

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of June 23, 2015**

**ITEM TITLE:**

Consider Approval of Amendment No. 2 to the Agreement with Quantum Energy Services & Technologies (QUEST) to Provide Engineering Services for the Districtwide Monitoring Based Commissioning (MBCx) Project.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested of Amendment No. 2 to the Agreement with QUEST, in the amount not-to-exceed \$35,000.

**ITEM SUMMARY:**

This request will incorporate specific buildings at College of Alameda Building "L" and the District Administrative Center (DAC) in the scope of services. The scope of work for these two campuses was not included in the original agreement and Amendment No. 1:

- Develop a metering scope for procurement;
- Develop design drawings for metering and scope of work for metering installation;
- Investigate specified buildings at each college; Assess building operations; and
- Measure indices to identify savings opportunities within each building.

This is a professional engineering service contract for which SB 854 Department of Industrial Relations (DIR) registration and the Project Labor Agreement does not apply.

The Chancellor recommends approval.

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

Energy-efficiency projects will be funded by California Proposition 39, the CCC/IOU partnership program, and technical assistance grants.

**BACKGROUND/ANALYSIS:**

The District has an existing contract with QUEST for a period of three (3) years from January 2, 2014 to December 31, 2016. Under the original Request for Proposal No. 13-14/17, the District conducted a formal competitive bid to procure QUEST services. This RFP indicated potential project types, which included Monitoring Based Commissioning (MBCx). The "best value" evaluative method was used to assess the submitted proposals from three (3) firms: QUEST, Alliance Management Partners, and Enovity. The contract was awarded to QUEST because they received the highest score of 277 points.

On December 20, 2013, the Chancellor approved for the District to enter into an original agreement with QUEST. On January 21, 2014, the Board of Trustees ratified the original Agreement with QUEST for Professional Engineering Services on the District-wide Proposition 39 Energy Retrofit Projects (RFP No. 13-14/17). The term of the original Agreement was for a period of three (3) years, with an option to renew services in the 4<sup>th</sup> and 5<sup>th</sup> years. If the District renews the Agreement for the 4<sup>th</sup> and 5<sup>th</sup> terms, the total contract amount is \$557,699. Amendment No. 1 (\$191,699) was approved at the June 9, 2015, board

meeting. If Amendment No. 2 is approved, the accumulative contract amount for the three (3) year term will be \$431,699.

<b>ANNUAL YEAR</b>	<b>DATES</b>	<b>Fee</b>
1st Year	January 2, 2014 – December 31, 2014	\$79,000.00
2nd Year	January 2, 2015 – December 31, 2015	\$63,000.00
	Amendment No. 1	\$191,699.00
	Amendment No. 2	\$35,000.00
3rd Year	January 2, 2016 – December 31, 2016	\$63,000.00
	<b>SUBTOTAL:</b>	<b>\$431,699.00</b>
4th Year	January 2, 2017 – December 31, 2017	\$63,000.00
5th Year	January 2, 2018 – December 31, 2018	\$63,000.00
	<b>TOTAL:</b>	<b>\$557,699.00</b>

The Department of General Services (DGS) issued RFP No. 13-14/17 for professional engineering services for the District-wide Energy Retrofit Projects. A formal Request for Proposal (RFP) was advertised in newspaper publications of general circulation on Tuesday, November 19, 2013 and Tuesday, November 26, 2013. On December 12, 2013, the Purchasing Department received three (3) proposals from qualified firms with energy efficiency retrofit experience. On December 13, 2013, the staff evaluated proposal submissions according to the evaluation criteria.

For the first year funding cycle, the District received \$658,748 and in the second year funding cycle the District received \$505,306 Proposition 39 allocation from the CCCCO to complete the District-wide Energy Retrofit Projects. The first two (2) funding cycle amounts total \$1,164,054. The anticipated amount in the third year funding cycle is \$404,245. In addition to this fund, the District used CCC/IOU rebates to augment its Proposition 39 funding. Under the original Agreement, QUEST assisted the District with the following:

- Identifying, assessing, and prioritizing energy-retrofit projects,
- Proposition 39 application forms,
- CCC/IOU application,
- CEC technical assistance application,
- Input to Colleges for workforce improvement grant application,
- Create job-shadowing opportunities for sustainability students from the District’s Career Technical Education programs

**DELIVERABLES AND SCOPE OF WORK:**

Under Amendment No. 1, QUEST will complete the project tasks outlined under the Item Summary.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date of these projects is July 30, 2015.

**ALTERNATIVES/OPTIONS:**

Not applicable

**EVALUATION AND RECOMMENDED ACTION:**

The administration recommends approval of this Amendment for QUEST to complete the project tasks to meet the California Community Colleges Chancellor's Office (CCCCO) deadline.

**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  Date:  June 9, 2015   
Vice Chancellor of General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by:  Dr. Sadiq B. Ikharo  Date:  June 9, 2015   
Vice Chancellor of General Services

**FINANCE DEPARTMENT REVIEW**

X  Finance review required \_\_\_\_\_ Finance review *not* required

If Finance review is required, determination is:  X  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):**

X  Legal review required \_\_\_\_\_ Legal review *not* required

If Legal review is required, determination is:  X  Approved \_\_\_\_\_ Not Approved

Signature:  Thuy Thi Nguyen   
Thuy Thi Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

Approved, and Place on Agenda  
Agenda

Not Approved, but Place on

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

## Amendment No. 2

# Peralta MBCx Support for College of Alameda Library and the District Administration Center's Administration Building

### Purpose

This project will development commissioning based measures for College of Alameda Library and the District's Administration Building shown in Table 1 below:

**Table 1**  
**Monitoring-based Commissioning Buildings**

Bldg No.	Campus	Building	Square Footage
11	College of Alameda	CoA – Library	44,500
12	District Administrative Center	Administration Bldg	30,300

### **Task 1 - Investigation CoA Library and General Services Administration Buildings**

Following the CCC/IOU MBCx Partnership Guidelines, the energy savings benefits and costs of potential energy efficiency improvements will be quantified. This project will use a thorough commissioning process to systematically investigate the operations of mechanical, electrical, and controls systems at the selected buildings on the CoA Library and GSA buildings, identify flaws that prevent optimum system performance, and quantify the benefits and costs of correcting them.

#### **Task 1.1 – Building Assessment**

QuEST will evaluate building operations and trended points through EMS to identify operational deficiencies and energy efficiency opportunities in each building.

#### **Task 1.2 – Review Preliminary Measures**

QuEST will review the preliminary measures and determine whether they are still appropriate measures to investigate.

#### **Task 1.3 – Measure Identification**

QuEST will use above-mentioned data sources to identify savings opportunities within each building. For each energy improvement opportunity identified, QuEST will estimate the electric, natural gas, chilled water, and steam energy savings, electric demand savings (defined as average demand reduction over the peak period), and the costs of installing them. For each recommendation, QuEST will write a measure description in accordance with the outline in Appendix A. QuEST will submit the measures to PCCD for approval. Each measure will also have an M&V plan identifying the approach, including data sources, projected savings.

**Deliverable 1** – Detailed scope of work and procurement-ready specifications for all identified and approved measures, by building. A total of 2 scopes (CoA Library and GSA building only) and specification documents will be developed for bidding.

**Task 2 – Develop Pre-Installation Baseline**

The MBCx program uses whole building metering data to develop pre-installation baselines for each building in the program. As part of this task QuEST will use the interval energy data to develop a pre-installation baseline for the two buildings, College of Alameda Library, and the General Services Administration building. Baselines will be develop in accordance with the CCC/IOU MBCx Partnership Guidelines.

**Deliverable 2**– Whole Building Energy baselines for each of the 2 buildings. All baselines must pass review by the CCC/IOU MBCx Partnership Administrator.

**Scope Exclusions**

- a. Hazardous material mitigation is excluded from the scope of this project.
- b. Permits or other government fees
- c. Connections to life safety devices
- d. Power wiring above 30 volts
- e. Motor starters and disconnects
- f. Installation of any wells, taps, valves, dampers, flow switches/meters or other piping devices
- g. Any items not listed in the attached scope of work

**Project Costs**

Based on review of preliminary measures and our understanding of the CCC/IOU MBCx Guidelines QuEST has developed the following fixed prices for each task described above. The prices are fixed and will be billed upon task completion.

	Task Description	Per Unit	Quantity	Total
1.	CoA and GSA EEM Investigation	\$13,000	2	\$26,000
2.	Energy Baselines	\$4,500	2	\$9,000
	<b>TOTAL</b>			<b>\$35,000</b>

**Schedule**

Deliverables above will be completed according to the following schedule.

Deliverable 1. – Contract execution date + 50 business days

Deliverable 2. – End of Pre-Installation Metering Period + 30 business days