

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of October 13, 2016**

**ITEM TITLE:**

Consider Approval of Change Order #1 on the Laney College Library LED Lighting Upgrade, Energy Conservation Options (ECO).

**SPECIFIC BOARD ACTION REQUESTED:**

Consider approval of Change Order No. 1 to the contract with Energy Conservation Options (ECO), in the amount of \$21,460 on the Laney College Library LED Lighting Upgrade.

**ITEM SUMMARY:**

During the installation of LED lights, unforeseen electrical system safety and reliability problems were uncovered. The existing electrical conditions must be improved to ensure that the new interior LED light retrofits will function, over the long term, are safe for use by the occupants. In some cases, this set of repairs will make parts of the Laney Library lighting system code compliant. The repairs are limited to those that are necessary for the lighting retrofit to work as intended. The contractor will complete the following scope of work:

- Replace (6-8) hazardous 20 amp breakers – breakers set up with temporary fixes including tape, twig, or removed and improperly terminate. Some wires are even burnt at the connector terminations.
- Troubleshoot about (4) banks of existing fixtures currently disconnected from the system fix and repair.
- Clear code infractions bare wire and improperly terminated wires.

The Chancellor recommends approval.

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

General Fund and Proposition 39 Funds

**BACKGROUND/ANALYSIS:**

On September 13, 2016, the Governing Board of Trustees ratified ECO's original contract, in the amount of \$398,644. After the approval of this Change Order #1, their total contract will amount to \$420,104, which was funded by Proposition 39 Funds. Change Order #1 amount is 5.3% of the original contract amount. It will be funded by the General Fund as Proposition 39 funds cannot be used for repairs rather for retrofits only.

**DELIVERABLES AND SCOPE OF WORK:**

The scope of work is outlined under the Item Summary.

**ANTICIPATED COMPLETION DATE:**

The contract term expires January 14, 2017.

**ALTERNATIVES/OPTIONS**

None

**EVALUATION AND RECOMMENDED ACTION:**

The administration recommends the approval of this Change Order so the contractor can perform the work to meet the project deadline.

**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  Date:  September 28, 2016   
Vice Chancellor of General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by:  Dr. Sadiq B. Ikharo  Date:  September 28, 2016   
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:  Ron Little   
Ron Little, 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:  Nitasha Sawhney   
Nitasha Sawhney, Outside Counsel

**CHANCELLOR'S OFFICE APPROVAL**

Approved, and Place on Agenda

Not Approved, but Place on Agenda

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



September 22, 2016

Mr. Charles Neal  
Director of Sustainability  
PCCD  
333 E. 8<sup>th</sup> Street  
Oakland, CA 94606

Dear Charles,

Per our discussion, in preparation of the LED Lighting Retrofit at Laney College, we have observed conditions that raise concerns associated with electrical system safety and reliability. It appears that the vast majority of the concerns are the result of long term neglect. The occupants of the building have reported these challenges have been escalated but due to limited electrical staffing available at the District there has not been a resolution for several years.

It is imperative that conditions be improved to ensure that the pending new light installations are safe for use by the occupants and the system is code compliant.

Please consider establishing a scope of work for the following tasks, to be completed during the week of 9/26:

- Replace (10-15) failed timer switches which control linear fixtures above the stacks; these failed devices will not shut off or when activated shut off prematurely.
- Replace (6-8) hazardous 20 amp breakers – breakers set up with temporary fixes including tape, twig, or removed and improperly terminated.
- Troubleshoot approx. (4) banks of existing fixtures currently disconnected from the system determine fix and repair.
- Clear code infractions bare wire and improperly terminated wires

Estimated Cost – Not to Exceed:

Labor:

(2) IBEW Electricians – 1.5 weeks                      \$19,000

Materials:

Electronic devices, hardware and wire              \$ 2,460

Please note, the cost above reflects time and materials for known/observed issues. In the event additional items can be addressed, with the above funding, we will complete those tasks and update the scope. However, in the event we are not able to accommodate additional items within the budget shown above, and the District desires to have those tasks addressed, a change order will be necessary.

Please note, in the event you would like to move forward with this or any other maintenance tasks, at Laney or any other PCCD locations, I would be happy to discuss. Again, we have a window of opportunity to address these concerns starting Monday, 9/26 and should be able to complete them by the end of the crew's work week.

Please let me know if you would like to proceed.

Best Regards

*Dahlia*

Energy Conservation Options  
7770 Pardee Lane Suite 150  
Oakland, CA 94621  
(510) 647-8450

Laney College Library: Electrical Maintenance