

**PERALTA COMMUNITY COLLEGE DISTRICT  
Board of Trustees Agenda Report  
For the Trustee Meeting Date of March 25, 2014**

**ITEM TITLE:**

Consider approval to enter into a contract with EMCOR Services/Mesa Energy Systems for Laney College Central Plant Chiller Repair.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to enter into a contract with EMCOR Services/Mesa Energy Systems to repair the Central Plant Chiller at Laney College, in the amount not-to-exceed \$43,956.

**ITEM SUMMARY:**

Laney College central heating and cooling plant has three existing chillers for cooling. One of the three existing chillers is not working, and needs to be repaired. If the existing chiller is not repaired and brought back on line, then there will not be enough cooling capacity to cool the campus buildings during warm days. EMCOR will provide the following scope of work:

- Disconnect and remove existing chiller variable frequency drives (VFD);
- Inspect water actuator valves and provide recommendations;
- Furnish and install one (1) new VFD;
- Furnish and install one (1) new integrated chiller control module;
- Furnish and install one (1) transducer;
- Furnish and install electrical, wiring, conduit, connectors and materials needed to facilitate the installation of the new VFD;
- Provide factory certified start up on VFD;
- Provide a 3 year parts and labor warranty with factory start up; and
- Provide start up, log operation, and verify proper operation.

In compliance with the Public Contract Code, Section 20651, an informal competitive bidding was conducted for this professional service. Three (3) written quotes were received from the following contractors:

<b>CONTRACTOR</b>	<b>LOCATION</b>	<b>TOTAL BID</b>
<b>EMCOR Services</b>	<b>Oakland, CA</b>	<b>\$43,956</b>
American Chiller Services	San Leandro, CA	\$52,250
Carrier Corporation	San Leandro, CA	\$56,418

The lowest responsive and responsible bidder was EMCOR Services, in the not-to-exceed amount of \$43,956. The Chancellor recommends approval.

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

District General Funds and State One Time Matching Funds

**BACKGROUND/ANALYSIS:**

Board approval to accept this proposal is required because we need to provide a comfortable environment for students, faculty and staff, and to help maximize student retention.

**DELIVERABLES AND SCOPE OF WORK:**

EMCOR Services/Mesa Energy Systems will repair and test the chiller so it can operate at full capacity when needed.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date is May 30, 2014.

**ALTERNATIVES/OPTIONS:**

Not Applicable

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended to accept a proposal from EMCOR Services/Mesa Energy Systems to repair the one chiller at Laney College Central Plant.

**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  
Vice Chancellor of General Services

Date: March 12, 2014

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

Date: March 12, 2014

**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: Susan Rinne  
Susan Rinne, Interim 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  
Thuy Thi Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: José M. Ortiz  
Dr. José M. Ortiz, Chancellor



Peralta Community College District

# Bid Recapitulation Form

Requisition order # \_\_\_\_\_ College LANEY COLLEGE

Date: 2-27-14 Vendor Selected EMCOR SERVICES

Vendor Fax Number that Purchase Order should be fax to: (570) 670-1698

Purchases from \$10,000 to \$81,000 require at least three written quotations and must be summarized on this form. List all bids obtained from all vendors including the vendor selected and any vendors who declined to bid. **Attach all written bids to this form.**

Bidder	Amount
1. <u>EMCOR SERVICES</u>	<u>\$ 43,956<sup>00</sup></u>
2. <u>AMERICAN CHILLER</u>	<u>\$ 52,250<sup>00</sup></u>
3. <u>CARRIER</u>	<u>\$ 56,418<sup>00</sup></u>

Comments: EMCOR SERVICES WAS SELECTED AS THEY ARE THE LOWEST RESPONSIBLE BIDDER

Does the successful vendor meet the District's definition of a SLBE or SELBE? If so please check the below and forward a copy of the SLBE/SELBE Self Certification Affidavit to the Vendor. Bids from firms that meet the District's definition of SLBE or SELBE bid can be 5% higher than the lowest responsible bidder and still be awarded a contract.

Is the vendor a: SLBE \_\_\_\_\_ SELBE \_\_\_\_\_ None X

You must attach a sole source letter from any vendor to the requisition for the purchases for goods or services available from only one (1) vendor.

All purchases over \$81,000 and construction projects over \$15,000 require formal bidding.

[Signature] 2-27-14  
Signature of person receiving bids Date

\_\_\_\_\_  
Campus Business Manager Date

\_\_\_\_\_  
Purchasing Officer Date



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**INTEROFFICE MEMO**  
**Department of General Services**

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**DATE:** February 26, 2014

**TO:** Dr. Jose M. Ortiz, Chancellor

**FROM:** Dr. Sadiq B. Ikharo, Vice Chancellor of General Services

**RE:** Approval of ICC #20351 – VFD Replacement—Chiller #3, Laney College

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The service provided will be the replacement of the failed Variable Frequency Drive and repairs to Chiller #3 at Laney College. The VFD controls the start/stop and cooling capacity of the chiller. Failure to perform the VFD replacement and repairs will result in Chiller #3 remaining off line, reducing available cooling capacity and creating an uncomfortable environment for staff and students, possibly affecting the work and learning environment.

Quotes were requested from 3 companies, the results were as follows:

1.) Emcor Services	\$43,956.00
2.) American Chiller Services	\$52,250.00
3.) Carrier Corporation	\$56,418.00

Emcor Services was selected as their quote was the least expensive. Emcor has been a vendor for PCCD for quite some time providing excellent service at reasonable prices.

Your approval is requested to accept the attached Independent Contractor/Consultant Services Contract (ICC #20351) for Emcor Service/Mesa Energy Systems in the amount of \$43,956.00.

Budget Codes: 5-61-163-5881-651000-0898-00

Thank you for your consideration.



***Proposal For:***

**CHILLER #3 REPAIRS  
PERALTA COMMUNITY COLLEGE DISTRICT (LANEY CAMPUS)**

***Presented To:***

**Kirk Schuler  
Chief Stationary Engineer  
333 East 8<sup>th</sup> St.  
Oakland, CA 94606**

***Prepared By:***

**Jeremy Ransom  
Account Manager  
510-825-4944  
Northern California**



**24051 Amador Street  
Hayward, CA 94544**

**Date: January 17, 2014**

**Proposal: 14-4052**

**Technical proposal – Chiller #3 Repairs and inspection:**

EMCOR Services / Mesa Energy Systems is please to provide a proposal for repair issues identified on the Carrier Chiller #3 Model 19XR located on the Laney campus.

➤ **Scope of services:**

- Disconnect and remove existing chiller VFD.
- Inspect water actuator valves and provide recommendations.
- Furnish and install one (1) new ABB VFD.
- Furnish and install one (1) new integrated chiller control module (ISM).
- Furnish and install one (1) transducer.
- Furnish and install electrical, wiring, conduit, connectors and materials needed to facilitate the installation of the new VFD. (See note below\*)
- Factory certified start up on VFD.
- 3 year parts and labor warranty with factory start up.
- Provide start up, log operation, and verify proper operation.

➤ **Exclusions:**

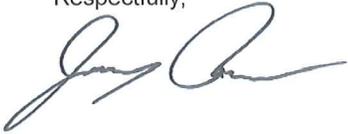
- \* It should be noted that the existing VFD has reactors in parallel to provide mitigation for harmonics caused by the electronics of the VFD. As the new ABB VFD's provide them internally to maximize mitigation, this proposal will include demo of existing conduit and wire leaving the existing enclosure and reactors and will abandon in place.
- All work is to be performed during normal business hours, unless otherwise approved.
- All work shall be installed in compliance with all local, state and federal codes.
- This proposal is based upon having free and clear access to all work locations.
- Provisions for work, testing, or inspection outside of the scope of work as listed above.
- All wiring shall be in compliance with the National Electric Code Book, state and local codes; we assume the ability to use plenum rated cable in concealed spaces.
- Excludes main electrical upgrades or modifications.
- Excludes plumbing and any upgrades or modifications.
- Bonds and permits are excluded but may be obtained for an additional fee.

Should upon performance of the above scope of work, it be noted that any additional labor and materials are required to place the equipment in proper operational order, you will be notified and your approval obtained prior to proceeding.

**Price for above scope of work:** **\$43,956.00**

Thank you for the opportunity to submit this offer. We look forward to working with you on this and future projects. Please feel free to contact us with any questions and/or concerns you may have.

Respectfully,



Jeremy Ransom  
Account Manager

**Client acceptance of proposal:**

**Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name and Title:** \_\_\_\_\_



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**Submitted by: Tony Georgia  
Dynalectric (Los Angeles)**  
*We are setting a transformer onto the equipment pad that will feed stacked refrigerated containers. These containers will stack in the steel structures shown in the background and plug into electrical outlets.*



**Submitted by: Tony Georgia  
Dynalectric (Los Angeles)**  
*Los Angeles International Airport  
We installed the conduit inside this electrical room.*

EMCOR represents a rare combination of broad reach with local execution, combining the strength of an industry leader with the knowledge and care of 170+ locations.

The 29,000+ skilled employees of EMCOR have ranked the company, in the eyes of leading business publications, among the "World's Most Admired" and "Best Managed."

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*Large Tonnage Air  
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CA Lic. No. 605046  
 NV Lic. No. 0035255  
 ID Lic. No. HVC-C-10073

## Proposal

(36637)

February 4, 2014

**Peralta Community College District**  
**Department of General Services**  
 333 East 8<sup>th</sup> Street  
 Oakland, CA 94606  
 Attn: Mr. Kirk Schuler

**Re: VFD Replacement – Chiller 3 – Laney College**

Dear Mr. Schuler:

Per your request, we have prepared our proposal for mechanical services at your facility.  
 This work is quoted for straight time. We quote as follows:

### Scope of Work:

- Coordinate work with Peralta College personnel
- Lock out tag out power for chiller vfd replacement
- Disconnect power and control wiring and label terminations
- Rig to remove the failed drive, Rig to install the new drive
- Furnish and install (1) New Fuji Variable Frequency drive in the existing vfd enclosure
- Connect power and control wiring needed for operation
- Furnish and install (1) New ISM Chiller Control Module
- Furnish and install (1) New Chilled Water Actuator
- Furnish and install (1) New Condenser Water Actuator
- Furnish and install (1) New Chiller Transducer
- Commission VFD and set all parameters and calibrate controls
- Verify proper operation and clean worksite
- Standard 1 year labor and material warranty applies, 3 year parts warranty on VFD
- Provide detailed reports on all work completed

**For this service we quote \$52,250.00 complete**

ACS has vast experience and expertise with this type of retrofit work. If you have any questions, or need anything else from me please let us know. We look forward to serving you in this capacity.

Respectfully,  
 American Chiller Service, Inc.

Stacey R Wallace

PO: \_\_\_\_\_

Accepted by: \_\_\_\_\_  
 Peralta Community College District

Contractors Licenses: CA: 605046 C-4/C-20/C-38/D-58 NV: 0035255 C-21 ID: HVC-C-10073

Payment to be made as follows: Net 30 Days All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. All work is covered by a one year parts and labor warranty unless otherwise specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay beyond our control. American Chiller Service or Customer can terminate with one month written notice to the other party. Owner to carry fire and other necessary insurance. Our workers are fully covered by worker's compensation insurance. Pricing is valid for 90 days from date of proposal.

Sacramento  
 Bay Area  
 Modesto  
 Reno / Tahoe  
 Boise  
 Mailing Address

11328 Sunrise Gold Circle, Rancho Cordova CA 95742  
 743 Thornton Street San Leandro CA 94577  
 931 Reno Ave., Suite A Modesto CA 95351  
 745 E. Greg Street, Suite 5 Sparks NV 89431  
 11523 Fairview Ave. Boise ID 83713  
 P.O. Box 1887 Rancho Cordova CA 95741-1887  
 Website: [www.americanchiller.com](http://www.americanchiller.com)

Phone: (916)457-7800  
 Phone: (510)686-1111  
 Phone: (209)557-0111  
 Phone: (775)322-9900  
 Phone: (208)287-3777  
 Toll Free: (800)916-2445

Fax: (916)731-8100  
 Fax: (510)686-1234  
 Fax: (209)557-0123  
 Fax: (775)322-9929  
 Fax: (208)287-3770

E-Mail: [info@americanchiller.com](mailto:info@americanchiller.com)



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.

May 31, 2013

Peralta Community College District  
333 East 8<sup>th</sup> Street  
Oakland, Ca 94606

Attention: Dr. Sadiq B. Ikharo  
Subject: Chiller #3 repairs  
Location: Laney College

Dear Dr. Sadiq,

During our recent service on chiller #3 our technicians have identified several problems with chiller #3. Issue #1: The existing VFD was found faulty and replacement parts are not available, because the VFD is obsolete. Issue #2: The ISM chiller module is not operating properly and needs to be replaced for chiller controls. Issue #3: The chilled water and condenser water actuator valves are not working and needs to be replaced for proper water flow. Issue #4: Chiller #3 has not had an annual service performed, filters replaced and condenser tubes brushed in over 3 years. Carrier Corporation is pleased to provide the labor, new VFD, new ISM Module, new actuators, annual service, tube brushing and materials for the repairs needed on chiller #3 at Laney College in Oakland, California.

### Scope of work to be performed:

- CHECK IN AND OUT WITH CUSTOMER.
- LOCK/OUT TAG/OUT AND SECURE SAFETY ON THE WORK SITE.
- DISCONNECT AND REMOVE THE EXISTING CHILLER VFD.
- DISCONNECT AND DISPOSE OF THE EXISTING CHILLER WATER AND CONDENSER WATER ACTUATORS.
- PROVIDE AND INSTALL ONE (1) NEW ABB VARIABLE FREQUENCY DRIVE (VFD).
- PROVIDE AND INSTALL ONE (1) NEW ISM CHILLER CONTROL MODULE.
- PROVIDE AND INSTALL ONE (1) NEW CHILLER WATER ACTUATOR.
- PROVIDE AND INSTALL ONE (1) NEW CONDENSER WATER ACTUATOR.
- PROVIDE AND INSTALL ONE (1) NEW CHILLER TRANSDUCER.
- PROVIDE AND INSTALL ALL ELECTRICAL, WIRING, CONDUITS AND MATERIAL TO MODIFY THE EXISTING ELECTRICAL FOR THE NEW VFD.
- STRAIGHT TIME LABOR
- (90) LABOR WARRANTY AND (2) YEAR VFD WARRANTY AND (1) YEAR ALL OTHER PARTS WARRANTY
- FREIGHT FROM THE FACTORY

### Scope of Annual scope of service:

- CHECK SAFETY/OPERATING CONTROLS
- CHECK REFRIGERANT CHARGE
- LOG CHW/BRINE IN TEMPERATURE
- LOG CHW/BRINE OUT TEMPERATURE
- LOG CHW/BRINE FLOW DELTA P
- LOG CHW/BRINE PUMP DELTA P
- LOG COOLER REFRIGERANT TEMPERATURE
- LOG COOLER REFRIGERANT PRESSURE
- LOG COOLER LTD
- LOG OIL LEVEL AND COLOR
- LOG CONDENSER WATER IN TEMPERATURE
- LOG CONDENSER WATER OUT TEMPERATURE
- LOG OIL PRESSURE DIFFERENTIAL



600 McCormick Street, Suite B  
 San Leandro, CA 94577  
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## Turn to the Experts.

### CHILLER ANNUAL SCOPE OF SERVICE CONTINUED FROM PAGE #1

- LOG MOTOR TEMPERATURE(S)
- CHECK APPROACHES THROUGH CALCULATION
- LEAK TEST ENTIRE UNIT
- CALIBRATE OPERATING CONTROLS
- INSPECT CONTACTORS
- TIGHTEN ELECTRICAL CONNECTIONS
- CHECK STARTER WIRING
- CALIBRATE MOTOR AMPS & VOLTS
- CHECK GAUGES / INDICATOR LIGHTS
- CALIBRATE CONTROLS AND VOLTAGE
- CALIBRATE FLOW SWITCHES/DEVICES
- REVIEW AND EVALUATE LOG READINGS
- LUBRICATE EQUIPMENT AS NEEDED
- BRUSH CONDENSER TUBES AND REPLACE GASKET
- REPLACE OIL FILTER
- REPLACE FILTER DRIER
- REPLACE IN-LINE OIL FILTER
- REMOVE OIL SAMPLE FOR ANALYSIS
- TEST FOR PROPER OPERATION.

Labor price:.....	\$14,811.00
Electrical price:.....	\$17,395.00
Freight price:.....	\$880.00
Parts and materials price:.....	\$21,469.72
Sales Tax:.....	\$1,932.28

**Total contract price:..... \$56,418.00**

**Note: Chiller #3 has been out of commission for 3 years. Please allow additional funds of up to \$20,000.00 for any additional repairs, replacement of parts and unforeseen issues that may be found during our repairs and service above.**





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.

### Excluded:

- Overtime labor
- Engineering or mechanical drawings
- New Refrigerant
- Any repairs or parts not mentioned above
- Cooler tube brushing
- Eddy current testing
- Extended warranties
- Electrical service upgrades
- Permit or permit fees
- Existing system conditions
- Building controls work or upgrades
- Unforeseen issues
- 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

*Sofa Kyriakopodi*

Area Sales/Account Manager

Accepted by: \_\_\_\_\_

Purchase Order #: \_\_\_\_\_ Date: \_\_\_\_\_

**Note:** This proposal is subject to Carrier Terms and conditions