



## **County of Santa Cruz Board of Supervisors**

### **Agenda Item Submittal**

**From:** General Services Department

**Subject:** Approve NOC and additional contract amount for Rountree AHU Project

**Meeting Date:** March 11, 2025

**Formal Title:** Approve amendment to agreement with ACCO Engineering Systems, increasing the contract amount by \$32,260.16 for the 90 Rountree Rooftop Air Handling Unit Removal & Replacement Project, accept the project as completed, and take related actions

### **Recommended Actions**

1. By a 4/5 vote, approve amendment to agreement No. 23C4612 with ACCO Engineered Systems to increase the contract amount by \$32,260.16 for a new not-to-exceed amount of \$219,357.16, for mechanical construction services for the 90 Rountree Rooftop Air Handling Unit Removal & Replacement Project;
2. Find that the nature of the work contemplated in the change order was such that soliciting competitive proposals to perform that work would be unavailing or would not produce an advantage, and the advertisement for competitive bid would thus be undesirable, impractical, or impossible;
3. Accept the completed 90 Rountree Rooftop Air Handling Units Removal & Replacement Project and approve the final cost of \$219,357.16, for the 90 Rountree Air Handling Unit Replacement in Watsonville, California;
4. Authorize General Services to file the Notice of Completion;
5. Request General Services to return the original Notice of Completion to the Clerk of the Board; and
6. Authorize the Director of General Services to sign the amendment on behalf of the County.

### **Executive Summary**

The 90 Rountree Rooftop Air Handling Units Removal & Replacement Project was completed on June 24, 2024. Acceptance of the project will allow for recordation of the Notice of Completion and release of all funds held in retention. The additional funds for mechanical construction services are the result of changes to the project during the construction phase.

### **Discussion**

On June 6, 2022, the General Services Department entered into Contract No. 23C4612 with ACCO Engineered Systems, Inc. to complete the removal and replacement of the Air Handling Units (AHUs) at the 90 Rountree Correctional Facility located in Watsonville.

The scope of work included the removal and replacement of the rooftop AHUs according to plans prepared by Axiom Engineers, dated November 19, 2021. The removal and replacement of the units was completed on June 24, 2024, and the Notice of Completion can be filed to close the contract and return retention funds. The 90 Rountree Rooftop Air Handling Units Removal & Replacement Project was an urgent project, as the rooftop units were no longer functioning properly and providing the proper heating and cooling output. As such, the County decided to purchase the units separately in November 2021 under an emergency purchase order #R3-0171, due to the long lead time of the units. The construction contract was advertised separately and awarded to ACCO engineering. As construction progressed, the site conditions and equipment procured by the County varied from the contract plans and specifications.

Upon arrival of the separately procured rooftop units, Change Order #1 was required due to the incorrect measurements of the roof curbing in the design specifications, resulting in additional work to properly mount the units to the roof.

Additional changes orders were required throughout the project including:

- Change Order # 2 for an upgraded electrical panel needed to handle the new units.
- Change Order #3 for additional piping and construction of a rooftop doghouse, to meet code requirements.
- Change Order #4 was the result of the manufacturer specifications not clearly stating that the ordered units would not be delivered with an attached economizer.

Since the prime contractor was already on site and the project was near completion, the additional work was contracted through the prime contractor to procure and install the required mechanical, electrical and structural additions, there would have been no value added by competitively bidding this work because the cost to administer a competitive bidding process would have exceeded the cost of the extra work by at least \$50,000 and delayed the project by an additional 6 months. The prime contractor was able to procure and install the required economizers directly through the vendor, reducing delay and allowing for the completion of the HVAC upgrades needed to the correctional facility.

The additional contract amount recommended for 23C4612 is needed to revise the scope of work to additional work needed to complete the project including curb adapters, changes to the electrical panel selections, roof work, and installation of economizers.

### **Financial Impact**

Sufficient funding for the project, including an additional \$32,260.16 to increase the total contract amount for contract 23C4612 to \$219,357.16, is supported by revenue bonds issued in 2015 and appropriated in the Facilities Capital Fund (GL 191145) in FY2022.

### **Strategic Initiatives**

Equity Framework - County Facilities & Infrastructure  
Operational Plan - Operational Excellence  
Climate Action - Energy

**Submitted By:**

Michael Beaton, General Services Director

**Recommended By:**

Carlos J. Palacios, County Administrative Officer

**Artificial Intelligence Acknowledgment:**

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.