

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

ITEM TITLE:

Consider Approval of Resolution 16/17-16, for a Contracted Services Agreement with the TRANE COMPANY for District-wide Scheduled Maintenance HVAC Repairs, Replacement, and Services.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested of a contracted services agreement with the TRANE COMPANY for District-wide Scheduled Maintenance HVAC Repairs, Replacement, and Services, in the amount not-to-exceed \$295,543.

ITEM SUMMARY:

As required by the California Community Colleges Chancellor's Office (CCCCO), the District must secure a contract(s) and complete Scheduled Maintenance Projects before June 30, 2017. The administration recommends a piggyback-able contract award to this contractor to complete various HVAC related Scheduled Maintenance projects. Through The Cooperative Purchasing Network (Contract #R150502), the TRANE Company was awarded this contract through a competitive sealed RFP process for HVAC equipment, installation, service and related products. Their original contract was awarded by the Board of Directors of Region 4 Education Service Center on August 2015, and in May 2016, and renewed and extended until September 30, 2017. Their original contract was awarded on August 2015, and in May 2016, their contract was renewed and extended until September 30, 2017. Authorized under the Public Contract Code 20652, the governing board of any community college district, without advertising bids, may authorize by contract to purchase materials, equipment, and services using piggyback-able contracts, when that board has determined it to be in the best interests of the District.

Under this contract, the TRANE Company will work on 2014/2015 and 2015/2016 HVAC Scheduled Maintenance projects at College of Alameda, District Administration Center, Berkeley City College, and Merritt College, as indicated under the scope of work.

The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Scheduled Maintenance Fund

BACKGROUND/ANALYSIS:

The company has a local business in Oakland, CA, selling new HVAC equipment, which the District will use to replace the existing HVAC units that have exceeded their useful life. The TRANE Company's headquarter and service center are located in Sunnyvale, CA. Their service company is signatory to the following union organizations: United Association of Plumbers, Steamfitters and HVAC/R Fitters, International Brotherhood of Electrical Workers, and the International Association of Sheet Metal Workers. The company's branches are also known as the TRANE Company, Pacific Coast TRANE, TRANE Specialty AC Products, and TRANE. Adrian Giovenco is the sales engineer representing the company.

DELIVERABLES AND SCOPE OF WORK:

The administration recommends for the contractor to complete the following 2014/2015 and 2015/2016 HVAC related Scheduled Maintenance projects.

2014/2015 Scheduled Maintenance Projects	
College of Alameda	Estimated Project Costs
Repair HVAC Controls at 860 Atlantic	\$18,400.00
Repair/Replace Air Handlers at the Air School	\$39,443 (remaining)
Subtotal:	\$57,843.00
District Administrative Center (DAC)	
Replace HVAC package (5 units)	\$120,000.00
Replace HVAC package (2 units on roof of DAC)	\$35,000.00
Replace boiler expansion tank & correct plumbing	\$12,000.00
Subtotal:	\$167,000.00
Berkeley City College	
Chemical Water Treatment System	\$4000.00
Subtotal:	\$4000.00
Laney College	
VFD Replacement for 3 air handlers & repair electrical systems (Theater Building)	\$11,000.00
Negative Pressure – Phase 1 (Building “A”)	\$12,000.00
Replace Variable-Frequency Drive (VFD) (Building “G”)	\$5500.00
Subtotal:	\$28,500.00
Merritt College	
Chemical treatment system for chiller and tower (Building “F”)	\$4200.00
Replace the Variable-Frequency Drive (VFD) for the Air Conditioning (Building “G”)	\$9000.00
Subtotal:	\$13,200.00
2015/2016 Scheduled Maintenance Projects	
Upgrade HVAC and Electrical at 860 Atlantic	\$21,000.00
Performance and Payment Bonds	\$4000.00
ESTIMATED TOTAL:	\$295,543

ANTICIPATED COMPLETION DATE:

The contract term expires June 30, 2017.

ALTERNATIVES/OPTIONS

None

EVALUATION AND RECOMMENDED ACTION:

The administration recommends the approval of contract for the TRANE Company to help the District complete the above Scheduled Maintenance projects.

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

YES _____ NO _____

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: December 1, 2016
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: December 1, 2016
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: Ron Little
Ron Little, 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 C. Laguerre
Dr. Jowel C. Laguerre, Chancellor

**PERALTA COMMUNITY COLLEGE DISTRICT
RESOLUTION 16/17-16**

**ACCEPT CONTRACT AWARD FOR DISTRICTWIDE SCHEDULED
MAINTENANCE HVAC REPAIRS, REPLACEMENT, AND SERVICES
WITH THE TRANE COMPANY**

WHEREAS, this Board without advertising bids, and when the Board determines it to be in the best interests of the District, may authorize by contract to purchase services, materials and equipment utilizing piggyback-able contracts through The Cooperative Purchasing Network (TCPN Contract #R150502).

WHEREAS, this Board does hereby accept the bid of TRANE Company and,

NOW, THEREFORE, BE IT RESOLVED that this Board does hereby accept the bid of TRANE Specialty Air Conditioning Products), 383 4th Street Suite 202, Oakland, CA 94607, and TRANE COMPANY (HVAC Services), 310 Soquel Way, Sunnyvale, CA 94085, for the Total Bid in the amount of TWO HUNDRED SEVENTY ONE THOUSAND and 00/100 DOLLARS (\$291,543);

BE IT FURTHER RESOLVED that the Secretary of this Board be and he is hereby authorized and directed to enter into a contract in accordance with law with said TRANE Company for the

Districtwide Scheduled Maintenance HVAC Repairs, Replacement, and Services, and the bid bond of said bidder be returned to it upon the acceptance of said contract together with the bonds attached thereto.

PASSED AND ADOPTED this 13th of December, 2016. 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