u>	<u>Comment</u>
1) PARTNERS —Effectively partners with Contractor, District General Services, District Consultants (AOR, IOR), State (DSA), Local Agency, Utility Firms, and adjacent property owners to work solutions to Design & Construction Challenges.		
2) INSPECTION AND TESTING —Performs and documents in a timely manner quality materials testing and inspections consistent with District’s General Services standards.		
3) OVERSIGHT —Ensures Contractors complies with the construction contract.		
4) WORKING ENVIRONMENT —Monitors and supports a SAFE work environment for project personnel and the public.		
5) CONTRACT ADMINISTRATION —Provides timely and accurate contract administration. Processes change orders, and payments on-time, reviews project documentation.		
6) CLOSEOUTS —Provides timely and accurate closeout process with state and local agencies.		
TOTAL FOR CONSTRUCTION ENGINEERING SERVICES		

OVERALL EVALUATION COMMENTS/FEEDBACK

Director of Capital Projects Comments/Feedback: Carrier performed as desired. -RWB, Director of Facilities and Operations	
Facilities Project Manager Feedback: How likely is it you will select this consultant for future projects? Check One: <input checked="" type="checkbox"/> Very Likely <input type="checkbox"/> Likely <input type="checkbox"/> Maybe <input type="checkbox"/> Unlikely (Explain) <input type="checkbox"/> Very Unlikely (Explain)	
Consultant Project Manager Comments/Feedback: N/A (no Consultant PM was utilized).	
Overall Evaluation Score:	43 out of 45

APPROVAL SIGNATURES

1. Project Manager

X

Signature

R. W. Beckwith

Print Name

8/17/2012

Date

x7269

Phone

2. Director of Capital Projects

X

Signature

~~Robert Dias~~ RW Beckwith

Print Name

8/17/2012

Date

510 466-7213

Phone

3. Vice Chancellor of General Services

X

Signature

Dr. Sadiq B. Ikharo

Print Name

8/17/12

Date

510 466-7336

Phone