



County of Monterey

Item No.

Board Report

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

Legistar File Number: A 25-426

October 28, 2025

Introduced: 10/14/2025

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 1 to Standard Agreement No. A-16101 between the County of Monterey and Val's Plumbing & Heating, Inc., to increase the not to exceed amount by \$150,000 for a total not to exceed amount of \$300,000, extend the term two years for a revised Agreement term of October 25, 2022 through October 24, 2027 and incorporate new Standard Agreement provisions regarding payment conditions, insurance requirements and format of deliverables;
- b. Approve and authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 2 to Standard Agreement No. A-16099 between the County of Monterey and ACCO Engineered Systems, Inc., dba Geo H. Wilson Mechanical Contractors, to increase the not to exceed amount by \$100,000 for a total not to exceed amount of \$265,000 with no extension of the Agreement term of October 25, 2022 through October 24, 2027;
- c. Authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 1 to Standard Agreement No. A-16101 between the County of Monterey and Val's Plumbing & Heating, Inc., and up to two future amendments where the amendments do not significantly alter the scope of work of the Agreement and where the additional costs of the Amendments in aggregate do not exceed 10% (\$15,000) of the original contract amount of \$150,000, bringing the potential overall Agreement aggregate not to exceed amount to \$315,000 even if no additional Amendments are entered into, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, and review of fiscal provisions by the Auditor Controller's Office;
- d. Authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 2 to Standard Agreement No. A-16099 between the County of Monterey and ACCO Engineered Systems, Inc. dba Geo H. Wilson Mechanical Contractors, and two future amendments where the amendments do not significantly alter the scope of work of the Agreement and where the additional costs of the Amendments in aggregate do not exceed 10% (\$15,000) of the original contract amount of \$150,000, bringing the potential overall Agreement aggregate not to exceed amount to \$280,000 even if no additional Amendments are entered into, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, and review of fiscal provisions by the Auditor Controller's Office.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 1 to Standard Agreement No. A-16101 between the County of Monterey and Val's Plumbing & Heating, Inc., to increase the not to exceed amount by \$150,000 for a total not to exceed amount of \$300,000, extend the term two years for a revised Agreement term of

October 25, 2022 through October 24, 2027 and incorporate new Standard Agreement provisions regarding payment conditions, insurance requirements and format of deliverables;

b. Approve and authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 2 to Standard Agreement No. A-16099 between the County of Monterey and ACCO Engineered Systems, Inc., dba Geo H. Wilson Mechanical Contractors, to increase the not to exceed amount by \$100,000 for a total not to exceed amount of \$265,000 with no extension of the Agreement term of October 25, 2022 through October 24, 2027;

c. Authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 1 to Standard Agreement No. A-16101 between the County of Monterey and Val's Plumbing & Heating, Inc., and up to two future amendments where the amendments do not significantly alter the scope of work of the Agreement and where the additional costs of the Amendments in aggregate do not exceed 10% (\$15,000) of the original contract amount of \$150,000, bringing the potential overall Agreement aggregate not to exceed amount to \$315,000 even if no additional Amendments are entered into, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, and review of fiscal provisions by the Auditor Controller's Office;

d. Authorize the Chief Contracts and Procurement Officer or designee to execute retroactive Amendment No. 2 to Standard Agreement No. A-16099 between the County of Monterey and ACCO Engineered Systems, Inc. dba Geo H. Wilson Mechanical Contractors, and two future amendments where the amendments do not significantly alter the scope of work of the Agreement and where the additional costs of the Amendments in aggregate do not exceed 10% (\$15,000) of the original contract amount of \$150,000, bringing the potential overall Agreement aggregate not to exceed amount to \$280,000 even if no additional Amendments are entered into, subject to prior review and approval as to form by the Office of the County Counsel-Risk Management, and review of fiscal provisions by the Auditor Controller's Office.

SUMMARY:

Public Works, Facilities and Parks (PWFP) recommends entering into the following amendments to provide for continued on-call plumbing repair and maintenance services: (1) Amendment No. 1 to the Agreement with Val's Plumbing & Heating, Inc., (hereinafter "Val's") to extend the term two years, increase the not to exceed amount by \$150,000, update rates and incorporate new Standard Agreement provisions regarding payment conditions, insurance requirements and format of deliverables; and (2) Amendment No. 2 to the Agreement with ACCO Engineered Systems, Inc., dba Geo H. Wilson Mechanical Contractors (hereinafter "ACCO") to increase the not to exceed amount by \$100,000 with no extension of the Agreement term of October 25, 2022 through October 24, 2027.

DISCUSSION:

Background

The County awarded and entered into three Agreements under RFP #10870 for on-call plumbing repair and maintenance services that the Board of Supervisors approved in November 2022. Two of the Agreements need amendments that require Board approval. The Agreement with Val's was entered into on December 5, 2022 for a two-year term from October 25, 2022 to October 24, 2025 with a not to exceed amount of \$150,000. The Agreement with ACCO was entered into on November 30, 2022, for a two-year term from October 25, 2022 to October 24, 2025 with a not to

exceed amount of \$150,000. Amendment No. 1 to the ACCO Agreement was entered into on April 29, 2025, extending the term two years to October 24, 2027, increasing the not to exceed amount by \$15,000 for a total not to exceed amount of \$165,000, and updating rates and provisions.

Staff has identified the need to increase the Val's Agreement's not to exceed amount by \$150,000, extend the term two years update rates and incorporate new Standard Agreement provisions regarding payment conditions, insurance requirements and format of deliverables. Staff has also identified the need to further increase the ACCO Agreement's not to exceed amount by \$100,000. Increasing the not to exceed amounts for these Agreements will allow PWFP-Facilities to continue procuring on-call plumbing repair and maintenance services as needed, resulting in less down time for County maintained facilities and less interference with County operations. Providing for continued on-call plumbing repair and maintenance services through reliable and timely on-call services response is cost effective because it will enable timely repairs to be completed before more costly repairs are required when plumbing incidents arise.

PWFP requests that the Board of Supervisors approve these proposed Amendments to the Val's and ACCO Agreements.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

The Office of the County Counsel-Risk Management and the Auditor-Controller's Office have reviewed and approved the proposed Amendment to the Val's Agreement as to form, insurance and fiscal provisions, respectively. The Office of the County Counsel and the Auditor-Controller's Office have reviewed and approved the proposed Amendment to the ACCO Agreement as to form and fiscal provisions, respectively.

FINANCING:

Funding for on-call services is included within the Board approved budget appropriations for each unit that utilizes these services.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The recommended actions support the Board of Supervisors Strategic Plan Goals for Well-Being and Quality of Life and Sustainable Infrastructure for the Present and Future by enabling PWFP to maintain and manage vital infrastructure assets efficiently which promotes an organization that practices efficient and effective resource management.

The recommended actions support the following Board of Supervisors' Strategic Plan Goals as indicated below:

- ☒ Well-Being and Quality of Life
- ☒ Sustainable Infrastructure for the Present and Future
- ☐ Safe and Resilient Communities
- ☐ Diverse and Thriving Economy

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Reviewed by: Florence Kabwasa-Green, Chief of Facilities

Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

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

Director of Public Works, Facilities and Parks

The following attachments are on file with the Clerk of the Board:

Attachment A - Val's A1

Attachment B - Val's Agreement

Attachment C - Val's Summary of Expenditures

Attachment D - ACCO A2

Attachment E - ACCO A1

Attachment F - ACCO Agreement

Attachment G - ACCO Summary of Expenditures