

MONTEREY COUNTY

PUBLIC WORKS, FACILITIES & PARKS



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January 14, 2021

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 (JOA) FOR THE MONTEREY COURTHOUSE CHILLER REPLACEMENT PROJECT

On November 6, 2019, the Judicial Council of California, Administrative Office of the Courts (AOC) approved \$187,664 (50.15 percent) to the Chiller Replacement Project at the Monterey Courthouse in Monterey California.

The original scope of the Project included installation of a new water-cooled chiller, expansion tank, pumps, and ancillary equipment for a total cost of \$374,280. During the scoping/design of the Project the engineer recommended replacing not only the water-cooled chiller but the cooling tower as well. For details, see Attachment A – Replace Chiller Project Synopsis.

The change in scope has increased the cost of the project to \$1.11 million of which the AOC's share of cost is \$556,554 (50.14 percent) and the County's share is \$553,446 (49.86%). Subtracting the amount approved on November 6, 2019, (\$187,664) the AOC's additional share of cost is \$368,890.

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,
DocuSigned by:

A handwritten signature in black ink that reads "Patricia A. Lopez".
D2CA47CD83264BF
PATRICIA A. LOPEZ
PROJECT MANAGER

Attachment A: Replace Chiller Project Synopsis

SYNOPSIS

1200 Aguajito Road, Monterey Monterey Courthouse Chiller Replacement Project

The existing Heating, Ventilation, and Air Conditioning (HVAC) system consists of a 120-ton water-cooled chiller, one base-mounted chilled water pump, a cooling tower, and a base-mounted condenser water pump. The chilled water pump and chiller are installed in a basement mechanical room. Chilled water lines are routed from the basement to the mechanical penthouse and serves two air handling units (courthouse unit and probation dept. unit.) Condenser water lines run from the chiller mechanical room, into the adjacent emergency generator room, and then approximately 150 feet underground to the cooling tower. The cooling tower and condenser water pump are installed in a fenced area to the north of the site. See site map and photos below.

In Fiscal Year 2020, the Board of Supervisors approved \$186,616 and on November 6, 2019, the Judicial Council of California, Administrative Office of the Courts (AOC) approved \$187,664 to the Chiller Replacement Project for a total cost of \$374,280. The original scope of the project includes replacement of a 120-ton water-cooled chiller, expansion tank, pumps, and ancillary equipment. The project/costs did not include replacement of 150 feet of underground condensing water lines or temporary cooling of the building during construction.

During the scoping/design of the Chiller Replacement Project the engineer recommended replacing not only the water-cooled chiller but the cooling tower as well. The existing cooling tower is obsolete, and parts are difficult to locate.

Replacement of the cooling tower has been in the County of Monterey Capital Improvement Program (CIP) for 5 years and was identified in the 2015 Facility Assessment Report as “Critical”, meaning immediate replacement recommended.

The advantages of an air-cooled chiller are:

1. Eliminates the cooling tower and the open-loop part of the piping system. It removes all the chemical treatment and ongoing maintenance of keeping the cooling tower operating and free of debris.
2. Eliminates the need to replace the buried condenser water piping or running new piping up the exterior of the building following the path of the generator piping.
3. Eliminates the potential of having to unassembled and assemble a new water-cooler or create a larger opening in the exterior wall and areaway to install a new water-cooled chiller in the existing compact mechanical room. The new air-cooled chiller would be located at grade outside of the existing chiller mechanical room.
4. Lowers installation cost between installing a water-cooled chiller, cooling tower and condensing lines.
5. Will meet current codes and space requirements.

The revised project scope includes demoing the existing water-cooled chiller, cooling tower, underground condensing lines and installing an air-cooling chiller, expansion tank, pumps, ancillary equipment and fencing.

Based on the change in project scope, the project cost is \$1.11 million. The AOC’s share of cost is \$556,554 (50.14%) and the County’s share is \$553,446 (49.86%).

SITE MAP

1200 Aguajito Road, Monterey
Chiller Replacement Project



Water-Cooled Chiller



Cooling Tower

