



Agenda Date: 2/28/2006  
Agenda Placement: 6I

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Michael Stoltz for Robert Peterson - Director  
Public Works  
**REPORT BY:** Janet Walker, Assistant Engineer , 259-8383  
**SUBJECT:** Award of contract for Energy Efficient Mechanical Improvements for the Administration Building,  
PW 06-08

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### **RECOMMENDATION**

Director of Public Works requests award of the contract for the "Energy Efficient Mechanical Improvements for the Administration Building Project," PW 06-08, to American Mechanical Services, Inc., of Walnut Creek, California, for their low base bid of \$100,929 and authorization for the Chair to sign the construction contract.

### **EXECUTIVE SUMMARY**

The Board of Supervisors authorized Public Works to solicit bids for the "Energy Efficient Mechanical Improvements for the Administration Building Project", PW 06-08, on December 13, 2005. Bids were opened on January 26, 2006 with the lowest bid being submitted by American Mechanical Services, Inc., of Walnut Creek, CA in the amount of \$100,929, which is within the budget. Staff recommends award of the construction project to the qualified lowest bidder, American Mechanical Services, Inc.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Public Works 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:	None

### **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 authorized the rejection of the single bid received for the "Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building Project," PW 04-15, due to higher than anticipated costs. The Board then authorized an "additive alternative" bid format for a second round of bidding.

On October 13, 2005 two bids were received . Again, both bids were substantially higher than the engineer estimate. Based on two unsuccessful rounds of bidding, further discussions were held with the consultant and staff. Given the reevaluation of construction costs, the rising cost of natural gas and the unknown future uses for the Hall of Justice, it was decided not to move forward with this capital improvement project as originally envisioned.

The bid documents were modified as a new project; "Energy Efficiency Mechanical Improvements for the Administration Building", PW 06-08. On December 13, 2005, the Board authorized bid solicitation. Bids were opened on January 26. American Mechanical Services, Inc., of Walnut Creek was the only bidder. Their bid was within the engineers estimate and therefore, staff recommends award of the Construction Contract to American Mechanical Services Inc., in the amount of \$100,929.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey