

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 14, 2015**

ITEM TITLE:

Consider an Award of an Emergency Contract for the Merritt College Central Heating Plant Repair with American Air Conditioning Heating and Plumbing.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an emergency contract for the Merritt College Central Heating Plant Repair with American Air Conditioning, Heating and Plumbing, in the amount not-to-exceed \$36,284.

ITEM SUMMARY:

The repair work is needed because the central heating plant at Merritt College has an undersized expansion tank that ruptured and needs to be replaced and enlarged. A larger expansion tank(s) is needed to accommodate the three boiler system and changing elevation (pressures) between the buildings on campus and the central heating plant. The contractor will replace the existing undersized and damaged expansion tank, with two new larger expansion tanks. This work will allow for a more reliable campus heating system, to improve safety, to improve energy and water conservation, prolong life of heating system, and prevent possible property loss and injury.

The contractor will provide material, equipment, and labor to complete following the job scope:

- Remove the ruptured expansion tank;
- Install two larger expansion tanks;
- Replace three boiler pressure release valve; and
- Install a pressure regulator valve for the boiler make up water.
-

The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 03/04-45, Exhibit A-1, District-Wide Projects, "Equip classroom and campus facilities; technology upgrades and facility improvements."

BACKGROUND/ANALYSIS:

The administration requested an urgent approval from the Chancellor because there is a 4 weeks lead time to order the parts and equipment to repair the damaged expansion tank. In compliance with the Public Contract Code, Section 22050 for Emergency Contracts:

In the case of an emergency, the District, pursuant to a four-fifths vote of the Governing Board of Trustees, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.

However, informal competitive bids were requested from four (4) companies: American Air Conditioning,

Heating and Plumbing, Diablo Boiler, Markin Mechanical, and Monterey Mechanical. Two (2) bids were submitted by American Air Conditioning, Heating and Plumbing, and Diablo Boiler.

CONTRACTOR	LOCATION	TOTAL BID
American Air Conditioning, Heating and Plumbing	San Leandro, CA	\$36,284
Diablo Boiler	Antioch, CA	\$55,318
Markin Mechanical	Concord, CA	Non-Responsive
Monterey Mechanical	Oakland, CA	Non-Responsive

The Chancellor, Finance Department, and the Purchasing have approved the procurement method, Agreement, and budget to complete this emergency project. Board ratification at the next board meeting is required under the above Public Contract Code. Further, Board approval is required because the contractor's accumulative contract amount within this fiscal year exceeds the \$25,000 threshold. The company has a current and active contractor's license (no. 660334) with the California Contractors State License Board.

DELIVERABLES AND SCOPE OF WORK:

American Air Conditioning, Heating, and Plumbing will complete the scope work outlined under the Item Summary.

ANTICIPATED COMPLETION DATE:

This anticipated completion date is June 30, 2015.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

Ratification is highly recommended to enter into a contract with American Air Conditioning, Heating and Plumbing to repair the ruptured expansion tank at Merritt College.

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

YES _____ No X

COMMENTS:

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (Vice Chancellor Ikharo)

Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: April 1, 2015
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: 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, Chancell



CONTRACTORS STATE LICENSE BOARD



Contractor's License Detail for License # 660334

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.

Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.

Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.

Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

Data current as of 4/1/2015 3:51:00 PM

Business Information

HEATHORN & ASSOCIATES CONTRACTORS INC
dba AMERICAN AIR CONDITIONING CO

2799 MILLER STREET
SAN LEANDRO, CA 94577
Business Phone Number:(510) 351-7578

Entity Corporation
Issue Date 12/04/1992
Expire Date **12/31/2016**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

B - GENERAL BUILDING CONTRACTOR
C-4 - BOILER, HOT WATER HEATING AND STEAM FITTING
C20 - WARM-AIR HEATING, VENTILATING AND AIR-CONDITIONING
C36 - PLUMBING
C38 - REFRIGERATION
C43 - SHEET METAL

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY.

Bond Number: 27451

Bond Amount: \$12,500

Effective Date: 01/01/2007

Contractor's Bond History

Bond of Qualifying Individual

The Responsible Managing Officer (RMO) HEATHORN NORMAN THOMAS REED JR certified that he/she owns 10 percent or more of the voting stock/equity of the corporation. A bond of qualifying individual is **not** required.

Effective Date: 01/27/2004

BQI's Bond History

Workers' Compensation

This license has workers compensation insurance with the INSURANCE COMPANY OF THE WEST

Policy Number:WPL50068710

Effective Date: 10/01/2012

Expire Date: 10/01/2015

Workers' Compensation History

Other

Personnel listed on this license (current or disassociated) are listed on other licenses.



Peralta Community College District

Bid Recapitulation Form

Requisition order # _____ College _____

Date: 03/22/2015

Vendor Selected: American Air Conditioning

Purchases from \$10,000 to \$86,000 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.**

<u>Bidder</u>	<u>Amount</u>
1. <u>AMERICAN AIR</u>	<u>\$36,284</u>
2. <u>DIABLO BOILER</u>	<u>\$55,318</u>
3. <u>MARKIN MIECH</u>	<u>DID NOT SUBMIT BID</u>
4. <u>MONTEREY MECHANICAL</u>	<u>NO RESPONSE</u>

Comments: _____

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 _____.

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 \$84,100 and construction projects over \$15,000 require formal bidding.

[Signature] _____
Signature of person receiving bids Date 3/22/15

Sachin B. Khanna _____
Vice Chancellor of General Services Date 3/27/15

[Signature] _____
Purchasing Officer Date 3-25-15



03/02/15

Peralta College District
333 East 8th
Oakland, CA

attn: Brian Adair
fax: badair@peralta.edu

Ref: Merrit College- Boiler Room- Intstall New HHW Expansion Tanks

We propose the following repair:

Furnish and install two Wessels NLA-1200 317 gallon Cal Code expansion tanks. Including Seismic clips, 1 1/2 copper L piping to existing point of connection to the Hot Water System. Please allow 3-4 weeks weeks to obtain the tanks and 1 week to install.

Material.....	\$ 15,381
sales tax.....	\$ 1,384
Labor.....	\$ 8,965
Total Cost.....	\$ 25,731

add #1) add a 2" make up water PRV with two gauges and a three valve bypass to the existing make up water system.

Material.....	\$ 1,531
sales tax.....	\$ 138
Labor.....	\$ 2,024
Total Cost.....	\$ 3,693

add #2 &5) replace temperature/pressure relief valves on the all three boilers

Material.....	\$ 750
sales tax.....	\$ 68
Labor.....	\$ 1,160
Total Cost.....	\$ 1,978

add #3) demolish two concrete pads and patch to match existing including rebar drilled into the existing pad

Material.....	\$ 75
sales tax.....	\$ 7
Subcontractor: to saw cut and infill void (may not be required).....	\$ 3,000
Labor.....	\$ 1,800
Total Cost.....	\$ 4,882

Total \$ 36,284

deduct #4) credit for the District purchase to the Wessels Expansion Tanks

Material.....	\$ (11,270)
sales tax.....	<u>\$ (1,014)</u>
Total Cost.....	\$ (12,284)

add #5) see #2 above

This quote excludes any repairs to other equipment issues that are not apparent and quoted above, any costs associated with asbestos abatement and any building code upgrades.

Please sign below to authorize this work and fax it back to our office. Feel free to call for clarification about the proposed work or to discuss alternative solutions.

Sincerely,

Reed Heathorn
President

Accepted as proposed:

Name/ title

date

A CORRESPONDENCE FROM:

DIABLO BOILER

Peralta Community College District
333 E. 18th Street
Oakland, CA 94606

Attn: Brian Adair

Subject: Quotation to replace the existing "Taco" expansion tank with (2) "Wessels" expansion tanks at Merritt College.

Brian,

I am forwarding to you this quotation as per your request in reference to the above subject. After performing the job-walk and reviewing the project, I am pleased to offer the following scope of work and pricing.

We will supply labor, materials, and equipment to replace the existing "Taco" expansion tank, model #CBX500-3B, with (2) new "Wessels" expansion tanks, model # NLA-1200, located at Merritt College.

Work will consist of isolating, draining, and completely removing the existing "Taco" expansion tank from the boiler room; demoing the existing concrete pads, if needed, in order to pour the new concrete pads for the new expansion tanks; performing installation of (2) new "Wessels" expansion tanks, model # NLA-1200, in place of the "Taco" expansion tank; performing proper seismic bracing of the new expansion tank which will be anchored to the concrete pad; installing a new 1" copper line, with associated fittings, from the existing three boilers to the proposed expansion tanks; performing installation of (2) new pressure regulating valves, (2) new horizontal gauges, and (3) new safety relief valves for the "Cleaver-Brooks" boilers; checking all newly installed materials for proper operation upon completion. Cost to perform this scope of work is as follows:

Labor:	\$35,224.00
Materials and Equipment:	\$20,094.80

Total:	\$55,318.80
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** The cost for the expansion tanks is \$14,644.80. If purchased separately, remove this cost from the material cost.*

** Duration of work is 4 to 5 business days.*

This completes our quotation at this time. Please feel free to contact me should you have any questions as I would be more than happy to assist you.

Respectfully,

Timothy J. Clay
General Manager
TJC/AAB

**Request for Bids
Central Heating Plant Expansion Tanks
Merritt College**

Please provide a quote to install two new boiler hot water system expansion tanks at Merritt College that services the majority of the buildings on campus for hot water heating. Specifications and job scope include but not limited to:

- A. Demo - Remove and scrap the existing 150 gallon vertical TACO expansion tank and recycle off site

- B. Proposed Equipment
 - 1. Install two or more new Bell & Gossett or Wessel expansion tanks with sight glass that are equal to 600 to 700 gallons that need to be moved/rigged into position within the existing horizontal and vertical free space of the North East corner of the boiler room, and level the tanks before anchoring them into the concrete floor per the manufacturers specifications.
 - 2. Tanks need to be anchored to concrete pad with anchor sizes that meets manufacturer's specification and local seismic requirements along with using anchor epoxy adhesive
 - 3. Install and solder a new one inch diameter copper pipe & fittings from the existing three boilers to the proposed three expansion tanks per the manufacturer's recommendations, boiler manufacturer recommendations, and per Federal and State of California's CCR mechanical building codes.
 - 4. Each tank needs their own copper shut off ball valve to isolate them if needed
 - 5. Install one 4 inch diameter pressure gauge with ball shut off valve in copper pipe going to the pressure tanks with a range of 0 to 200 PSI to view system pressures
 - 6. Proposed tanks need to be designed so their air bladders can be replaced when needed
 - 7. All new copper piping needs to be properly supported with unistrut and brackets
 - 8. Each new pressure tank needs a safety pressure relief valve rated for the existing boiler system pressure, and plumbed to a floor drain.
 - 9. Each tank needs a drain line with ball shut off valve

- C. General
 - 1. Contractor is responsible for all material , labor, equipment, rigging to remove and install tanks
 - 2. Contractor the has option of temporarily removing an exterior wall 55 inch x 80 inch vent louvers to move the tanks in and out of boiler room, and then re-install louvers to their original condition when the project is completed
 - 3. Provide any add alternates bid pricing for any other boiler heating system improvements that are recommended
 - 4. Contractor needs to size the proposed expansion tanks to fit into the existing space

5. Inspect the operation of the expansion tanks once placed in service, and adjust bladder pressure as needed for optimum performance and longevity
 6. On your bid, state the minimum and maximum time needed to complete the project
 7. Please consider obtaining a quote from California Hydronics Corporation via contact of Mike Ryder (510) 293-1993 since they are aware of the project, site and may have a lead on expediting the tank order
- D. Bid Selection
1. Bid selection will be based on best value for the District and not necessary the lowest price
 2. Bids will be reviewed for such things as price, construction schedule, quality of materials, local business, references, and other as needed
- E. Add Alternates
1. Install a 2 inch pressure regulator valve on city water make up system from 25 to 75 psi
 2. Demo two existing 26 inch x 20 inch x 1 ½ high concrete pads by saw cutting around the pads, jack hammer out the pads, remove debris from site, drill and anchor new rebar into existing pad with the #4 rebar running each way 8 inches on center, and pour new concrete (minimum 6 inch depth) to fill void with being flush with the existing concrete floor
 3. Credit amount if the District choose to order, purchase, and deliver the proposed Wessels Company tanks (model # NLA-1200, part # 2201120) to the campus but not moved into the boiler room to help decrease the lead time for the fabrication of the tanks
 4. Remove three boiler temperature and pressure regulators, 160 psi, 1 ¼ " size and install new ones match the existing

A pre-bid job walk is mandatory to assure that contractor understands available cleared spacing, where the tanks need to be placed, document existing boilers and plumbing system, and rigging needed to move the tanks in and out of the Merritt College, Boiler Room, Building "F", 12500 Campus Drive, Oakland, CA 94619. Site contact will be Clint Robbins, cell # (510) 809-5030. If a contractor does not complete a job walk before bid due date, then their bid will be rejected.

Bids are due by 2 PM on Thursday, February 19, 2015. Please email bids to badair@peralta.edu

Thank you.

Brian Adair
Director, Facilities
badair@peralta.edu
(510) 466 7269