



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/3/2013

Agenda Placement: 7N

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Frank Lucido, ASSOCIATE MECHANICAL ENGINEER - 259-8377

SUBJECT: Napa County Administration Building Boiler and Chiller Replacement Project, PW13-20, Award of Contract

RECOMMENDATION

Director of Public Works requests award of the contract for the "Napa County Administration Building Boiler & Chiller Replacement Project", PW 13-20, to R-E Corporation, of Santa Rosa, California for their low base bid of \$423,000, and authorization for the Chairman to sign the construction contract.

EXECUTIVE SUMMARY

On September 24, 2013, the Board of Supervisors approved plans and specifications for the "Napa County Administration Building Boiler & Chiller Replacement Project", PW 13-20, and authorized Public Works to advertise for sealed bids and for 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. Bids were opened on October 28, 2013, with the successful low bidder being R-E Corporation of Santa Rosa, California, with a bid of \$423,000. R-E Corporation is not a local vendor.

FISCAL IMPACT

| | |
|-----------------------------------|--|
| Is there a Fiscal Impact? | Yes |
| Is it currently budgeted? | Yes |
| Where is it budgeted? | Capital Improvement Program budget - Fund 3000, Subdivision 30005-00, Program 13002. |
| Is it Mandatory or Discretionary? | Discretionary |

| | |
|-------------------------------|---|
| Discretionary Justification: | The boiler and chillers installed on the administration building are over 30 years old and while it is not required that they be replaced they are at the end of their useful life and expected to require costly repairs in the future. The low bid is within budget and the project must be awarded to proceed. |
| Is the general fund affected? | Yes |
| Future fiscal impact: | It is anticipated that the project will be completed by June 2014 but might continue into the beginning of FY 2014-2015. |
| Consequences if not approved: | If not approved, the old equipment will eventually require repairs, and heating or cooling may be lost at the Administration Building. The County will also lose the opportunity to save approximately 15% on energy bills until the existing equipment is replaced. |
| Additional Information: | |

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: **Categorical Exemption Class 1:** 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 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at Title 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

On March 8, 2013 the County entered into a contract with Costa Engineers of Napa for the design of the "Administration Building Boiler and Chiller Replacement Project", PW 13-20, which involves replacement of the original boiler and two chillers that are near the end of their useful life with new units that are approximately 15% more efficient. The need to replace this equipment was first identified in the Preliminary Facility Conditions Assessment and scheduled to be implemented during this year in the 5 Year Capital Improvement Plan.

On September 24, 2013, the Board approved plans and specifications for the "Napa County Administration Building Boiler & Chiller Replacement Project", PW 13-20, and authorized the Director of Public Works to advertise for sealed bids and to open 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. The estimated construction cost for the "Administration Building Boiler and Chiller Replacement Project", PW 13-20 was \$550,000 and advertising began on September 28, 2013. Bids were opened on October 28, 2013, with the following results:

| Contractor | Bid Amount |
|--|------------|
| R-E Corporation, Santa Rosa, CA | \$423,000 |
| Bell Products, Inc., Napa, CA | \$502,311 |
| Perryman Mechanical, West Sacramento, CA | \$537,850 |
| Dowdle & Sons, American Canyon | \$586,128 |
| DML Construction, Verdi, NV | \$596,658 |

Pullman Mechanical, Middletown, CA

\$599,750

The responsive low bidder is R-E Corporation who is not a local vendor. Public Contract Code requires that the construction contract be awarded to the lowest responsive bidder regardless of whether the low bidder is local or not. Staff recommends award of a construction contract to R-E Corporation for their low bid of \$423,000 which is within the project budget.

Local Vendor Outreach

Staff reached out to the local construction contractor community by advertising the request for bids in the Napa Valley Register, the Solano-Napa Builder's Exchange and by posting on the County website. Staff also sent "Notices to Contractors" to local contractors to let them know about the bidding opportunities. Once the contract is awarded, the County will contact the Napa County Workforce Investment Board (WIB) and will request the successful contractor to contact the WIB to let the WIB know of its hiring needs.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan