

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

ITEM TITLE:

Consider Approval to Enter into a Contract Award for the Fire Pump System Replacement Project at Laney College Tower (Administration Building) (Bid No. 12-13/13), Value Fire Protection, Inc. (VFP)

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into a Contract Award with VFP for the Fire Pump System Replacement Project at Laney College Tower (Administration Building) (Bid No. 12-13/13), in the not-to-exceed amount of \$95,000.00.

ITEM SUMMARY:

Under this contract, VFP will perform all work per the contract document prepared by YHLA Architect's sub-consultants, ZARI Consulting Group (a fire protection engineer) and Zeiger Engineers, Inc. (an electrical consultant). The existing pump was originally installed when the building was constructed in 1981. During the annual functional testing of the pump controller on November 11, 2011, the test report concluded that the existing pump and controller failed the test. For the fire pump and related systems, none of the Type II standpipe hose cabinets had hoses installed, and some of the valves were removed and plugged. Further, the current fire pump main power circuit breaker is rated at 100 amperes. A 145 ampere breaker is required by the 2010 National Fire Protection Association (NFPA 20 Table 9.5.1.1) for a 20 horsepower fire pump. This report calls for a new 150 ampere circuit breaker to be installed at the main electrical power panel. The existing wiring to the controller has been found to be adequate to accommodate this upgrade. There currently is no jockey pump installed in the existing fire pump configuration.

The new pump and electric driver will provide an approximate 45 p.s.i. boost to the Oakland water supply system pressure of approximately 64 psi static. The electric driven fire pump will be provided with backup power via the building's generator located in the same room, adjacent to the fire pump. The existing fire pump system is monitored and controlled by an unlisted fire pump controller located inside the pump room. The new fire pump system will be provided with a new compatible listed controller that meets current California Building Code and NFPA 20 requirements.

This project will also require a new fire pump to be installed in the pump room in the basement level of the building. Under this contract, the construction work comprises of removing and replacing the existing fire pump system, repairing or upgrading other connected equipment.

The scope of work per the construction drawing includes:

- Replacing the existing fire pump system in the nine story high-rise building

- Programming, testing and commissioning of the new system
- Connecting to existing systems and install new fire pump and controller
- Restoring Type II hose cabinets to their functional purpose and replace all valves and hoses in hose cabinets with new
- Adding of equipment or components is required to restore the system, all equipment and components shall be new
- Installing a new jockey pump to maintain the pressure within the system and eliminating the need for the fire pump to cycle on and off from random, normal variations in the system pressure
- Adding a new 150 ampere circuit breaker at the main electrical power panel

A formal request for bids (Bid No. 12-13/13) was conducted for this project, and a mandatory pre-bid conference and site visit occurred on January 29, 2013. The bid opening was held on March 4, 2013. Two (2) bids were received, as follows:

CONTRACTOR	LOCATION	TOTAL BID
Value Fire Protection, Inc. (VFP)	San Francisco, CA	\$95,000.00
Walschon Fire Protection Inc.	San Jose, CA	\$96,629.00

The lowest responsive and responsible bidder was VFP, in the not-to-exceed amount of \$95,000.00. It should be noted that this project is highly specialized, requiring for a C-16 licensed contractor to perform and test the installation.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, approved by the voters in Peralta’s constituency and authorized under in Resolution 05/06-45, Exhibit A-1, District-Wide, support services for the “acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District.”

BACKGROUND/ANALYSIS:

A functional testing to the existing pump and controller was completed to determine the weakness, operability, and need of the existing pump system. The result helped to develop the construction drawing. This Fire Pump System Replacement Project is the second phase of the Laney Tower Phase 2 project. The Laney Tower Phase 2 project consists of four (4) phases: Phase 1-Design and Construction Drawing Preparation, Phase 2-Fire Pump Replacement, Phase 3-Glass Replacement, and Phase 4-Electrical Switch Gear Repair and Maintenance. The project manager(s) conducted a mandatory pre-bid job walk with two (2) well respected companies: VFP and Walschon Fire Protection Inc. The lowest responsible and responsive bid was submitted by VFP, in the amount of \$95,000. Approval will allow the project modernization to happen more quickly and ensure project completion will meet the proposed construction project schedule.

DELIVERABLES AND SCOPE OF WORK:

For deliverables, VFP will remove the existing pump system, install and replace the existing fire pump in the building per the contract documents prepared by ZARI Consulting Group and Zeiger Engineers, Inc. Additionally VFP will install and replace other connected equipment to comply with the 2010 NFPA 20 requirements. The procured goods for the construction work are included in the contract amount.

ANTICIPATED COMPLETION DATE:

June 2013

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to award this contract to VFP for the Fire Pump System Replacement Project at Laney College Administration Building (12-13/13), in the amount of \$95,000.00.

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

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

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: March 5, 2013
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: March 5, 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: Ronald Gerhard Date: 3-8-13
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: Thuy Thi Nguyen Date: 3-8-13
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: José M. Ortiz Date: 3-5-13
Dr. José M. Ortiz, Chancellor