

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-5

Urgent Routine

AGENDA DATE January 5, 2016

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Accept the Seventh Update in Accordance with Public Contract Code Sections 20134 and 22050 for Emergency Repairs at County Center II located on Scenic Drive in Modesto to Repair Electrical Power Supply and Replace an Emergency Generator and Other Equipment to Restore Essential County Operations

STAFF RECOMMENDATIONS:

Accept the seventh update on the state of the emergency repairs at County Center II in accordance with Public Contract Code Sections 20134 and 22050 to repair electrical power supply and replace an emergency generator and other equipment to restore essential County operations.

FISCAL IMPACT:

The Health Services Agency and Behavioral Health and Recovery Services are located at County Center II on Scenic Drive in Modesto, with outlying clinics and services in several cities within the County. On August 28, 2015, as a result of the main building's fire alarm sounding, it was determined that an electrical outage had occurred resulting in the failure of an Automatic Transfer Switch (ATS) and failure of the emergency generator.

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BOARD ACTION AS FOLLOWS:

No. 2016-12

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

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FISCAL IMPACT: (Continued)

The estimated expenses for the project are \$520,330 for the emergency repairs and include \$260,000 for a new emergency generator and ATS, as well as \$81,500 for a new battery back-up uninterruptible power source (UPS). The project costs will be funded initially out of the Chief Executive Office – Plant Acquisition budget out of existing appropriations previously approved by the Board in the Fiscal Year 2015-2016 Adopted Proposed Budget.

Sources and uses of funding for the project are reflected in the following chart.

Sources - County Center II Emergency Repairs	10/20/2015	Amount
CEO – Plant Acquisition budget		\$520,330
Total Sources		\$520,330

Uses - County Center II Emergency Repairs	10/20/2015	Amount
Administration, Construction Management		\$12,120
Supplies and Services, Legal, Inspection Services		\$44,554
Cost Applied Charges (Building Maintenance)		\$38,506
Construction and Equipment		\$425,150
Total Uses		\$520,330

The Project Manager continues to work with Chief Executive Office – Risk Management Division to ascertain whether the County’s various insurance policies will cover any portion of the damaged facilities or business disruption arising from the failure of the ATS.

DISCUSSION:

The Health Services Agency along with the Behavioral Health and Recovery Services are located at County Center II on Scenic Drive in Modesto, with outlying clinics and services in several cities within the County.

On August 28, 2015, as a result of the main building’s fire alarm sounding, it was determined that an electrical outage had occurred resulting in the failure of an Automatic Transfer Switch (ATS) and failure of the emergency generator. The ATS is the primary feed for the entire campus and impacted the main Central Plant unit to include the chillers, blowers and the Heating, Ventilation and Air Conditioning (HVAC) system. The failure of the ATS may have caused some of the systems in the building to fail and damaged some of the electrical components and motors. The emergency generator was damaged beyond repair.

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Staff from General Services Agency Facilities Maintenance division responded immediately and with the assistance of several vendors, was able to bypass the emergency power system, connecting directly to the Modesto Irrigation District power source. The bypass action resulted in an interim restoration of power systems to the Center.

On September 1, 2015, the Board of Supervisors in accordance with Public Contract Code Sections 20134 and 22050 approved the delegation of authority for the Chief Operations Officer to serve as the Project Manager for all aspects of the County Center II emergency power repair and replacement project.

The Board also authorized the Project Manager to take any and all actions appropriate to repair and replace the electrical and other systems (telecommunications and data related systems) and to take any directly related and immediate action required by that emergency, and to procure the necessary equipment to include a generator and other equipment, services and supplies for those purposes, without giving notice for bids to let a contract.

As of September 4, 2015 a portable generator of limited capacity was relocated to County Center II, to provide minimal critical support to essential operations at the Center. Protocols have been developed to allow the portable generator to be used in the event of a power outage; however it will only provide some basic back up power.

The County has engaged Industrial Electrical Company of Modesto, California, for the provision and installation of a new emergency generator and ATS, at a cost of \$260,000.

As of December 1, 2015, Industrial Electrical has begun demolition work, and the ATS has been received. It is anticipated that the new emergency generator will arrive in December, 2015.

As of December 17, 2015, all demolition work is completed and new equipment and wiring installation is underway. This project is anticipated to be completed by Winter 2015-2016.

The County has also ordered the new battery back-up uninterruptible power source (UPS) from SolidNetworks of Salida, California, estimated at \$81,500. This work is also anticipated to be completed by Winter 2015-2016.

Staff continues work to identify other locations within the County including potential leased space that could house the Health Services Agency administrative functions, as well as the Specialty clinic operations in the future. The extensive evaluation of options for the replacement equipment included an assessment of re-use possibilities for the

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generator if and when certain remaining clinical and administrative functions can be moved to more modern and efficient space and out of the old hospital buildings.

The order for the replacement equipment plans for the equipment to be completely relocatable to another County location in the future. Staff anticipates that the new emergency generator can be moved off County Center II and be used at an alternate County location such as the new Senate Bill (SB) 1022 REACT Center Project to be constructed at the Public Safety Center. It should be noted that the Project Manager had the replacement equipment and its installation as proposed by Industrial Electric of Modesto, California independently estimated by Sierra West Estimating to ensure the price is competitive and appropriate for the order. Sierra West concluded that the pricing is very competitive for the equipment ordered.

The Project Manager working with the Project Team will control the repairs and restoration efforts to ensure County Center II remains operational and all equipment purchases and contracted work will be competitively priced and based on good business decision making.

POLICY ISSUES:

Public Contract Code Section 22050 requires staff to report on the emergency action every 14 days until the action is terminated. However, as a result of no Board of Supervisors meeting on January 19, 2016, the next staff report on the emergency action will occur on January 26, 2016.

Approval of this action will address this unexpected situation and promote efficiency in the administration of County operations, and supports the Board of Supervisors' priorities of A Healthy Community and Efficient Delivery of Public Services.

STAFFING IMPACT:

Existing Chief Executive Office and General Services Agency staff will manage this effort through completion.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333.