

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

809



FROM: Department of Facilities Management

SUBMITTAL DATE:
September 3, 2008

SUBJECT: District Attorney Building HVAC Chiller Failure

RECOMMENDED MOTION: That the Board of Supervisors ratify the actions required to provide emergency services to the District Attorney (DA) Building downtown Riverside

BACKGROUND: The chiller at the DA building located at 4075 Main Street in downtown Riverside suffered a catastrophic failure on July 10, 2008 when a condenser fan blade disintegrated, damaging the chiller. A portable chiller and generator were rented from AGS to provide adequate emergency cooling.

(Continued)

Robert Field, Director
Department of Facilities Management

Reviewed by
C.I.F. TEAM

Christopher Hans

Departmental Concurrence

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 121,055	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 121,055	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	08/09
SOURCE OF FUNDS: Facilities Management Emergency Deferred Maintenance			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

Jennifer L. Sargent

County Executive Office Signature

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 2

Agenda Number:

3.29

BACKGROUND: (continued)

On July 24, 2008 the chiller developed another refrigerant leak as a direct result of the original damage. ACCO returned to repair the additional leak due to metal fatigue. On August 10, 2008 the chiller had another condenser fan blade disintegrate, causing the chiller to become inoperative. The remaining four condenser fan blades were purchased and replaced on August 11, 2008, to prevent any future chiller failure.

The cost of repairing the chiller damage was \$121,055; including parts, vendor charges, and overtime labor for staff to monitor the equipment 24 hours a day, 7 days a week to deter theft and vandalism, and to ensure proper operation of equipment.

Through Resolution No. 2003-23, the Board delegated to the Director of Facilities Management authority for emergency repairs and replacement within County facilities without giving notice for bids to let contracts subject to the requirements and reporting procedures described in Chapter 2.5 of the California Public Contract Code, commencing with Section 22050. Upon utilization of this authority, a report is required to be made to the Board requesting ratification of all actions which exceeded the contractual authority of the Director of Facilities Management or the County Purchasing Agent.

Project Cost Summary:

ACCO portable chiller rental for 1 week	\$ 40,000
ACCO DA chiller repairs	\$ 46,502
AGS generator rental & fuel for 1 week	\$ 17,339
FM labor to prevent theft of equipment	\$ 17,134
Warning signs P Card purchase	\$ 80
Total expenditures	\$121,055