

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 23, 2014**

ITEM TITLE:

Consider approval to enter into a contract with Environmental Systems Inc. (ESI) for Phase 1, Districtwide Energy Management Control System Trouble Shoot and Upgrade Project.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into a contract with Environmental Systems Inc. for Phase 1, Districtwide Energy Management Control System Trouble Shoot and Upgrade Project, in the amount not-to-exceed \$49,000.

ITEM SUMMARY:

The District's HVAC controls are failing, outdated, and need to be repaired and upgraded at Peralta's four (4) colleges. Also, the system is designed to evaluate HVAC operations and control from a remote location. Dedicated Local Access Network (LAN) is needed to improve reliability and controls as well as replace some of the old coaxial cable with Cat 6 wiring. Consequently, ESI will repair, upgrade, troubleshoot the existing energy management system to operate and control the District's heating, ventilation, air conditioning (HVAC), and lighting. The improvement of the system will enhance the environmental comfort and health in facilities for students and staff as well as replacing controls.

The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

On Time Funding from the California Community Colleges Chancellor's Office (CCCCO)

BACKGROUND/ANALYSIS:

In compliance with the District's Purchasing Procedures and the Public Contract Codes, an informal competitive bid was conducted. A total of three (3) firms submitted proposals in response to the request for proposal, as follows.

VENDORS	HOURLY RATE	LOCATION
Environmental Systems Inc.	\$135/hour	Santa Clara, CA
Trinity EMCS	\$165/hour	Benicia, CA
EMCOR Services	\$150/hour	Hayward, CA

The lowest responsible and responsive hourly bid was submitted by Environmental Systems Inc. at \$135/hour. Heading the firm is President and CEO Chris Infantino, responsible for all operations of ESI is Chris Infantino, and the Co-owner and Chief Financial Officer is Gene Infantino. The vendor is registered with the California Department of Industrial Relations (no. 1000013004) and the California Contractors State License Board (license no. 964556). The Project Labor Agreement does not apply because this is a maintenance and operations project and it involves the repair of the software (Delta Controls) to manage the existing HVAC system.

DELIVERABLES AND SCOPE OF WORK:

ESI will trouble shoot, repair, replace and test the HVAC controls so it can operate efficiently and to provide the best learning environment as possible.

ANTICIPATED COMPLETION DATE:

The anticipated service completion date is June 30, 2016.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to accept a proposal from ESI to repair the existing Districtwide energy management control systems (Delta Controls).

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: 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):

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
Agenda

Not Approved, but Place on

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



Peralta Community College District

Bid Recapitulation Form

Requisition order # _____ College _____

Date: 02/18/2015

Vendor Selected: **Environmental Systems, Inc.**

Vendor Fax Number that Purchase Order should be fax to: _____

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>Environmental Systems, Inc.</u>	<u>\$ 135/hour</u>
2. <u>Trinity EMCS</u>	<u>\$ 160/hour</u>
3. <u>EMCOR</u>	<u>\$ 150/hour</u>

Comments: Recommendation to sign an agreement with Environmental Systems, Inc. to help service, trouble shoot, program, and repair the Districtwide Delta HVAC control system that includes software, computers, controllers, wiring, and other.

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 of person receiving bids

Date

Vice Chancellor of General Services

Date

Purchasing Officer

Date

Trinity EMCS Labor Rates:

	2014	2015
Normal Business Hours 7 am – 4 pm	\$160	\$ 165
Nights & Weekends	\$ 241	\$ 245
Holidays	\$ 299	\$ 300
Technical Support Normal Business Hours	\$149 per instance	\$ 155 per instance
Technical Support Non-Business Hours	Not Available	Not Available



24051 AMADOR ST. • HAYWARD, CA 94544 • (510) 670-1690 • FAX (510) 670-1698
LICENSE #611215 (B, C-4, C-10, C-20)

February 3, 2015

Peralta Community College District
333 East 8th Street
Oakland, CA 94606

Attn: Mr. Kirk J. Schuler
Subject: Delta Controls Service

Dear Mr. Schuler,

EMCOR Mesa Energy Systems is pleased to provide the following labor rates for service calls needed on the existing Delta Controls system on the campus for Peralta Community College District.

NOTE: If a technician requires being onsite a 4 hour minimum will apply

Straight time labor:	\$150.00	per hour
Overtime labor:	\$225.00	per hour
Double time labor:	\$300.00	per hour
Truck fee:	\$45.00	

If you have any questions, or require any additional information, please call me at **510.695.0352**, or e-mail sofo_kyriakopedi@emcorgroup.com.

Sincerely,

EMCOR Service / Mesa Energy Systems, Inc.

Sofos Kyriakopedi
Account Manager – Applied Services

SAN DIEGO • IRVINE • SAN FERNANDO VALLEY / VENTURA • BAKERSFIELD • FRESNO • SACRAMENTO • SAN JOSE
• PLEASANTON • SAN FRANCISCO • LAS VEGAS • PHOENIX



Mills College Natural Sciences Building

One of the newest buildings at Mills College, in Oakland CA, utilizes a **Delta Controls** system and is also **LEED Platinum** certified. The Betty Irene Moore Natural Sciences Building provides laboratories, classrooms and research space to the school, all while making a minimum impact on the environment and energy demand. From material selection to water use, the Natural Sciences Building was designed for sustainability.

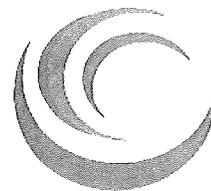


ESI installed the new **Delta Controls** system featuring a rainwater collection system that can be later recycled throughout the building's restroom toilets, automatic windows to allow natural ventilation and separate systems for precise control of sensitive laboratory conditions.

A large photovoltaic array on the roof provides more than 30% of the buildings energy demand while ESI continually monitors both building power consumption and production. The building's energy usage is displayed in real time on a Lucid Design Dashboard in the building lobby. This monitoring is also stored in an on-site Delta server for future trending and verification.

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i nc.

40 YEARS OF SERVICE
1975-2015

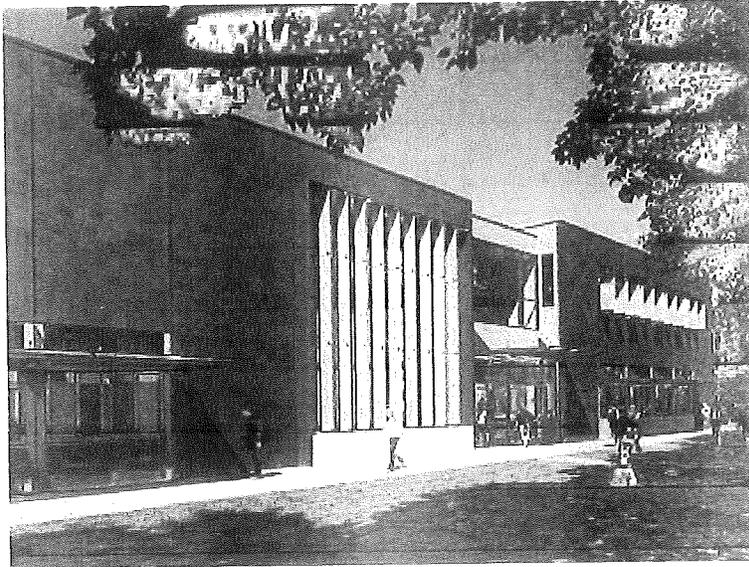


ESI ENERGY

Delta[™]
C O N T R O L S

Sacred Heart School Homer Building

The Homer Building at Sacred Heart Prep School in Atherton, CA is a great example of how careful planning and intelligent design coupled with advanced controls strategies can lead to an environmentally friendly building. The Homer Building has been awarded **LEED Platinum** by the **US Green Building Council** for its sustainable design, extended energy saving measures, and on-going commitment to reducing CO2 emissions and improving indoor environmental quality.

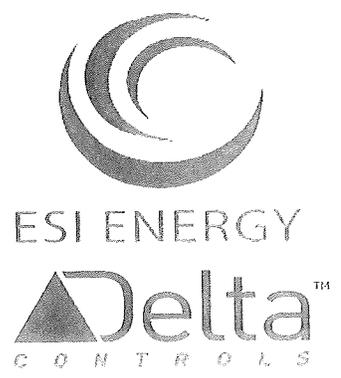


The Homer Building utilizes a **Delta Controls** system to manage the building's energy and environmental systems. This system is designed to optimize energy usage and reduce the building's carbon footprint. The system includes advanced sensors and control algorithms that adjust the building's HVAC and lighting systems based on real-time data. This results in significant energy savings and improved indoor air quality for the building's occupants.

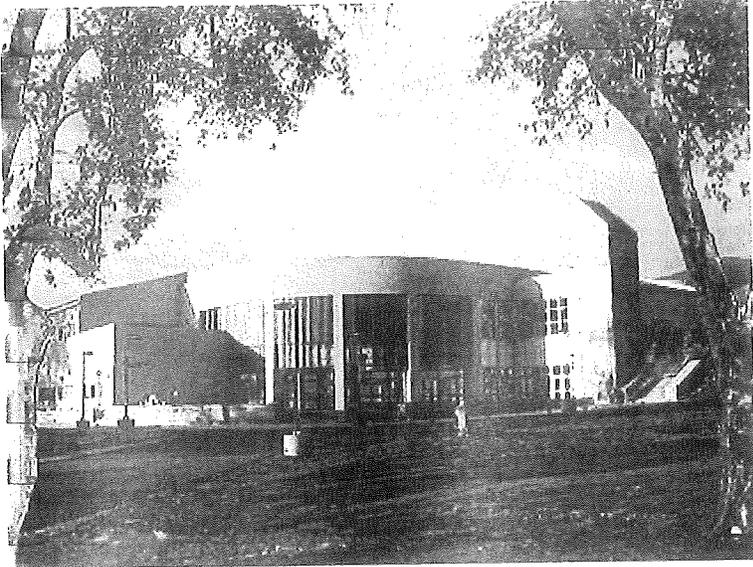
Delta Controls

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40 YEARS OF SERVICE
1975-2015



Ohlone College



LEED Platinum

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40 YEARS OF SERVICE
1975-2015



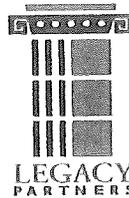
ESI Clients



Santa Clara County



Office of Education



KIKKOMAN



SAN JOSÉ STATE UNIVERSITY

Environmental Systems, Inc.

**SERVICE and MAINTENANCE AGREEMENT
for
DELTA CONTROL SYSTEMS**

Prepared for:

**Peralta Community College District
333 East Eighth Street
Oakland, Ca 94606**

Service Locations

Laney College - 900 Fallon St, Oakland, CA 94607

Berkeley City College - 2050 Center St, Berkeley, CA 94704

Merritt College - 12500 Campus Drive, Oakland Ca 94619

College of Alameda - 555 Ralph Appezato Memorial Parkway, Alameda, CA 94501

District Office Complex - 333 East 8th Street, Oakland, CA 94606

Air School – Oakland Airport, 9636 Earhart Rd, Oakland, CA 94621

860 Atlantic - 860 Atlantic Ave Alameda, CA 94501

Prepared By:

Philip Bakarich

Environmental Systems, Inc.

4219 South Market Ct. Suite H

Sacramento, CA 95834

(916) 344-1711

Scope of Services:

Provide services to trouble shoot, repair, maintain, program, upgrade, expand, improve, and consolidate the District's HVAC energy management system (hardware and software) known as Delta, per Owner's Attachment A - Agreement for Contracted Services.

Scheduled Site Visits:

Environmental Systems, Inc. will work with your personnel to schedule the best time and date to visit the maintenance site(s) and investigate the existing Delta Controls System conditions. This site visit may include:

- Graphic Inspection
- Front-end Stability
- Communication Performance
- Trending Inspections
- Back-up Database
- Software changes, adjustments
- Sensor Calibration
- Time Schedule adjustments

Diagnostic Maintenance Actions:

During scheduled site visits, Environmental Systems, Inc. will provide hands-on maintenance services designed to improve the existing Delta Controls System operations. This will increase efficiency, minimize system downtime, maintain communication and prolong system life. These services may include the following:

- Network test, Continuity
- Review Outstanding Hardware Issues
- Remote Communication
- Alarm Notification
- Controller Diagnostics
- Sensor Diagnostics
- Software/hardware conditions
- Installation and wiring repairs

Priority Customer Service:

The Peralta Community College District will receive priority service over all non Environmental Systems, Inc. maintenance customers. Service request generated by your company will be placed highest priority status based on type of call and day/time of request. Execution of Attachment A of this agreement allows Delta Controls to provide factory discounts and priority service.

Preferred Customer Discounts and Benefits:

As an Environmental Systems, Inc. maintenance customer, Peralta Community College District will receive a discounted rate for all Delta Controls material, service and repair labor over non-maintenance customers.

- Straight Time: \$135/hr (no additional charges)
- 50% discount on Delta parts
- 20% discount on non-Delta parts
- Dedicated Service Technician
- Priority minimum 2 hour Site Response
- Priority minimum 2 hour Internet Connection Support

Exclusions and Clarifications

1. Mechanical equipment troubleshooting, repairs, and maintenance (ESI is a full service Mechanical Contractor; discovery of Mechanical repairs may also be quoted in addition to the Delta Systems on a case-by-case basis).

2. Peralta Community College shall provide ESI remote access to the Delta Systems.
3. Acceptance and fulfillment of this agreement by ESI is contingent upon the district abiding by the Delta Corporate Customer Letter

Price for above listed service

The purpose of this contract is to troubleshoot the existing sites to identify repairs, upgrades, and enhancements that may be required to restore functional operation. This also includes recommendations for enhanced functions the System is capable of providing for ease of operation and energy savings. Individual quotations will be submitted for approval of repairs, upgrades, and enhanced functions discovered during troubleshooting. Upon approval, ESI will implement each approved quotation and bill against this agreement total. The total cost of labor and material during the duration of this contract shall not to exceed (NTE) \$40,000.00. This cost will be billed each month according to the amount of troubleshooting, maintenance, repairs, upgrades and enhancements performed that month.

Agreement Duration

The duration of this agreement shall commence on 04-01-2015, and conclude on 03-30-2016, or at a time that the \$40,000 is depleted. This agreement may be canceled, renewed, or modified with a thirty-day (30) day written notice by either party.

Terms and Conditions

The terms and conditions of this agreement shall incorporate the terms and conditions as described in the Peralta Community College Agreement for Contracted Services. Environmental Systems, Inc. shall not be liable for damages through acts of God, war (declared or undeclared), vandalism, negligent operation, or consequential damages to specified equipment while this agreement is in effect. Peralta Community College shall provide reasonable access to equipment and work areas.

This agreement may be canceled, renewed, or modified with a thirty-day (30) day written notice by either party. The above pricing is valid for 30 days from date of proposal. Thank you for the opportunity and consideration in working with Environmental System, Inc.

Sincerely,



Philip Bakarich
Environmental Systems, Inc.

**Peralta Community College
Service and Maintenance Agreement for Delta Control Systems**

Acceptance:

By accepting this agreement the customer stated above understands the services Environmental Systems, Inc. shall provide. The services and above mentioned task shall commence on Customer's Acceptance Date, or upon prior agreed upon date.

Customer Acceptance:

Environmental Systems, Inc:

_____	_____
PO#:	_____
_____	_____
Signature	Signature
_____	_____
Printed Name	Printed Name
_____	_____
Title	Title
_____	_____
Date	Date

