



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

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First District

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Fourth District

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**DATE:** May 23, 2023

**12**

**TO:** Board of Supervisors

### **SUBJECT**

**GENERAL SERVICES – CONTINUATION OF EMERGENCY REPAIRS AT THE COUNTY ADMINISTRATION CENTER (DISTRICT: 3)**

### **OVERVIEW**

On February 6, 2023, a failure of the chilled water supply line that serves the heating, ventilation, and air conditioning system of the County Administration Center (CAC) was discovered in the northwest corner of the building exterior. This failure occurred at approximately 7:00am causing a total loss of cooling capacity, severely impacting the ability to control the interior temperature of the facility. To mitigate the risk to the operational capability of the building occupants and restore temperature control, it was necessary to declare an emergency and forgo competitive solicitation of the repair and restoration work. In accordance with County Administrative Code Section 402, "Emergency Purchases," a notice to proceed for emergency repairs was issued to ACCO Engineered Systems, a contractor with previous County facility and repair experience. Upon further investigation of the CAC chill water piping system, additional failures were discovered that warrant replacement of the entire chilled water piping system. To date, the costs of mobilization, construction, set up and delivery of a temporary chiller and the work previously done by ACCO totals \$220,218. The cost of repairs to the chilled water piping system is estimated at \$2,255,750 for a total of \$2,475,968 for all the work required. The estimated time for completion of repairs is early June.

On February 28, 2023 (7), the San Diego County Board of Supervisors (Board) found that there was a need for emergency repairs at the CAC and provided authorization to continue the emergency action. Pursuant to Public Contract Code Section 22050, until the repairs are complete, the Board is required to determine at every regularly scheduled board meeting that there is a need to continue the emergency action. Today's action requests the Board to find that there is a need to continue the CAC emergency repair and restoration.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find the proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15269(b) and 15301 of the CEQA Guidelines because the proposed project is for emergency repairs to a publicly owned service facility necessary to maintain service essential to the public health, safety, and welfare, and

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because it consists of the minor alteration of existing public facilities involving negligible or no expansion of existing use.

2. Pursuant to Public Contract Code Section 22050(c)(2)(a), find that there is a need to continue the emergency repair and restoration of the County Administration Center without giving notice for bids to let a contract. **(4 VOTES)**

**EQUITY IMPACT STATEMENT**

As a public building, most daily activities that take place at the CAC have an impact upon the San Diego County community. Regular meetings of the Board of Supervisors, County Special Districts and various Commission meetings are held at the CAC. The Department of General Services is responsible for managing the CAC, including maintenance and repairs. Approval of the emergency repairs will ensure continued operation of the CAC heating, ventilation, and air conditioning system. These proposed emergency repairs will provide public benefit to members of the public and County employees through the continued provision of essential public services at this facility.

**SUSTAINABILITY IMPACT STATEMENT**

The emergency repairs will ensure the health and wellbeing of County employees and visitors to the County Administration Center by protecting indoor air quality.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2022-23 Operational Plan for the Department of General Services Facilities Management Internal Service Fund. If approved, this request will result in estimated costs and revenue of \$2,475,968. The funding source is charges to client departments. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

Failure to make the required repairs in a timely manner will result in a risk of inability to control the building interior temperature.

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

On February 6, 2023, at approximately 7:00am, Department of General Services (DGS) staff discovered a large leak of cooling water coming from the ground outside the northwest corner of the County Administration Center (CAC) which caused a failure of cooling water supply to the building heating, ventilation, and air conditioning (HVAC) equipment. The needed repairs are extensive and consist of the removal of concrete walkways and the excavation of a large area adjacent to the building to access the damaged pipes. To mitigate the risk of further issues and ensure the continued provision of essential public services, it was necessary to declare an emergency and forgo competitive solicitation of the repair work. In accordance with County Administrative Code Section 402, "Emergency Purchases," a notice to proceed was issued to ACCO Engineered Systems, a contractor with previous County facility experience. To date ACCO has backfilled the previous construction area, provided a temporary chiller and temporary generator, provided scaffolding to run the temporary chilled water lines up and over the north side

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of CAC entrance, installed hot taps, valves and flanges to provide a way of supplying the temporary chilled water to the building and added temporary fencing. The total cost of repairs is estimated at \$2,475,968.

The larger project to replace the failed chilled water supply and return lines to the CAC building has begun. It was necessary to procure these repairs under emergency guidelines rather than solicit bids for the work in order to maintain continuity of service with our service provider ACCO. Additionally, the cost of ongoing rental equipment and support of this equipment is great. Delaying the process of replacing the piping would result in greater expense to the taxpayer. The County has an obligation to provide HVAC services to employees and members of the public at this critical building. In order to ensure service, a redundant chiller system would be required. Moving on these repairs as quickly as possible is key to returning to a redundant model. As of April 11, 2023, construction of the chilled water piping replacement has begun, and all design and layout has been approved. Staff from DGS and the Department of Parks and Recreation approved site logistics, access plan, impacts to existing vegetation, and coordination with scheduled events. A coordination meeting to finalize these items with all stakeholders was held Friday, April 7, 2023. As of May 8, 2023 this project is at 48% completion, we are on budget and targeting an early June completion and turnover date.

On February 28, 2023 (7), the San Diego County of Board of Supervisors (Board) found that there was a need for emergency repairs at the CAC and provided authorization to continue the emergency action. Pursuant to Public Contract Code Section 22050, until emergency repairs are completed, the Board is required to determine at every regularly scheduled meeting that there is a need to continue the emergency action. Today's action requests the Board to find that there is a need to continue the CAC emergency repair and restoration.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's proposed actions support the Community Strategic Initiative of the County of San Diego's 2023-2028 Strategic Plan. These emergency repairs will restore operation of the heating, ventilation, and air conditioning system at the CAC, keeping the facility operational, safeguarding County property, and maintaining service to staff, clients, and customers.

Respectfully submitted,



HELEN N. ROBBINS-MEYER  
Interim Chief Administrative Officer

**ATTACHMENT(S)**

N/A