

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

ITEM TITLE:

Consider Approval of Resolution No. 15/16-03, to Authorize an Emergency Contract with Alaska Refrigeration, Air Conditioning & Heating Co. to Improve the Ventilation Systems at the Laney College Kitchen in Response to a Mandatory Requirement from Cal/OSHA.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to issue a contract to Alaska Refrigeration, Air Conditioning & Heating Co. in the amount not-to-exceed \$82,453.00

ITEM SUMMARY:

The District will respond to a mandatory requirement from Cal/OSHA in time to resume instruction and food service for Fall Semester 2015. The contract work will implement the recommendations in the Taylor Engineering report dated June 11, 2015, until the target ventilation of 300cfm is achieved, including reduction of hood airflow requirements and increase of capacity. The contract price includes all material, taxes, labor, and disposal. The work will comply with the minimum wage ordinance in the City of Oakland, prevailing wage, and the Project Labor Agreement.

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:

Pursuant to Public Contract Code Section 20654(a) and 22050 for Emergency Contracting Procedures, formal bidding is not required, if the Governing Board of Trustees provide four-fifths vote on emergency projects without giving notice for bids to let contracts. The approval of this contract will "permit the continuance of existing college classes, or to avoid danger to life or property..." As required, the Department of General Services reached out to three (3) potential vendors (Campbell, W.E. Lyons, and Alaska Refrigeration) to execute this scope of work within the various constraints.

After several rounds of outreach, Alaska Refrigeration, Air Conditioning, and Heating Co. submitted the only responsive proposal. Alaska Refrigeration, Air Conditioning, and Heating Co. is located in Oakland and managed by Dagoberto Sanchez, owner. The company has an active license with the California Contractors State License Board (no. 565401) and Department of Industrial Relations. The administration recommends that the bid be awarded in order to begin work immediately so that an August completion is possible. The base scope amount was proposed on a lump sum basis and the alternate scope was negotiated on a not-to-exceed basis, for a total not-to-exceed \$82,453.00.

DELIVERABLES AND SCOPE OF WORK:

At a minimum, Alaska Refrigeration, Air Conditioning, and Heating Co. will remove a hood at the upper level of the kitchen, block unused hood sections and add stainless steel pieces to guide airflow at the lower level of the kitchen, add access doors to facilitate current work and future maintenance at the EF-2 exhaust fan in the mechanical room, repair flexible duct at the EF-2 exhaust fan, replace various parts of the EF-2 exhaust fan, and adjust the EF-2 exhaust fan under a lump sum price.

If needed, and on a not-to-exceed basis, Alaska will degrease and clean the blower assembly, replace the existing EF-2 exhaust fan motor, repair or replace the existing supply fan motor, and provide overtime labor.

Observations will be conducted by Taylor Engineering and testing and balancing will be performed by RS Analysis, under a separate contract to Taylor Engineering, previously authorized.

ANTICIPATED COMPLETION DATE:

The anticipated completion date is August 2015.

ALTERNATIVES/OPTIONS:

None.

EVALUATION AND RECOMMENDED ACTION:

It is recommended to approve a contract with Alaska Refrigeration, Air Conditioning & Heating Co. in the amount not-to-exceed \$82,453.00 so that the District can respond to a mandatory requirement from Cal/OSHA in time to resume instruction and food service for Fall Semester 2015.

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

YES _____ NO X

COMMENTS:

None

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: July 7, 2015

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: July 7, 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: _____
Nitasha Sawhney, Acting General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Jowel Laguerre
Dr. Jowel C. Laguerre, Chancellor

**PERALTA COMMUNITY COLLEGE DISTRICT
RESOLUTION 15/16-03**

**ACCEPT BID AND AWARD TO IMPLEMENT LANEY KITCHEN
VENTILATION IMPROVEMENTS IN THE STUDENT CENTER at
LANEY COLLEGE (informal bid)**

Alaska Refrigeration, Air Conditioning, and Heating Co.

WHEREAS, this Board has heretofore conducted an informal solicitation to secure all labor and material for the Laney Kitchen Ventilation Improvements in the Student Center at Laney College; and

WHEREAS, one (1) bid was received in response to said informal solicitation on the 7th day of July, 2015; and

WHEREAS, this Board does hereby accept the bid of Alaska Refrigeration, Air Conditioning, and Heating Co.; and

NOW, THEREFORE, BE IT RESOLVED that this Board does hereby accept the bid of Alaska Refrigeration, Air Conditioning, and Heating Co., 1651 27th Ave., Oakland, CA 94601 and the negotiated total contract amount not-to-exceed EIGHTY-TWO THOUSAND FOUR HUNDRED FIFTY-THREE DOLLARS (\$82,453.00); and

BE IT FURTHER RESOLVED that the bid of the other bidders shall be and the same are hereby rejected; and

BE IT FURTHER RESOLVED that the Secretary of this Board is hereby authorized and directed to enter into a contract in accordance with law with said Alaska Refrigeration, Air Conditioning, and Heating Co. for the Laney Kitchen Ventilation Improvements in the Student Center at Laney College.

PASSED AND ADOPTED this 14th of July, 2015. The full Board has voted in support of this resolution, unless the Board meeting minutes reflect otherwise.

Jowel C. Laguerre
Chancellor and Secretary
Board of Trustees
Peralta Community College District