

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-8

Urgent  Routine

AGENDA DATE February 9, 2016

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Accept the Final 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 final update on the status 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. 2016-81

On motion of Supervisor Withrow, Seconded by Supervisor O'Brien

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  
CHRISTINE FERRARO TALLMAN, Clerk

File No.

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**FISCAL IMPACT: (Continued)**

The project costs were estimated at \$520,330 for the emergency repairs and included \$260,000 for a new emergency generator and ATS, as well as \$81,500 for a new battery back-up uninterruptible power source (UPS), as reflected in the following sources and uses chart:

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

<b>Uses - County Center II Emergency Repairs</b>	<b>10/20/2015</b>	<b>Amount</b>
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
<b>Total Uses</b>		<b>\$520,330</b>

Actual costs as of February 3, 2016, total \$408,835 and were funded from 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.

**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.

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.

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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 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 had begun demolition work, and the ATS was received. As of December 17, 2015, all demolition work was completed and new equipment and wiring installation began.

As of January 19, 2016, the new generator had been received and set into place and the connection of the ATS to the generator and main panel has been made. Additionally, the battery back-up uninterruptible power source (UPS) has been installed and is operational.

The system was load-tested on January 21, 2016. The portable generator has been returned to Public Works. As of February 3, 2016, the project is complete. The Air Board inspection has been completed and training has been conducted on maintenance and operation of the new generator. This has been a tremendous team effort lead by the General Services Agency Facilities Maintenance staff.

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 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.

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**POLICY ISSUES:**

In accordance with Public Contract Code Section 22050, the Project Manager is requesting Board of Supervisors approval to accept the final update on the emergency repairs at County Center II to repair electrical power supply and replace an emergency generator and other equipment to restore essential County operations.

Approval of this action will conclude 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 managed this effort through completion.

**CONTACT PERSON:**

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