

Attachment A

This page intentionally left blank.

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



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

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-4800


www.co.monterey.ca.us/rma

MEMORANDUM

Date: March 5, 2020

District 1 Supervisor Luis A. Alejo
District 2 Supervisor John M. Phillips

To: District 3 Supervisor Chris Lopez
District 4 Supervisor Jane Parker
District 5 Supervisor Mary Adams

From: Carl P. Holm, AICP, RMA Director 

Subject: Notification of Capital Project initiation resulting from a Boiler leak at 1200
Aguajito Road (Monterey Courthouse)

cc: Charles McKee, County Administrative Officer
Nick Chiulos, Assistant County Administrative Officer
Lindsay Lerable, Chief of Facilities
Shawne Ellerbee, Deputy Director of Administrative Services

The Resource Management Agency (RMA) was contacted January 30th regarding a leak in one of two boilers that services Monterey Courthouse located at 1200 Aquajito Road. It was discovered upon inspection that the source of the leak is originating from the tank that is over 50 years old and operating beyond its useful life. At this time, the County has been advised that the tank cannot be repaired and must be replaced. Currently, the leak is being diverted to a drain to avoid water damage. If the tank completely splits open approximately 200 gallons will flood the lower level of the building, which includes Probation, Environmental Health and Superior Court file storage.

The replacement for the leaking boiler and a second boiler (same age) at 1200 Aguajito was included in the County's Five-Year Capital Improvement Program (5-Year CIP) for FY 2019-20 through FY 2023-24 and was ranked as one of the top fifteen unfunded projects. Since this building is shared with the Judicial Council of California (JCC), there is a Joint Occupancy Agreement for which the JCC's share of the repair costs would be 50.14%. On November 6, 2019 the County received confirmation from JCC of their acceptance of their shared costs (refer to the attached).

Given the nature of the leak and the potential damage and disruption to the building and its occupants, including potential additional costs the County may be liable due to JCC's usage, RMA is proceeding with replacing both boilers as they are both over 50 years old and there is a cost benefit of \$57,000 to replace both at the same time and be less disruptive on building occupants. The newly revised project cost is estimated at \$353,000 which includes a project contingency of \$27,000. This new project estimate is \$33,000 higher than what was initially identified in the 5-Year CIP and the County has written confirmation that JCC is committed to funding their share of the repair cost of \$176,994. Since this replacement was not planned for in the current fiscal year, RMA will be using funds available from unscheduled repairs budgeted under RMA's Facilities Maintenance Unit 001-

3000-8176-RMA006. Given that this project is considered a Capital Improvement, RMA will be returning to the Board of Supervisors via the Budget Committee to transfer the funds out of the General Fund Unit 8176 and into the Capital Projects Fund 402.

From: Beard, Clifford <Clifford.B Beard@jud.ca.gov>
Sent: Thursday, February 27, 2020 12:20 PM
To: Lopez, Patricia Ext.8998
Subject: RE: 1200 Aguajito - Boilers

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Thanks for the update; because the increase is less than 10% this email can serve as JCC official agreement on the increase. bill make an adjustment in our system.

Thanks, Trish!

Cliff Beard, Facilities Management Administrator
Facilities Management Unit
Monterey/San Benito/San Luis Obispo/Santa Clara
818-371-5477 | clifford.beard@jud.ca.gov | www.courts.ca.gov

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Lopez, Patricia Ext.8998" <lopezp@co.monterey.ca.us>
Date: 2/26/20 9:08 AM (GMT-08:00)
To: "Beard, Clifford" <Clifford.B Beard@jud.ca.gov>
Subject: 1200 Aguajito - Boilers

Hi Cliff,

One of the boilers at 1200 Aguajito is leaking. I will be initiating this project week. The cost to replace both boilers is slightly higher than our original estimate. The total cost is \$353K versus \$320K a total increase of \$33K. This is mainly due to ancillary components that need to be replaced not to mention the original estimate is over a year old.

What do I need to do to request approval of 50.14% (\$16,537) of the \$33K?

Thank You

Patricia A. Lopez (Trish)

PATRICIA A. LOPEZ (TRISH)
Project Manager II
County of Monterey, Resource Management Agency
Public Works, Parks and Facilities
1441 Schilling, 2nd Floor
Salinas, CA 93901-4527
P: 831.755.8998



JUDICIAL COUNCIL OF CALIFORNIA

2860 Gateway Oaks Drive, Suite 400 • Sacramento, California 95833-4336
Telephone 916-263-7885 • Fax 916-263-1966 • TDD 415-865-4272

TANI G. CANTIL-SAKAUYE
Chief Justice of California
Chair of the Judicial Council

MARTIN HOSHINO
Administrative Director

JOHN WORDLAW
Chief Administrative Officer

MIKE COURTNEY
Director,
Facilities Services Office

November 6, 2019

Patricia Lopez
Project Manager, RMA Facilities
County of Monterey
1411 Schilling Place, South 2nd Floor
Salinas, CA 93901

RE: Facility Modification Approval Notification, Monterey Courthouse, Replace Two Boilers

Dear Patricia,

The Judicial Council's Trial Court Facility Modification Advisory Committee (TCFMAC) has approved the council's share of cost for the deficiency described in the attached letter. This notification serves as the council's Facility Service's (FS) Notice to Proceed (NTP) for correction of the deficiency therein stated.

Below are a confirmation of project details and the council's acceptance of share of costs:

FMU Reference #: FM-0142002

Building ID/Name: 27-C1 – Monterey Courthouse

Proposed Deficiency Correction	Estimated Completion Date	Total Estimated Project Cost	FS Share (%) per JOA	FS Estimated Shared Cost
Replace Two Boilers	Unknown	\$320,000.00	50.14%	\$160,448.00

Page 2

Short Job Justification: COUNTY MANAGED - HVAC - Remove and replace two boilers, and connection fittings. Cost to include design and permits - Current boilers are 43 years old, at end of life and displaying significant issues impacting overall building integrity.

Please be advised that if this project is not completely executed and fully invoiced by April 30, 2022, the funding allocated to this project will revert and be unavailable for future payments.

If you have any questions, please contact the Facility Services Facilities Operations Supervisor, Randy Swan, at (415) 865-5361 or Randy.Swan@jud.ca.gov.

Sincerely,



Robert Cresswell
Associate Analyst

RC/rc
Enclosure

cc: Pella McCormick, Deputy Director, Facilities Services, Judicial Council
Jagan Singh, Principal Manager, Facilities Services, Judicial Council
— Randy Swan, Facilities Operations Supervisor, Facilities Services, Judicial Council

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS, PARKS & FACILITIES
1441 Schilling Place, South 2nd Floor (831)755-4800
Salinas, California 93901-4527 www.co.monterey.ca.us/rma

JULY 16, 2019

ADMINISTRATIVE OFFICE OF THE COURTS
ATTN SENIOR MANAGER BUSINESS SERVICES
455 GOLDEN GATE AVENUE 8TH FLOOR
SAN FRANCISCO CA 94102

MS. MARIA ATAYDE-SCHOLZ:

**SUBJECT: JOINT OCCUPANCY AGREEMENT FOR THE MONTEREY COURTHOUSE
REPLACE TWO BOILERS**

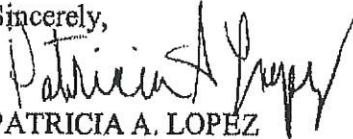
In accordance with the Joint Occupancy Agreement (JOA), this letter serves as notification required under Section 4 Shared Costs, 4.3 Notice of Anticipated Excess Costs that the following improvement project is under consideration:

Monterey Courthouse: 1200 Aguajito Road, Monterey – Replace Two Boilers, Total Preliminary Project Cost: \$320,000.

The two boilers located at the Monterey Courthouse are approximately 43 years old and have exceeded their expected useful lives. The total preliminary project cost is \$320,000 and includes removal and replacement of two boilers (Ajax Model WGH2500 and Crane Model 8-66A) and connection fittings, located in the Lower Level Mechanical Room. The Administrative Office of the Courts (AOC) share of the project cost is 50.14 percent or \$160,448. The total preliminary project cost is subject to final contractor pricing.

In accordance with the JOA, under Section 4.3 Notice of Anticipated Excess Costs, the AOC has 30 days after receiving this notice to object. If the County does not receive an approval or objection within 30 calendar days of receiving this notice, the County may proceed with the expenditure of the Excess Cost.

Sincerely,


PATRICIA A. LOPEZ
PROJECT MANAGER
RMA FACILITIES