CONTRA COSTA COMMUNITY COLLEGE DISTRICT

MECHANICAL AND CONTROLS DESIGN-BUILD PROJECT

DESIGN-BUILD SERVICES REQUEST FOR QUALIFICATIONS/PROPOSALS
PRE-PROPOSAL CONFERENCE

May 30, 2018
Contra Costa CCD Capital Improvement Program
All Projects Objectives:

• Reduce construction and non-construction costs
• Reduce construction impacts to enrollment
• Eliminate cost and disruption of trailers used for swing space, if possible
• Create future building sites if possible (frugal land use planning)
• Address compromised learning environments
• Focus on flexible learning spaces for the future
• Increase amount of educational spaces at the end of construction program, if needed
• Program budgets are fixed; project line item budget increases must be offset by another program level decrease
• Develop Total Cost of Ownership for projects once programming is complete
Diablo Valley College
Measure E Bond Language

All Colleges and District Sites:

- ADA Barrier Removal and Path of Travel Projects
- Infrastructure and Site Improvements
- Building System Projects

Pleasant Hill:

- Modernize the engineering technology building.
- Construct new science and learning center complex.
- Modernize or construct new art building.
- Modernize the physical education complex.

San Ramon Campus:

- Expand the Center, including, but not limited to:
  - Expanded parking
  - Expanded space for library services
  - Improvements to classrooms and labs for transfer and career technical programs.
Tracy Marcial
Energy Manager
CCCCD

Shuen Lo
Principal
Gayner Engineers

Pre-Proposal Conference
May 30, 2018

MECHANICAL AND CONTROLS DESIGN-BUILD PROJECT

CCCCD PROJ. NOS.: C-1129, C-1130, C-1131, D-1044, D-4017, P-4022

PERFORMANCE CRITERIA
05/22/2018
Contra Costa College Map

Reference: Criteria Drawings CC-M0.1
Reference: Criteria
Drawings DV-M0.1
Reference: Criteria Drawings DO-M2.1
Scope of Work

Prop 39 Funded

PROJECT C-1129 : Performing Arts Center (PAC) at CCC – Boiler Replacement
  - Replace existing 1.1 Million BTUH Gas Fired heating hot water boiler and pump with new units.
  - Reference Sheet G0.02 for details and additional scope.

PROJECT 1130 : Performing Arts Center (PAC) at CCC – Chiller Replacement
  - Replace existing 70 ton water-cooled chiller with new air-cooled chiller.
  - Reference Sheet G0.02 for details and additional scope.
Prop 39 Funded

PROJECT D-1044 : DVC Campus wide EMS Upgrades

- Existing campus EMS is Andover Continuum
- Where noted, EMS Upgrades include the following
  - Software, programming, graphic updates, and new DDC network controllers at 16 buildings
  - Replacement of existing economizer damper actuators, thermostats, temperature control valve actuators with new electronic type.
  - New occupancy sensors and CO2 sensors
  - Upgrade AHU room temperature controls
- Reference Sheet G0.02 for details and additional scope
Scope of Work

Other (non-Prop 39)

PROJECT C-1131: CCC Automotive Technology Packaged Unit Replacement

- Replace packaged gas/electric rooftop AC units noted with new
- Integrate controls to the new Campus EMS System (ALC).
- Reference Sheet G0.02 for details and additional scope
Other (non-Prop 39)

PROJECT D-4017: DVC Mechanical Equipment Retrofit

- Music Building (M): Replace air-cooled chiller, isolation valves, piping, and pumps with new and integrate controls with the campus EMS.
- Kinesiology building (KIN): Replace air-cooled chiller, isolation valves, piping, and pumps with new VFD-driven units and upgrade/integrate controls with the campus EMS.
- Life Health Science Building (LHS): Replace water-cooled chiller, cooling tower, and pumps with new VFD-driven units, and upgrade/integrate controls with campus EMS.
- Reference Sheet G0.02 for details and additional scope
Other (non-Prop 39)

PROJECT D-4017: DVC Mechanical Equipment Retrofit (continued)

- Performing Arts Center (PAC):
  - Replace cooling tower with new VFD-driven unit.
  - Upgrade existing AH-1, AH-4 and AH-5.
  - Replace existing AH-7 and AH-8
  - Replace rooftop heat pump serving office wing
  - Upgrade rooftop AHU serving the Little Theater and install new safety railings
  - Upgrade/integrate unit controls with campus EMS
  - Reference Sheet G0.02 for details and additional scope
Scope of Work

Other (non-Prop 39)

PROJECT D-4017: DVC Mechanical Equipment Retrofit (continued)

- Library (LIB):
  - Upgrade existing constant volume units AC-12, 13
  - Replace existing roof penthouse, plenum mounted 4-pipe fan coil units serving the library area with new VFD-driven units
  - Remove existing supply air ventilation fan and replace with new roof mounted VFD-driven supply air ventilation AHU
  - Replace four existing roof mounted supply air ventilation fans (Reznor Units) with new rooftop VFD-driven AHUs
  - Replace existing wooden walking platform and safety railing in roof penthouse with new aluminum walking platforms
  - Upgrade/integrate unit controls with campus EMC
  - Reference Sheet G0.02 for details and additional scope
Other (non-Prop 39)

PROJECT P-4022: CCCCD District Office Building, Martinez AHU Replacement

- Replace existing dual duct AHU and return fan with new VFD-driven unit, including ductwork on roof, supports, sleepers, piping, etc.
- Upgrade/integrate unit controls with campus EMS
- Upgrade/Integrate electrical for new AHU work
Design Alternates

DVC

DVC KIN
- Replace existing CHW and HHW temperature control valves at AHU-1 to AHU-5

DVC PAC
- Replace existing CHW and HHW temperature control valves at AHU-2 and AHU-3

DVC LIB
- Replace existing CHW and HHW temperature control valves at AC-12, 24 and 16
Design Alternates

DVC PAC and LIB

- In lieu of the Andover Continuum DDC Control System to match the existing campus EMS system, provide new BACnet-based EMS system for the entire building. Include new front-end central operator’s workstation (CWS), and network controller in each building for communication with the CWS. CWS location as directed by B&G Department.
- For new systems, provide new software, graphics, programming of the CWS, complete training of the new system, and commissioning of the new system.
- Provide separate prices for the following DDS Systems:
  - Automated Logic
  - Distech with Niagara Jace
  - Delta Controls