



County of Monterey

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

Legislation Details (With Board Report)

File #:	21-890	Name:	Approve Non-Standard Agreement with Johnson Controls, Inc. for Scheduled and On-call HVAC System Maintenance at 168 W. Alisal Street
Type:	General Agenda Item	Status:	Passed
File created:	10/15/2021	In control:	Board of Supervisors
On agenda:	11/2/2021	Final action:	11/2/2021
Title:	<p>a. Approve and authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute a Non-Standard Agreement with Johnson Controls, Inc. in an amount not to exceed \$43,298 for scheduled and on-call HVAC maintenance services at the County Administration Building located at 168 W. Alisal St., Salinas;</p> <p>b. Approve non-standard contract provision as recommended by the Director of Public Works, Facilities & Parks; and</p> <p>c. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to sign, subject to prior review and approval as to form by the Office of the County Counsel-Risk Manager, amendments to the Agreement provided that said amendments do not significantly change the terms of the Agreement or increase the not to exceed amount by ten percent (10%) of the original Agreement amount.</p>		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A-Agreement with JCI, 3. Completed Board Order Item No. 31

Date	Ver.	Action By	Action	Result
11/2/2021	1	Board of Supervisors	approved	Pass

- a. Approve and authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute a Non-Standard Agreement with Johnson Controls, Inc. in an amount not to exceed \$43,298 for scheduled and on-call HVAC maintenance services at the County Administration Building located at 168 W. Alisal St., Salinas;
- b. Approve non-standard contract provision as recommended by the Director of Public Works, Facilities & Parks; and
- c. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to sign, subject to prior review and approval as to form by the Office of the County Counsel-Risk Manager, amendments to the Agreement provided that said amendments do not significantly change the terms of the Agreement or increase the not to exceed amount by ten percent (10%) of the original Agreement amount.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute a Non-Standard Agreement with Johnson Controls, Inc. in an amount not to exceed \$43,298 for scheduled and on-call HVAC maintenance services at the County Administration Building located at 168 W. Alisal St., Salinas;
- b. Approve non-standard contract provision as recommended by the Public Works, Facilities and Parks Director; and
- c. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to sign, subject to prior review and approval as to form by the Office of the County Counsel-Risk Manager, amendments to the Agreement provided that said amendments do not significantly change the terms of the Agreement or increase the not to exceed amount by ten percent (10%) of the original Agreement amount.

SUMMARY/DISCUSSION:

Public Works, Facilities & Parks (PWFP) wishes to contract with Johnson Controls, Inc. (JCI) to provide HVAC repair and maintenance services at the County Administrative Building located at 168 W. Alisal St., Salinas, California. JCI provides regularly scheduled preventative maintenance as well as on-call service as needed.

The HVAC controls system at 168 W. Alisal Street, Salinas, is proprietary to JCI. Without a contract in place, the County is limited to issuing Emergency Purchase Orders for emergency repairs when the system breaks down. Regular maintenance will help extend the useful life of this County facility.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Manager and Auditor-Controller's Office have reviewed and approved the agreement as to form and fiscal provisions, respectively.

FINANCING:

Facilities Service Unit 8552 has sufficient appropriations to cover the scheduled annual maintenance (approximately \$4,400) and the Unit budget will be reviewed for available funds prior to securing on-call services.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Scheduled maintenance services prevent system failures and keep County facilities operational.

Economic Development

Administration

Health & Human Services

X Infrastructure

X Public Safety

Prepared by: John Snively, MAIII (831) 759-6617

Reviewed by: Lindsay Lerable, Chief of Facilities

Tom Bonigut, PE, Interim Assistant Director of Public Works, Facilities & Parks

Approved by: Randy Ishii, MS, PE, TE, PTOE

Public Works, Facilities & Parks Director

Attachments:

Attachment A-Agreement with JCI

(Attachments are on file with the Clerk of the Board)