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systems**

Completes Wet Utility Construction at Warehouse Distribution Center in Otay Mesa

*Hawthorne Rentals Provides Multiple
Machines to ACCO on Warehouse
Distribution Project*



L-R: Trevor Kolocheski, Hawthorne Rentals, and Robb Mortimer, ACCO Engineered Systems with three of the many machines rented from Hawthorne Rentals for a warehouse project in Otay Mesa.

ACCO Engineered Systems (ACCO) has designed, installed and maintained hundreds of mechanical projects since its inception in 1934. ACCO is an employee-owned company dedicated to the design, fabrication, installation, maintenance and service of commercial and industrial HVAC, refrigeration, plumbing, process piping, and building automation systems. ACCO also developed an underground construction division in 2018. Robb Mortimer has many years of

experience in underground work, and he joined the ACCO team 3 ½ years ago to help start and grow the underground division.

Robb Mortimer (Mortimer) officially serves as a superintendent within the site utilities underground division. Mortimer has been there from the beginning to help grow the underground division from a three-person crew to more than 35 today. "We have been busy within our underground division on several commercial warehouse

projects. We are also doing a lot of wet utility work on college campuses, churches, and recently an underground job for a juvenile justice center," says Mortimer. "I have personally been working on this particular 5-story 3-million square foot warehouse distribution job in Otay Mesa for the past two years. We completed the wet utilities around a year and a half ago, including sewer, storm drain, fire, domestic water and gas. The

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Above: ACCO using Cat 950M wheel loader and Cat 325F excavator rented from Hawthorne Rentals to move and place trench box on warehouse distribution project.

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building is now in operation, but some of the county hydrology requirements were not met, and a change order was issued. The order called for the installation of more storm drain structures to include weir and orifice plates to some of the storm drain outfall sections. We are currently tying into some of the existing pipeline from the storm drain chamber systems that we installed earlier. This includes adding A4 concrete structures with orifices."

Mortimer explains more of the details on the underground construction work on the warehouse distribution project. "We are working for Clayco, general contractor, and we came in right behind the grading crew in the second week of construction nearly two years back. We installed sewer lines and maintenance holes throughout the jobsite," says Mortimer. "Our crews placed pipeline, up to 48 inches in diameter, and as deep as 22 feet. We also constructed massive underground storm chamber systems. These are 20 feet deep domes used for underground rainwater runoff storage." Mortimer says that these structures are constructed with a 30-millimeter liner that is buried below 6,000 tons of ¾" rock. These 80" plastic domes create a void in the earth to store rainwater. Filter boxes are also installed to treat the water before releasing it to city sewer lines. "We went from dirt field to an operational building in just one

year. ACCO performed all of the underground work and finished on time during COVID-19," continues Mortimer. "At the height of construction, there were five to six hundred workers onsite. COVID-19 hit us in the middle of construction, but we were ready. Our general contractor, Clayco, had 30-foot office trailers and five registered nurses onsite daily. Everyone was temperature checked as they entered the building or jobsite, and every crew member was tested for COVID-19 twice a week." Mortimer points out that ACCO is also performing the underground work for another warehouse distribution center across the street with Clayco, general contractor. "The work across the street is pretty much the same as what we did on the first building, just on a slightly smaller scale," says Mortimer. The distribution company should be able to occupy the building within the next month."

ACCO rented several machines from Hawthorne Rentals to complete both projects. "We had five to six excavators working most of the time on these projects, in addition we had Cat 966 and 950M wheel loaders with multiple buckets, compaction wheels and forks. We also rented Cat mini excavators and Cat skids steer loaders for grinding asphalt at the street tie-in sections. We even rented four personnel carts to move more efficiently throughout the jobsite. I have been renting equipment and tools from

Hawthorne Rentals for more than a year now, and we have built a great partnership in that short time," says Mortimer. "One of my roles with ACCO is also to set up and organize equipment and operators for the plumbing and HVAC side of our business. So, I also rely on Hawthorne Rentals for compact machines for that side of the business."

Trevor Kolocheski is ACCO and Robb Mortimer's rental sales representative from Hawthorne Rentals. "Trevor has been there for us from the very beginning, and Hawthorne Rentals has been nothing short of outstanding. I have broken hydraulic hoses or had tires fail and had Hawthorne Rentals' technicians onsite within an hour. When one of our excavators had onboard computer issues, Hawthorne swapped out the machine without any questions," says Mortimer. "There are so many other examples of the incredible service we have received from Hawthorne Rentals. Like when we worked in Riverside and used another bare rental equipment company. The machine in question went down, and they could not get anyone out to service the unit. We were working out in the street and needed a machine right away to get things wrapped up. I called Trevor, and he was able to get me a replacement machine right away."

ACCO has experienced tremendous growth within its underground division over the past 3 ½ years. "We started out renting



Left & Below: ACCO using Cat 320 excavator and 950M wheel loader rented from Hawthorne Rentals to dig underground utility trench at Southwestern College in Chula Vista, CA.

everything but have now purchased a Cat track skid steer and a rubber-tired skid steer from Hawthorne Cat," says Mortimer. "We will continue to slowly add more Cat machines to our fleet, beginning with an excavator, wheel loader and another skid steer loader. Ideally and more specifically, we will add a Cat 308 CR mini excavator, which I can keep busy every single day. We also have our eyes on a Cat 950M wheel loader and another Cat 259 compact track loader. Another important must-have piece of machinery would be a Cat 320 excavator for greater digging depth and breakout force. The 320 is versatile and can easily dig 15-foot-deep fire and water lines. Every job requires different sizes and configurations of machines, and that is why rental will always play a major role in our bidding and construction strategies. With Hawthorne Rentals by our side, we can swap out machines as needed. It is all about inventory, versatility, price, service and availability. Hawthorne Rentals checks all the boxes, and we are

fortunate to have them as one of our approved vendor partners."

ACCO is also on several other significant projects throughout California and beyond. One of these jobs is located at Southwestern College where ACCO is doing underground work for the construction of a new warehouse on campus. "We are doing all of the wet utilities for this project and have been onsite for around four months. The work includes domestic water tie-ins and extensions. These needed to be tied into existing waterlines and brought down to the new warehouse building. Our crews are also relocating fire hydrants due to the widening of roads and relocation of driveway entrances," concludes Mortimer. "Additionally, we will tie into the existing fire system with backflows and post indicator fire risers. New sewer lines and maintenance holes will also be tied into the existing campus storm drain on the main road. A StormTech vault and underground sewer system with an irrigation pump will also be

installed so that the facility can utilize the stormwater storage onsite. 22-inch to 36-inch pipe for the wet utilities and gas lines are being installed at a depth of 18 feet, requiring the use of steel shields and other shoring. We rented everything from Hawthorne Rentals, including smaller compact Cat machines for the plumbing crews, three different sized excavators, and a Cat 938 wheel loader for the trenching work.

ACCO is licensed in California, Arizona, Florida, Hawaii, Idaho, Nevada, Oregon, Utah and Washington. The company works within several industries, including commercial office space, biopharmaceutical R&E, semi-conductor and micro-electronics facilities, medical/health care centers, manufacturing plants, entertainment, retail, telecommunications, education, data centers and high-rise residential projects. For more information on ACCO Engineered Systems, log on to accoes.com or call their Pasadena headquarters at (818) 244-6571. **Cc**