



Monterey County

Capital Improvement Committee

Legistar File Number: 21-176

Item No.

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

March 08, 2021

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- a. Support a change in scope to the Monterey County Chiller Replacement Project at 1200 Aguajito Road in Monterey, Project Number 4041 to replace the water-cooled chilling and tower with an air-cooled chiller; and
- b. Support an increase in Capital Funds in the amount of \$707,006.

RECOMMENDATION:

It is recommended the Capital Improvement Committee:

- a. Support a change in scope to the Monterey County Chiller Replacement Project at 1200 Aguajito Road in Monterey, Project Number 4041 to replace the water-cooled chilling and tower with an air-cooled chiller; and
- b. Support an increase in funding in the amount of \$707,006.

SUMMARY:

In Fiscal Year 2020/21, the Board of Supervisors approved \$402,994 to the Chiller Replacement Project, which included installation of a new water-cooled chiller, expansion tank, pumps, and ancillary equipment. The project/costs did not include replacement of 150 feet of underground condensing water lines, replacement of the cooling tower or temporary cooling of the building during construction.

During the scoping/design of the Chiller Replacement Project the engineer recommended replacing not only the 120-ton water-cooled chiller but the cooling tower as well. The change in scope increased the project budget by \$707,006 for a total project cost of \$1.11 million.

The existing cooling tower is obsolete, and parts are difficult to locate.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 components 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 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 (2) 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.

The revised project scope includes demolishing the existing water-cooled chiller, cooling tower, underground condensing lines and installing an air-cooling chiller, expansion tank, pumps, ancillary equipment and fencing. The project will be constructed using Job Order Contracting (JOC).

Under the Joint Occupancy Agreement (JOA) between the Judicial Council of California, Administrative Office of the Courts (AOC) and the County of Monterey the AOC share of cost is \$556,554 (50.14 percent) and the County's share is \$553,446 (49.86%). In accordance with the JOA under Section 4.3 Notice of Anticipated Excess Costs of the JOA a formal request for project reimbursement has been sent to the AOC (See Attachment A). Construction activities will not commence until the AOC agrees to reimburse the County \$556,554 for their share of cost.

DISCUSSION:

Both the Chiller and Cooling Tower projects are in the County Five-Year Capital Improvement Program for Fiscal Years 2019-20 through 2023-24.

Since the Project scope has changed the PWWP requests an additional \$707,006 in appropriations for the Capital Projects Fund 402, financed by an operating transfer in from Building Improvement and Replacement Fund 478, Appropriation Unit CAO047, where funds from the Countywide Cost Allocation for Building Depreciation are budgeted. Building Depreciation is an appropriate funding source for this project. Upon receipt from the AOC, Fund 478 will be reimbursed 50.14 percent of the total project cost.

The change in scope and increase in cost will be presented to the Budget Committee on March 31, 2021 and will be presented to the Board of Supervisors' for consideration on April 20, 2021

OTHER AGENCY INVOLVEMENT:

The Capital Improvement and Budget Committees and the Board of Supervisors approved the individual projects in the County Five-Year Capital Improvement Program for FYs 2019-20 through 2023-24 and the Judicial Council of California, Administrative Office of the Courts (AOC) authorized Notice to Proceed on November 6, 2019.

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FINANCING:

There is no impact to the General Fund. The FY 2020-21 Fund 402 Capital Projects Adopted Budget did include \$402,994 for this project, due to the change in scope additional funds are necessary in the amount of \$707,006. (See Attachment B-Project budget). RMA recommends the financing source, in the form of an Operating Transfer-In, be from Building Improvement and Replacement Fund 478, Appropriation Unit CAO047, where the Countywide Cost Allocation for Building Depreciation is budgeted. Fund 478 will be reimbursed 50.14 percent of the total project cost upon receipt from the AOC.

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Attachments:

Attachment A - AOC Letter

Attachment B - Project Budget