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MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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MEMORANDUM

Date: APRIL 17, 2020

DISTRICT 1 SUPERVISOR LUIS A. ALEJO
DISTRICT 2 SUPERVISOR JOHN M. PHILLIPS

To: DISTRICT 3 SUPERVISOR CHRIS LOPEZ, CHAIR
DISTRICT 4 SUPERVISOR JANE PARKER
DISTRICT 5 SUPERVISOR MARY ADAMS

From: CARL P. HOLM, AICP, RMA DIRECTOR *CNA*

Subject: NOTIFICATION OF CAPITAL PROJECT INITIATION RESULTING FROM NONOPERATIONAL
DIRECT DIGITAL CONTROL SYSTEM AND CHILLER FOR HEATING, VENTILATION & AIR
CONDITIONING SYSTEM
1441 SCHILLING PLACE, SALINAS

cc: Charles McKee, County Administrative Officer
Nick Chiulos, Assistant County Administrative Officer
Valerie Ralph, Clerk of the Board of Supervisors
Shawne Ellerbee, RMA Deputy Director of Administrative Services
Lindsay Lerable, RMA Chief of Facilities

On February 27, 2020, the Resource Management Agency (RMA) received a letter from the Department of Industrial Relation, Division of Occupation Safety and Health (OSHA), inquiring about concerns with the Heating, Ventilation & Air Conditioning System (HVAC) at the 1441 Schilling Place facility. As such, RMA determined this to be an essential project.

On February 28, 2020, RMA-Facilities contacted ACCO Engineered Systems to inspect the direct digital control system (DDCS) and chiller motor #3. Upon inspection, ACCO determined that the DDCS is not functioning and is not repairable due to the system being obsolete. Chiller motor #3 also requires significant repairs.

On March 17, 2020, RMA-Facilities responded to OSHA assuring them that a Notice to Proceed (NTP) for the repairs would be issued within 60 days. The NTPs for the repair work were issued on March 27, 2020.

The project includes a new DDCS, including a workstation, software, graphics, replace/repairs to field devices as necessary, and rebuilding chiller 3's motor. Total estimated project cost is \$250,200. RMA will use funds available from unscheduled repairs budgeted under RMA's Facilities Maintenance Unit 001-3000-8176-RMA006. As this project is a Capital Improvement, RMA will return to the Board of Supervisors via the Budget Committee to transfer funds out of General Fund Unit 8176 into Capital Projects Fund 402.

Both the DDCS and Chiller projects are included in the County Five-Year Capital Improvement Program for Fiscal Years 2019-20 through 2023-24. The DDCS system is titled *Building Management System at 1441 Schilling Place* and the Chiller project is titled *1441 Schilling Project-Replace HVAC Chiller Motor #3*.

Attachments: 02/27/20 OSHA Letter
03/17/20 RMA-Facilities E-mail Response
3/27/20 NTPs

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