

SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM

TO: Members of the Governing Board

SUBJECT: CONTRACT AWARD TO SALAS O'BRIEN FOR
PROFESSIONAL SERVICES FOR THE FAIRFIELD
CAMPUS HYDRONIC DISTRIBUTION SYSTEM STUDY

REQUESTED ACTION:

☐ Information OR ☒ Approval
☐ Consent OR ☒ Non-Consent

SUMMARY:

Board approval is requested for the award of a professional services contract to Salas O'Brien for professional services for the Hydronic Distribution System Study for the Fairfield Campus. The scope of work for this study is to develop a Condition Assessment Report of the Fairfield Campus Hydronic Distribution System, which will provide a path forward in defining a future Hydronic Distribution System Repair Project.

CONTINUED ON THE NEXT PAGE

STUDENT SUCCESS IMPACT:

- ☐ Help our students achieve their educational, professional and personal goals
☐ Basic skills education
☐ Workforce development and training
☐ Transfer-level education
☒ Other: Renovating existing instructional space and equipment.

Ed. Code: NA Board Policy: NA Estimated Fiscal Impact: \$330,200.00 Measure Q Bond Funds

SUPERINTENDENT'S RECOMMENDATION: ☒ APPROVAL ☐ DISAPPROVAL
☐ NOT REQUIRED ☐ TABLE

Lucky Lofton
VP Facilities & Executive Bonds Manager

PRESENTER'S NAME

4000 Suisun Valley Road
Fairfield, CA 94534

ADDRESS

(707) 863-7855

TELEPHONE NUMBER

Lucky Lofton
VP Facilities & Executive Bonds Manager

VICE PRESIDENT APPROVAL

November 25, 2024

**DATE SUBMITTED TO
SUPERINTENDENT-PRESIDENT**

Kellie Sims Butler, Ph.D.
Superintendent-President

December 4, 2024

**DATE APPROVED BY
SUPERINTENDENT-PRESIDENT**

**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

TO: Members of the Governing Board

**SUBJECT: CONTRACT AWARD TO SALAS O'BRIEN FOR
PROFESSIONAL SERVICES FOR THE FAIRFIELD
CAMPUS HYDRONIC DISTRIBUTION SYSTEM STUDY**

SUMMARY:

CONTINUED FROM THE PREVIOUS PAGE

The scope of work for the consultant will result in the preparation of a final report providing a discussion of options and quantifying and conceptualizing a plan for further project development.

The goal of this study will be to assist the District in evaluating the existing Hydronic Distribution System servicing the Fairfield Campus. As part of the ongoing Central Plant Replacement project, several leaks in the hydronic loop system throughout campus have been identified, in both the Heating Hot Water (HHW) and Chiller Water (CHW) lines. The Consultant's effort will include defining construction sequencing options, cost estimating, selective trenching, non-invasive forensics, pre-schematic drawings, and a final report of the findings.

A proposal was requested from Salas O'Brien based upon their qualifications and experience on the District's recent projects. Salas O'Brien is listed on the District's pre-qualified pool of mechanical engineering firms. Salas O'Brien's proposal was reviewed and is appropriate for the scope of work requested.

The Board is asked to approve a professional services contract to Salas O'Brien, in the amount not to exceed \$330,200.00.

This document is available online at: <https://welcome.solano.edu/measureq/approved-contracts/>

INDEPENDENT CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES

This Independent Consultant Agreement for Professional Services ("Agreement") is made and entered into as of the **4th day of December, 2024** by and between the **Solano Community College District**, ("District") and **Salas O'Brien** ("Consultant"), (together, "Parties").

WHEREAS, the District is authorized by section 4525 et seq. of the California Government Code to contract with and employ any persons for the furnishing of architectural, landscape architectural, engineering, environmental, and land surveying services and advice through a "fair, competitive selections process free of conflicts of interest, political contributions, or unlawful activities." (Gov. Code, § 4529.12.)

WHEREAS, the District complied with the requirements of section 4525 et seq. in selecting Consultant; and

WHEREAS, the District is in need of such services and advice related to work it will be performing at District ("Project"); and

WHEREAS, the Consultant is specially trained and experienced and competent to perform the services required by the District, and such services are needed on a limited basis;

NOW, THEREFORE, the Parties agree as follows:

1. **Services.** The Consultant shall provide engineering services for the **Hydronic Distribution System Study Project**, as further described in **Exhibit "A,"** attached hereto and incorporated herein by this reference ("Services").
2. **Term.** Consultant shall commence providing services under this Agreement on December 4, 2024 and will diligently perform as required and complete performance by March 31, 2025, unless this Agreement is terminated and/or otherwise cancelled prior to that time.
3. **Submittal of Documents.** The Consultant shall not commence the Services under this Agreement until the Consultant has submitted and the District has approved the certificate(s) and affidavit(s), and the endorsement(s) of insurance required as indicated below:

<u> X </u>	Signed Agreement
<u> X </u>	Workers' Compensation Certification
<u> X </u>	Insurance Certificates and Endorsements
<u> X </u>	W-9 Form
<u> </u>	Other: _____

4. **Compensation.** District agrees to pay the Consultant for services satisfactorily rendered pursuant to this Agreement a total fee not to exceed **THREE HUNDRED THIRTY THOUSAND. TWO HUNDRED DOLLARS AND ZERO CENTS (\$330,200.00)**. District shall pay Consultant according to the following terms and conditions:

- 4.1. Payment for the Work shall be made for all undisputed amounts based upon the delivery of the work product as determined by the District. Payment shall be made within thirty (30) days after the Consultant submits an invoice to the District for Work actually completed and after the District's written approval of the Work, or the portion of the Work for which payment is to be made. The schedule of deliverable Services to be produced is as follows:

- 4.1.1. Study Related Construction: \$44,650.00
- 4.1.2. Study Related Non-Invasive Forensics: \$22,320.00
- 4.1.3. Pre-Schematic Design/ Cost Estimation/ Pre-Schematic Planning/ Report, Presentation,

& Meetings: \$223,230

4.1.4. Owner's Allowance: \$40,000

5. **Expenses.** District shall not be liable to Consultant for any costs or expenses paid or incurred by Consultant in performing services for District, except as follows:

5.1. Not applicable.

6. **Independent Contractor.** Consultant, in the performance of this Agreement, shall be and act as an independent contractor. Consultant understands and agrees that it and all of its employees shall not be considered officers, employees, agents, partner, or joint venture of the District, and are not entitled to benefits of any kind or nature normally provided employees of the District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Consultant shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Consultant's employees. In the performance of the work herein contemplated, Consultant is an independent contractor or business entity, with the sole authority for controlling and directing the performance of the details of the work, District being interested only in the results obtained.

7. **Materials.** Consultant shall furnish, at its own expense, all labor, materials, equipment, supplies and other items necessary to complete the services to be provided pursuant to this Agreement, except as follows:

7.1. Reimbursable expenses will not be allowed and such expenses should be included into the Consultant's billing rates.

8. **Performance of Services.**

- 8.1. **Standard of Care.** Consultant represents that Consultant has the qualifications and ability to perform the Services in a professional manner, without the advice, control or supervision of District. Consultant's services will be performed, findings obtained, reports and recommendations prepared in accordance with generally and currently accepted principles and practices of its profession for services to California community college districts.

Consultant shall carefully study and compare all documents, findings, and other instructions and shall at once report to District, in writing, any error, inconsistency, or omission that Consultant or its employees may discover. Consultant shall have responsibility for discovery of errors, inconsistencies, or omissions.

- 8.2. **Meetings.** Consultant and District agree to participate in regular meetings on at least a monthly basis to discuss strategies, timetables, implementations of services, and any other issues deemed relevant to the operation of Consultant's performance of Services.

- 8.3. **District Approval.** The work completed herein must meet the approval of the District and shall be subject to the District's general right of inspection and supervision to secure the satisfactory completion thereof.

- 8.4. **New Project Approval.** Consultant and District recognize that Consultant's Services may include working on various projects for District. Consultant shall obtain the approval of District prior to the commencement of a new project.

9. **Originality of Services.** Except as to standard generic details, Consultant agrees that all technologies, formulae, procedures, processes, methods, writings, ideas, dialogue, compositions, recordings, teleplays and video productions prepared for, written for, or submitted to the District and/or used in connection with this Agreement, shall be wholly original to Consultant and shall not

be copied in whole or in part from any other source, except that submitted to Consultant by District as a basis for such services.

10. **Copyright/Trademark/Patent.** Consultant understands and agrees that all matters produced under this Agreement shall become the property of District and cannot be used without District's express written permission. District shall have all right, title and interest in said matters, including the right to secure and maintain the copyright, trademark and/or patent of said matter in the name of the District. Consultant consents to use of Consultant's name in conjunction with the sale, use, performance and distribution of the matters, for any purpose and in any medium.
11. **Audit.** Consultant shall establish and maintain books, records, and systems of account, in accordance with generally accepted accounting principles, reflecting all business operations of Consultant transacted under this Agreement. Consultant shall retain these books, records, and systems of account during the Term of this Agreement and for five (5) years thereafter. Consultant shall permit the District, its agent, other representatives, or an independent auditor to audit, examine, and make excerpts, copies, and transcripts from all books and records, and to make audit(s) of all billing statements, invoices, records, and other data related to the Services covered by this Agreement. Audit(s) may be performed at any time, provided that the District shall give reasonable prior notice to Consultant and shall conduct audit(s) during Consultant's normal business hours, unless Consultant otherwise consents.

12. **Termination.**

- 12.1. **For Convenience by District.** District may, at any time, with or without reason, terminate this Agreement and compensate Consultant only for services satisfactorily rendered to the date of termination. Written notice by District shall be sufficient to stop further performance of services by Consultant. Notice shall be deemed given when received by the Consultant or no later than three days after the day of mailing, whichever is sooner.
- 12.2. **For Cause by District.** District may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include:
- 12.2.1. material violation of this Agreement by the Consultant; or
 - 12.2.2. any act by Consultant exposing the District to liability to others for personal injury or property damage; or
 - 12.2.3. Consultant is adjudged a bankrupt, Consultant makes a general assignment for the benefit of creditors or a receiver is appointed on account of Consultant's insolvency.

Written notice by District shall contain the reasons for such intention to terminate and unless within three (3) calendar days after that notice the condition or violation shall cease, or satisfactory arrangements for the correction thereof be made, this Agreement shall upon the expiration of the three (3) calendar days cease and terminate. In the event of this termination, the District may secure the required services from another Consultant. If the expense, fees, and/or costs to the District exceed the cost of providing the service pursuant to this Agreement, the Consultant shall immediately pay the excess expense, fees, and/or costs to the District upon the receipt of the District's notice of these expenses, fees, and/or costs. The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to District.

13. **Indemnification.** To the furthest extent permitted by California law, Contractor shall defend, indemnify, and hold harmless the District, its Governing Board, agents, representatives, officers, consultants, employees, trustees, and volunteers (the "indemnified parties") from any and all claims arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct

of the Contractor. The District shall have the right to accept or reject any legal representation that Contractor proposes to defend the indemnified parties.

14. Insurance.

14.1. The Consultant shall procure and maintain at all times it performs any portion of the Services the following insurance with minimum limits equal to the amount indicated below.

Type of Coverage	Minimum Requirement
Commercial General Liability Insurance , including Bodily Injury, Personal Injury, Property Damage, Advertising Injury, and Medical Payments Each Occurrence General Aggregate	 \$ 1,000,000 \$ 2,000,000
Automobile Liability Insurance - Any Auto Each Occurrence General Aggregate	 \$ 1,000,000 \$ 2,000,000
Professional Liability	\$ 1,000,000
Workers Compensation	Statutory Limits
Employer's Liability	\$ 1,000,000

14.1.1. **Commercial General Liability and Automobile Liability Insurance.** Commercial General Liability Insurance and Any Auto Automobile Liability Insurance that shall protect the Consultant, the District, and the State from all claims of bodily injury, property damage, personal injury, death, advertising injury, and medical payments arising performing any portion of the Services. (Form CG 0001 and CA 0001, or forms substantially similar, if approved by the District.)

14.1.2. **Workers' Compensation and Employers' Liability Insurance.** Workers' Compensation Insurance and Employers' Liability Insurance for all of its employees performing any portion of the Services. In accordance with provisions of section 3700 of the California Labor Code, the Consultant shall be required to secure workers' compensation coverage for its employees. If any class of employee or employees engaged in performing any portion of the Services under this Agreement are not protected under the Workers' Compensation Statute, adequate insurance coverage for the protection of any employee(s) not otherwise protected must be obtained before any of those employee(s) commence performing any portion of the Services.

14.1.3. **Professional Liability (Errors and Omissions).** Professional Liability Insurance as appropriate to the Consultant's profession, coverage to continue through completion of construction plus two (2) years thereafter.

14.2. **Proof of Carriage of Insurance.** The Consultant shall not commence performing any portion of the Services until all required insurance has been obtained and certificates indicating the required coverage have been delivered in duplicate to the District and approved by the District. Certificates and insurance policies shall include the following:

14.2.1. A clause stating: "This policy shall not be canceled or reduced in required limits of liability or amounts of insurance until notice has been mailed to the District, stating date of cancellation or reduction. Date of cancellation or reduction shall not be less than thirty (30) days after date of mailing notice."

14.2.2. Language stating in particular those insured, extent of insurance, location and operation to which insurance applies, expiration date, to whom cancellation and reduction notice will be sent, and length of notice period.

14.2.3. An endorsement stating that the District and its Governing Board, agents, representatives, employees, trustees, officers, consultants, and volunteers are named additional insured under all policies except Workers' Compensation Insurance, Professional Liability, and Employers' Liability Insurance. An endorsement shall also state that Consultant's insurance policies shall be primary to any insurance or self-insurance maintained by District. An endorsement shall also state that there shall be a waiver of any subrogation.

14.2.4. All policies except the Professional Liability, Workers' Compensation Insurance, and Employers' Liability Insurance Policies shall be written on an occurrence form.

14.3. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the District.

15. **Assignment.** The obligations of the Consultant pursuant to this Agreement shall not be assigned by the Consultant.

16. **Compliance with Laws.** Consultant shall observe and comply with all rules and regulations of the governing board of the District and all federal, state, and local laws, ordinances and regulations. Consultant shall give all notices required by any law, ordinance, rule and regulation bearing on conduct of the Work as indicated or specified. If Consultant observes that any of the Work required by this Contract is at variance with any such laws, ordinance, rules or regulations, Consultant shall notify the District, in writing, and, at the sole option of the District, any necessary changes to the scope of the Work shall be made and this Contract shall be appropriately amended in writing, or this Contract shall be terminated effective upon Consultant's receipt of a written termination notice from the District. If Consultant performs any work that is in violation of any laws, ordinances, rules or regulations, without first notifying the District of the violation, Consultant shall bear all costs arising therefrom.

17. **Certificates/Permits/Licenses.** Consultant and all Consultant's employees or agents shall secure and maintain in force such certificates, permits and licenses as are required by law in connection with the furnishing of Services pursuant to this Agreement.

18. **Employment with Public Agency.** Consultant, if an employee of another public agency, agrees that Consultant will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.

19. **Anti-Discrimination.** It is the policy of the District that in connection with all work performed under Contracts there be no discrimination against any employee engaged in the work because of race, color, ancestry, national origin, religious creed, physical disability, medical condition, marital status, sexual orientation, gender, or age and therefore the Consultant agrees to comply with applicable Federal and California laws including, but not limited to the California Fair Employment and Housing Act beginning with Government Code Section 12900 and Labor Code Section 1735 and District policy. In addition, the Consultant agrees to require like compliance by all of its subcontractor(s).

20. **No Rights in Third Parties.** This Agreement does not create any rights in, or inure to the benefit of, any third party except as expressly provided herein.

21. **District's Evaluation of Consultant and Consultant's Employees and/or Subcontractors.** The District may evaluate the Consultant in any way the District is entitled pursuant to applicable

law. The District's evaluation may include, without limitation:

21.1. Requesting that District employee(s) evaluate the Consultant and the Consultant's employees and subcontractors and each of their performance.

21.2. Announced and unannounced observance of Consultant, Consultant's employee(s), and/or subcontractor(s).

22. **Limitation of District Liability.** Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event, shall District be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the services performed in connection with this Agreement.

23. **Confidentiality.** The Consultant and all Consultant's agents, personnel, employee(s), and/or subcontractor(s) shall maintain the confidentiality of all information received in the course of performing the Services. Consultant understands that student records are confidential and agrees to comply with all state and federal laws concerning the maintenance and disclosure of student records. This requirement to maintain confidentiality shall extend beyond the termination of this Agreement.

24. **Notice.** Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, or facsimile transmission, addressed as follows:

District:

Solano Community College District

4000 Suisun Valley Road
Fairfield, California 94534

ATTN: Noe Ramos

EMAIL: noe.ramos@solano.edu

Consultant:

Salas O'Brien

305 South 11th Street
San Jose, California 95112

ATTN: Carl Salas

EMAIL: Carl.Salas@salasobrien.com

Any notice personally given or sent by facsimile transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

25. **Integration/Entire Agreement of Parties.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

26. **California Law.** This Agreement shall be governed by and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in the county in which the District's administrative offices are located.

27. **Waiver.** The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent

breach of the same or any other term, covenant, or condition herein contained.

28. **Severability.** If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.
29. **Provisions Required By Law Deemed Inserted.** Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and this Contract shall be read and enforced as though it were included therein.
30. **Authority to Bind Parties.** Neither party in the performance of any and all duties under this Agreement, except as otherwise provided in this Agreement, has any authority to bind the other to any agreements or undertakings.
31. **Attorney Fees/Costs.** Should litigation be necessary to enforce any terms or provisions of this Agreement, then each party shall bear its own litigation and collection expenses, witness fees, court costs and attorney's fees.
32. **Captions and Interpretations.** Paragraph headings in this Agreement are used solely for convenience, and shall be wholly disregarded in the construction of this Agreement. No provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision, and this Agreement shall be construed as if jointly prepared by the Parties.
33. **Calculation of Time.** For the purposes of this Agreement, "days" refers to calendar days unless otherwise specified.
34. **Signature Authority.** Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authority and empowered to enter into this Agreement.
35. **Counterparts.** This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.
36. **Incorporation of Recitals and Exhibits.** The Recitals and each exhibit attached hereto are hereby incorporated herein by reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date indicated below.

Dated: _____, 2024

Dated: _____, 2024

Solano Community College District

Salas O'Brien

By: _____

By: _____

Print Name: Lucky Lofton

Print Name: _____

Print Title: V.P. Facilities and Executive Bonds
Manager

Print Title: _____

Information regarding Consultant:

License No.: _____

Address: _____

Telephone: _____

Facsimile: _____

E-Mail: _____

Type of Business Entity:

____ Individual

____ Sole Proprietorship

____ Partnership

____ Limited Partnership

____ Corporation, State: _____

____ Limited Liability Company

____ Other: _____

Employer Identification and/or
Social Security Number

NOTE: Section 6041 of the Internal Revenue Code (26 U.S.C. 6041) and Section 1.6041-1 of Title 26 of the Code of Federal Regulations (26 C.F.R. 1.6041-1) requires the recipients of \$600.00 or more to furnish their taxpayer information to the payer. In order to comply with these requirements, the District requires the Contractor to furnish the information requested in this section.

WORKERS' COMPENSATION CERTIFICATION

Labor Code Section 3700 in relevant part provides:

Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.
- By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing satisfactory proof to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to its employees.

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this Contract.

Date: _____

Name of Consultant: _____

Signature: _____

Print Name and Title: _____

(In accordance with Article 5 – commencing at Section 1860, Chapter 1, part 7, Division 2 of the Labor Code, the above certificate must be signed and filed with the District prior to performing any Work under this Contract.)

EXHIBIT "A"
DESCRIPTION OF SERVICES TO BE PERFORMED BY CONSULTANT

Consultant's entire Proposal is **not** made part of this Agreement.

PROJECT OVERVIEW:

As part of the ongoing Central Plant Modernization project, several leaks have been identified in the hydronic distribution systems serving the Fairfield Campus. The majority of the leaks have been found on the HHW system. The HHW system has experienced less than ideal conditions for the larger part of a decade with excessive expansion/contraction (due to existing boiler runtime limitations set forth by the BAAQMD) and a lack of proper water treatment (discontinued in the last five years due to the significant leaks and make-up water usage). For the reasons described above, the integrity of the entire HHW system is in question. Due to the proximity to the leaks and known deficiencies with the underground piping installation (2005 CHW & HHW Replacement Project), it is suspected minor damage and repairs will be needed on the CHW system as well. An investigative effort to assess the condition of the underground piping and connections to individual building mechanical rooms is necessary to determine the extent of the damage in order to prepare design documents to properly address the repairs. The Consultant's scope will include, but not be limited to, defining construction sequencing options, cost estimating, selective trenching, non-invasive forensics, pre-schematic drawings, and a final report for presentation to stakeholders.

SCOPE OF WORK:

- A. Failure Analysis, Conditions Assessment and Repair/ Replacement Plan: Detailed Forensics cost estimates, options, logistics and pre-schematic layouts in order to obtain Board Approval for the planned repair.
 - 1. Initial Condition Assessment:
 - a. Visual Inspection: Conduct surface-level inspections at each hydronic vault and at each building where the piping surfaces and connects to the building-side secondary hydronic system. Note visible signs of leaks, corrosion, or misalignment. Obtain daily make-up water logs for HHW and CHW system and quantify leak rates.
 - b. Review Legacy Data: Conduct Legacy interviews and obtain Legacy project documents including design drawings, submittals, and shop drawings. Analyze repair records, incident logs, and service reports for patterns in failure locations and causes.
 - c. Assess Insulation Condition: If piping is insulated, assess insulation's effectiveness and degradation level.
 - d. Groundwater Survey: Obtain gee-technical reports from recent/past projects to assess groundwater levels and potential impact to hydronic vaults throughout the campus.
 - 2. Spot Trenching and Excavation:
 - a. Identify key locations for potholing and trenching with focus on areas with known failures or high failure potential (vaults, expansion joints, pipe entry points).
 - b. Excavate with Care: Expose sections in various locations for a representative sample of system condition and implement procedures for safe trenching to avoid further damage to pipes and ensure worker safety.
 - c. Inspect Exposed Pipes: Visually inspect for signs of wear, leaks, corrosion, and mechanical damage. Document findings with photos and measurements.
 - 3. Forensic Evaluation:
 - a. Define and implement non-invasive testing procedures, such as
 - i. Ultrasonic testing to evaluate pipe wall thicknesses and internal defects.
 - ii. Borescope video/imaging to verify condition of pipe internals (if a non-invasive area can be determined)
 - iii. Thermographic IR mapping to detect leaks from above grade hardscape or

- landscape.
- b. Results from non-invasive testing shall be analyzed to determine overall condition of piping systems and assess perceived life remaining.
- 4. Detailed Condition Analysis and Assessment:
 - a. Damage Categorization: Classify observed damage based on severity (e.g., minor corrosion, cracking/flaking, leaks, etc.).
 - b. Failure Analysis: Determine likely causes of observed damage (e.g., water exposure, mechanical stress, dissimilar metals, etc.).
 - c. Remaining Life Estimation: Calculate remaining service life of piping based on observed conditions and corrosion rate data.
- 5. Cost Estimate for Repair or Replacement:
 - a. Define Repair vs. Replacement Needs: Develop a matrix of damaged areas and recommend repair or replacement based on severity and failure potential.
 - b. Cost Analysis:
 - i. Estimate costs for spot repairs, sectional replacements, and full-system replacements.
 - ii. Future Maintenance Plan**: Include estimated costs for ongoing maintenance or preventive measures based on the current condition.
- 6. Reporting and Recommendations: Recommendations will be provided with descriptions and in the form of pre-schematic design drawings, and cost estimates.
 - a. Summarize findings with clear documentation of each section and condition.
 - b. Provide images, data, and analysis for each key location (vaults, expansion joints, entry points).
 - c. Repair/Replacement Recommendations: Offer prioritized recommendations for repair or replacement based on the severity of damage, risk of failure, and cost.
 - d. Maintenance Recommendations: Suggest preventive measures, monitoring protocols, or insulation upgrades to extend system life and reduce future issues.
 - e. Project Implementation Plan: Outline a phased plan for repair or replacement, including timelines, estimated downtime, and disruption management.
- 7. Final Presentation and Stakeholder Review:
 - a. Review with Stakeholders: Present findings, cost estimates, and phased recommendations to stakeholders.
 - b. Incorporate Feedback: Adjust plans based on stakeholder input and budgetary considerations.
 - c. Final Approval and Next Steps: Obtain approval for the pre-schematic drawings package, and initial Design Effort to develop a proposal for Final Construction Documents.

CLARIFICATIONS:

1. District to provide a single point of contact to make decisions and coordinate meetings and interaction with Facilities Management staff, and all District and College Stakeholders.
2. A total of (4) pothole and excavation efforts are included with the hard costs summarized below. Efforts include hardscape demo (if applicable), excavation, backfill, compaction, and hardscape/landscape repair. Funds to be used if/as agreed upon by District.
3. Hard costs associated with the non-invasive forensics are summarized below. Funds to be used if/as agreed upon by District.
4. The total study fee is based on a pre-study construction estimate as high as \$11,165,000 which assumes approximately 40% of the HHW system and 10% of the CHW system is in need of replacement.
5. Soils testing is not included. It is assumed College to provide Lab of Record for soils compaction and testing.
6. All of the piping and the piping/building interface is assumed to be HazMat free. However, the fee includes coordination with a District contracted HazMat consultant in the event that hazardous materials are identified (or suspected).
7. The scope above, and fees below, are associated with the investigation and failure analysis study only. Design and C/A is not included in the scope or fee but can be negotiated at the conclusion of the study.

DELIVERABLES:

- Final Report.

SCHEDULE:

- Estimated completion of report is March 31st, 2025.

FEE BREAKDOWN:

- Study Related Construction: \$44,650.00
 - This line item can only be used with authorization by the District. Any unused funds will be returned to the District.
- Study Related Non-Invasive Forensics: \$22,320.00
 - This line item can only be used with authorization by the District. Any unused funds will be returned to the District.
- Pre-Schematic Design/ Cost Estimation/ Pre-Schematic Planning/ Report, Presentation, & Meetings: \$223,230.00
- Owner's Allowance: \$40,000.00
 - Owner's Allowance can only be used with authorization by the District. Any unused allowance will be returned to the District.