



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

NORA VARGAS
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

NATHAN FLETCHER
Fourth District

JIM DESMOND
Fifth District

DATE: February 28, 2023

07

TO: Board of Supervisors

SUBJECT

GENERAL SERVICES – RATIFICATION OF EMERGENCY CONTRACT AND REPORT OF ACTION PURSUANT TO PUBLIC CONTRACT CODE SECTION 22050 FOR 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.

In accordance with County Administrative Code Section 402 and Public Contract Code Section 22050, staff requests the Board of Supervisors (Board) to ratify the emergency contract and receive the report set forth in this Board letter that the emergency repair and restoration work at the CAC did not permit a delay resulting from competitive solicitations for bids and that the immediate award of a contract was necessary to respond to the emergency. The Board is also requested 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 because it consists of the minor alteration of existing public facilities involving negligible or no expansion of existing use.

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2. Pursuant to Section 402 of the County Administrative Code, ratify the contract with ACCO Engineered Systems for the County Administration Center emergency repair and restoration work, on the basis that public interest and necessity demanded immediate expenditure of funds on an emergency basis without competitive bidding.
3. Pursuant to Public Contract Code Section 22050(b)(3)(a), receive the report set forth in this Board letter that the emergency repair and restoration of the County Administration Center did not permit a delay resulting from competitive solicitations for bids and the immediate award of a contract was necessary to respond to the emergency.
4. 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 here. The Department of General Services is responsible for managing the County Administration Center, including maintenance and repairs. Approval of the emergency repairs will ensure continued operation of the County Administration Center 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 authorize a contract for the County Administration Center emergency repair and restoration work. The estimated costs and revenue will be determined upon successful negotiations and determination of a fair and reasonable price. Staff will return to the Board to continue the emergency repair and restoration and incorporate the total estimated cost. There will be no change in 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 control of the building interior temperature.

ADVISORY BOARD STATEMENT

N/A

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BACKGROUND

On February 6, 2023, at approximately 7:00am, Department of General Services 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 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.

In accordance with County Administrative Code Section 402 and Public Contract Code Section 22050, staff requests the Board of Supervisors (Board) to ratify the emergency contract and receive the report set forth in this Board letter that emergency repair work at the CAC did not permit a delay resulting from competitive solicitations for bids and that the immediate award of a contract was necessary to respond to the emergency. The Board is also requested to find that there is a need to continue the emergency repair.

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 County Administration Center, keeping the facility operational, safeguarding County property, and service to staff, clients, and customers.

Respectfully submitted,



HELEN N. ROBBINS-MEYER
Chief Administrative Officer

ATTACHMENT(S)

N/A