



Agenda Date: 12/13/2005
Agenda Placement: 6H

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Janet Walker, Assistant Engineer , 259-8383
SUBJECT: Rejection of Bid & Re-Bid of Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building Project

RECOMMENDATION

Director of Public Works requests the following actions relating to the "Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building Project," PW 04-15:

1. Rejection of all the bids received on October 13, 2005; and
2. Approval of revised plans and specifications for the "Energy Efficient Mechanical Retrofit for the Administration Building Project PW 06-08", authorization to advertise for sealed bids and opening of the bids at a time, date and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code.

EXECUTIVE SUMMARY

Bids for the Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building Project were opened on October 13, 2005 and were higher than anticipated. An analysis performed by the County's Energy Consultant showed that certain components of the initial project are no longer feasible due to escalating energy costs.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program
Is it Mandatory or Discretionary?	Discretionary

Discretionary Justification: It is anticipated that in the first year of project completion, the County will realize a net savings of approximately \$19,800 of which \$8,100 is a one time rebate from the California Energy Commission and \$11,700 is the energy savings. The anticipated net annual savings throughout the life of the loan (13 1/2 years), is \$11,700 per year. This project is funded through a loan from the California Energy Commission.

Is the general fund affected? Yes

Future fiscal impact: It is anticipated that Property Management utility expenditures will be reduced following completion of these retrofit projects.

Consequences if not approved: The project will not be constructed and the County will not realize the savings in energy costs.

Additional Information:

ENVIRONMENTAL IMPACT

Categorical Exemption Class 2: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 2 ("Replacement or Reconstruction") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15302.]

BACKGROUND AND DISCUSSION

On August 9, 2005 the Board rejected the only bid received from the initial bid solicitation for the "Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building Project," PW 04-15, and authorized an "additive alternative" bid format for a second bidding process.

Two bids were received on October 13, 2005 and were substantially higher than anticipated. It is unwise to proceed with the project as bid given the evaluation of construction costs combined with the escalating costs of natural gas. The higher energy costs negatively impact the savings anticipated from the the cogeneration unit. The unknown future use of the Hall of Justice also make it imprudent to move forward with this capital project as previously envisioned.

The bid documents have been modified as a new project; "Energy Efficiency Mechanical Improvements for the Administration Building PW 06-08". Staff anticipates greater interest from potential bidders with the construction cost estimated at \$140,000 and the estimated total project cost at \$155,000.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey