

**MONTEREY PENINSULA REGIONAL PARK DISTRICT
STAFF REPORT**

BOARD MEETING: November 4, 2020

SUBJECT: RCU Roofing and HVAC Replacement Project Update

PRESENTER: Kelly McCullough, Finance Manager

REPORT: On June 3, 2020, the Board considered and approved Request for Bids for Palo Corona Regional Park - Rancho Canada Unit Clubhouse Roof Replacement. In July 2020, the District entered into an Agreement with Roof Consulting Services (RCS) to provide a roof assessment, informing the District what work was needed, and second, to create a bid package.

Upon evaluation of the condition of the roof, the consultants recommended simultaneous replacement of the rooftop HVAC systems and necessary structural assessment requirements. This will alleviate future damage to the newly replaced roof since the HVAC units are already in need of replacement.

As previously reported in both the September and October Mid-Month Report and the Agendized Monthly Staff Report, in conjunction with planning for the roof replacement of the former Rancho Canada Clubhouse, staff entered into an agreement with 3C Engineers, Inc., to inspect the entire HVAC system and provide staff with an assessment report. The inspection took place on Wednesday, September 02, 2020.

The Fiesta Room is served by two rooftop gas units. One is a 6-ton unit, the other a 7.5-ton. Both units are recommended for replacement because they are past their useful life and need code compliant gas connections. Furthermore, the two replacement units will comply with COVID-19 recommendations, allowing additional outside air to be introduced into the facility.

The Merienda Room and Grill is currently served by a 17.5-ton rooftop gas unit. This unit, which is functioning, is also past

its useful life, in need of code compliant gas connections, and needs to be replaced by a unit that will allow the introduction of outside air, as well as functioning zone dampers and thermostats.

The commercial kitchen requires a replacement makeup air unit, which is currently nonfunctional, replacement exhaust fans, and current code compliant gas connections.

The Discovery Center also has a gas rooftop unit. This unit provides only heat and is recommended for replacement with a unit which also provides cooling, supplies outside air, and is code compliant.

The unit over the Administrative Office was replaced in January 2020 after repeated failures. This area however still requires zoning and thermostat replacements.

In addition to the structural engineering assessment and required recommendations to address rotten and termite damaged support beams for the roof replacement, structural analysis is also required to ensure there is code compliant support for the replacement HVAC units.

Furthermore, the HVAC replacement will also require electrical engineering assessment and design to ensure code and electrical load/panel compliance.

RCS will continue to create a bid package for the roof replacement, which will now also include the HVAC replacement as one bid package. A single bid package allows both projects to be integrated. This will be less costly than if these two projects are treated as independent projects, which would result in twice the mobilization/demobilization fees and, very likely, would require modifications to work that had just been completed by the prior project. Staff continues to keep this project moving forward in hopes that some or all of the project may be completed before the rainy season, but if not, it can move forward as quickly as possible thereafter.

FISCAL IMPACT:

Not Applicable – Informational Only

FUNDING BALANCE: Not Applicable – Informational Only

RECOMMENDATION: Review and file the report.