

59 PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 27, 2015

ITEM TITLE:

Consider Approval to Implement an Agreement with Salas O'Brien to Pay 50 percent (50%) of the Approved Incentive from PG&E for Completing Energy Calculation Assistance and Analysis for Merritt College Central Plant Project.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to implement an agreement with Salas O'Brien to pay 50 percent (50%) of the approved incentive from PG&E for completing energy calculation assistance and analysis for Merritt College Central Plant Project, in the amount not-to-exceed \$29,796.

ITEM SUMMARY:

The District had previously entered into an agreement with Salas O'Brien to design and complete energy savings analysis. Under this agreement, Salas O'Brien completed applications to the CCC/IOU (California Community Colleges Investor Owned Utilities) statewide energy efficiency partnership program for energy savings due to the higher efficiency chiller, cooling tower running at lower ambient, and turbocor high efficiency chillers operating at the most efficient point. Inclusive in this agreement, Salas O'Brien would receive fifty percent (50%) of the approved incentive for their support and services. PG&E issued a \$59,591.24 incentive payment to the District for energy savings on September 30, 2014. This request will pay 50 percent (50%) of \$59,591.24 to Salas O'Brien for their work, in the amount of \$29,795.62.

The scope of work completed by Salas O'Brien includes but not limited to:

- Estimation of the baseline requirement of Title-24 for the Merritt College Chiller Plant project, comprising of connected systems to Building 'Q', Building 'L', and the Barbara Lee Merritt College Science and Allied Health Building;
- Estimation of energy usage of high efficiency central plant;
- Analyze kW (kilowatts) and kWh (kilowatts/hour) savings; and
- Coordination with the utility on the calculation requirements and incentive process.

The Chancellor recommends all approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Capital Outlay Project Funds – State (Fund 61)

BACKGROUND/ANALYSIS:

On June 28, 2011, the Board of Trustees approved the original agreement with Salas O'Brien for Engineering Design Services for the Merritt College Chiller Plant Project (RFQ No. 10-11/07), in the amount of \$499,000.

Under Amendment No. 1 (\$48,000) to the original agreement, Salas O'Brien made revisions to the construction drawings because the building footprint shifted from where it was indicated on the bridging documents. This Amendment No. 1 was approved at the March 26, 2013, board meeting.

DELIVERABLES AND SCOPE OF WORK:

The vendor has delivered and completed the forenamed project scope of work.

ANTICIPATED COMPLETION DATE:

The anticipated completion is not-applicable; the vendor has performed and completed their services to the District.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

The administration recommends the approval of this agreement to pay Salas O'brien 50 percent (50%) of the approved incentive from PG&E because they have provided and finished the scope of work.

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

YES _____ NO X

COMMENTS: Not applicable

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: January 13, 2015

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: January 13, 2015

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



SALAS O'BRIEN

| expect a difference |

305 South 11th Street
San Jose, CA 95112-2218
408.282.1500 | 408.297.2995

www.salasobrien.com
877.725.2755

August 15, 2012

Revised November 27, 2012

Peralta Community College District

333 E. 8th Street
Oakland, CA 94606

Attention: Johnnie Fudge, Facilities Project Manager
Subject: Merritt College – Energy Calculation Assistance

Dear Johnnie,

Salas O'Brien is pleased to submit this proposal to provide engineering services for energy calculation assistance and the engineering analysis necessary to support incentive submissions as follows:

1. Application to the CCC/IOU partnership program for kWh savings due to the higher efficiency chiller, cooling towers running at lower ambient, and turbocor high efficiency chillers operating at most efficient point. In addition, secondary pumps have variable frequency drives to optimize flow characteristics.

BACKGROUND:

A new central plant is being significantly enhanced with the installation of two new high efficiency turbocor chillers with variable frequency drives. This high efficiency plant is anticipated to achieve the energy savings (kWh) due over a Title-24 minimum central air cooled plant.

SCOPE:

Working with the campus, Salas O'Brien's support will include, but not be limited to:

1. Estimation of the baseline requirement of Title-24 for the connected system of three buildings, Building Q, Building L, and Future Science.
2. Estimation of energy usage of high efficiency central plant.
3. kW and kWh savings.
4. Coordination with the utility on the calculation requirements and incentive process.

CONDITIONS AND CLARIFICATIONS:

- A. This engineering is discovery in nature. The above stated fee is estimated and based on the anticipated level-of-effort of the project-at-large. The project, therefore, is considered to be contracted at "time-and-materials" and shall not exceed without prior District authorization.
- B. Although calculations are important, development of a measured baseline is critical to receipt of incentives. This may require some communications between the District and the Utility. Salas O'Brien will assist in coordinating this discussion.
- C. The utility will require a pre-construction inspection and a post construction inspection. Salas O'Brien will assist in coordination of these activities.
- D. The work can commence within 2 weeks of receipt notice to proceed. It is preferred that a minimum of 6 weeks be available for completion.

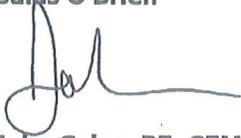
The fee shall be at risk to Salas O'Brien in that it will be based on 50% of the approved incentive. This will be due upon confirmation from PG&E that the incentive has been approved. If there is no incentive, there is no cost to the District for this effort.

Per the above, please issue a P.O. at your convenience and/or kindly sign this proposal where indicated and fax to 408-297-2995 *Attention Contracts* or by emailing it to contracts@salasobrien.com. By signing this proposal, Client

authorizes the work to commence and agrees to Salas O'Brien's Standard Terms and Conditions hereby incorporated as Exhibit A.

We thank you for this opportunity to be of service. Please do not hesitate to contact us with questions or comments.

Energetically Yours,
Salas O'Brien



John Salas, PE, CEM, LEED AP
Managing Principal

Approved by: _____



Johnnie Fudge

Date: _____

11/30/12

CC: Chron 12434

Enclosures: *Current Rate Schedule and Exhibit A*



Pacific Gas and Electric Company
77 Beale Street, San Francisco, CA

BNY Mellon WCS
Everett, MA 02149

59-292
119

Date: 09/30/2014

Check No. 3718335

Pay \$*****59,591.24*

*FIFTY-NINE THOUSAND FIVE HUNDRED NINETY-ONE***** AND 24/100 DOLLARS

To The Order Of

CEER ACCOUNTS PAYABLE

PERALTA COMMUNITY COLLEGE DIST
ATTN CHARLES NEAL
333 E 8TH ST
OAKLAND CA 94606

Dinyan B. Mistry
VP, CONTROLLER, and CFO
Nicholas Bijou
VP and TREASURER

⑈0003718335⑈ ⑆011302920⑆ 059978⑈

PLEASE FOLD FIRST THEN DETACH ALONG PERFORATION

PERALTA COMMUNITY COLLEGE DIST
Check no. 3718335
Date 09/30/2014
SAP Vendor Number ZCEER
Payment Document 2060073541

Thank you for participating in Pacific Gas and Electric Company's energy efficiency program. Please visit www.pge.com or call 800-933-9555 (for your home) or 800-468-4743 (for business) for more information about saving energy.

Application Number	Program Number	Date	Amount Paid	Reference
NC0119147	SBD 13	09/29/14	59,591.24	S/BACON RD (MERRITT CAMPUS) 94619 5824696005
Totals:	USD		59,591.24	

Special Handle Code: 14