



**Contra
Costa
County**

To: Board of Supervisors

From: Julia R. Bueren, Public Works Director/Chief Engineer

Date: November 15, 2016

Subject: HVAC Upgrades Project at 40 Douglas Drive, Martinez, and Related CEQA Actions (WH105B)

RECOMMENDATION(S):

- (1) APPROVE the HVAC Upgrades Project at 40 Douglas Drive, Martinez, for the Employment and Human Services Department, and
- (2) DETERMINE that the Project is a California Environmental Quality Act (CEQA), Class 1(d) Categorical Exemption, pursuant to Section 15301(d) of the CEQA Guidelines, and
- (3) DIRECT the Director of the Conservation and Development Department to file a Notice of Exemption with the County Clerk, and
- (4) AUTHORIZE the Public Works Director to arrange for payment of a \$25 fee to the Department of Conservation and Development Department for processing and a \$50 fee to the County Clerk for filing the Notice of Exemption.

FISCAL IMPACT:

100% General Fund.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **11/15/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor

Candace Andersen, District II
Supervisor

Mary N. Piepho, District III Supervisor

Karen Mitchoff, District IV Supervisor

Federal D. Glover, District V
Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 15, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Ramesh Kanzaria,
(925) 313-2000

By: Stephanie Mello, Deputy

cc:

BACKGROUND:

The purpose of the project is to upgrade the heating, ventilation, and air conditioning (HVAC) system. The project consists of replacing the existing unit with a new rooftop air conditioning unit, repairing existing HVAC curb and failed structural supports, new controls, replacing existing variable air volume boxes with new terminal boxes, and replacing existing reheat coil.

On November 10, 2015, the Board of Supervisors awarded a job order contract (JOC) for repair, remodeling, and other repetitive work to be performed pursuant to the Construction Task Catalog to each of Sea Pac Engineering, Inc., John F. Otto, Inc., and Mark Scott Construction, each in the amount of \$2,000,000. On September 20, 2016, the Board approved a change order to increase the contract amount to \$4,500,000 for both John F. Otto, Inc., and Mark Scott Construction. This project is expected to be performed by one of the three JOC contractors. A task order catalogue has been prepared for the JOC Contractor to perform the Project site work and building hook-ups. In the event that it is not performed by a JOC contractor, the Public Works Department will go to the Board for approval of plans and specifications and authorization to advertise and solicit bids.

CONSEQUENCE OF NEGATIVE ACTION:

If the project is not approved, it would result in continued maintenance expenses, inconsistent interior thermal comfort for building occupants and increasing operating costs for the units age based inefficiency as well as lost energy savings from the existing pneumatic controls.

ATTACHMENTS

CEQA Documents