

# Attachment B

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Complaint # 1547748 related to HVAC system at County of Monterey County facility at 1441 Schilling Place, Salinas, CA

**From:** Salazar, Mario x4869

**Sent:** Tuesday, March 17, 2020 4:13 PM

**To:** [DOSHFREMONT@dir.ca.gov](mailto:DOSHFREMONT@dir.ca.gov) <[DOSHFREMONT@dir.ca.gov](mailto:DOSHFREMONT@dir.ca.gov)>

**Cc:** Lerable, Lindsay x5061 <[LerableL@co.monterey.ca.us](mailto:LerableL@co.monterey.ca.us)>

**Subject:** Re: Complaint # 1547748 County of Monterey Facility at 1441 Schilling Place, Salinas, CA

This is to advise of actions to date regarding Complaint # 1547748 related to the HVAC system at the County of Monterey County facility at 1441 Schilling Place, Salinas, CA.

Following the report from Building Maintenance Workers that the Building Management System was not responding to commands I contacted Jack Irwin from ACCO (HVAC Equipment Contractor) to arrange on on site assessment to determine mechanical and/or control faults. Mechanical and control engineers arrived on arrived at the site on or about February 28 to assess conditions and determine an immediate solution to enable temperature control. For the immediate solution, on site staff was trained to manually control the chiller function which successfully enabled temperature control for the affected portions of the building. All other automatic HVAC controls remain functional for control of airflow, outside air intake and exhaust. The system will adjust to existing set points but cannot be cannot be changed using the Building Management System (BMS).

I inspected the affected units and control system with the technicians for the purpose of establishing a scope of work to remedy the existing control situation and improve reliability for long term operation. We determined that the control system was not serviceable and will require replacement. On the mechanical side, one of three chiller motors was non-operational. The chillers operate alternately, i.e. chiller #1 and #2 alternate with #3 as a back-up. We further determined that existing VAV controls and sensors are functional and would be compatible with the replacement JACE controller, server, and expansion modules.

Based on the above, repair estimates have been received and a capital repair project has been initiated on an expedited basis. A project manager has been assigned, and we have secured funding for the project. The project will be processed through a compliant Job Order Contract (JOC) which will enable a much shorter completion schedule than a formal bid process required by State Contract Code. Notice to Proceed (NTP) will be affected by current conditions regarding Shelter in Place Orders, but completion of repair, installation and testing within 60 days following NTP.

I attached copies of the quotations from ACCO as well as inspection reports on the subject equipment from the previous six months. Once the system has been repaired and components replaced we will be able to adjust air temperature using the BMS, monitor air temp, flow rates, outside air intake, etc. Replacement of chiller motor #3 will ensure that in the event of extremely hot weather, and failure of one of the other two motors we will retain redundancy.

I will update this report with copies of the JOC agreement, schedule and relevant information as received. Please advise if you need addition information or details. I may be by reached by mobile at (831) 601-9536.

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