



Agenda Date: 5/15/2007
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: ANTHONY MORALES, ASSISTANT ENGINEER , 8373
SUBJECT: 650 Imperial Way Mechanical and Lighting Improvements--Notice of Completion and Retention Release

RECOMMENDATION

Director of Public Works requests acceptance of the work as complete and authorization for Chair to sign and the Clerk of the Board to file a Notice of Completion with the Clerk/Recorder for Contract No. PW 06-02, "650 Imperial Way Mechanical and Lighting Improvements Project", and to release retention per Public Contract Code Section 7107.

EXECUTIVE SUMMARY

On June 6, 2006, the Board of Supervisors awarded the contract for the "650 Imperial Way Mechanical and Lighting Improvements Project," (PW 06-02), in the amount of \$653,422, to Bell Products, Inc. of Napa, California. The work has been completed, and staff requests approval to file the Notice of Completion and release of retention.

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:	Construction of the project has been completed and a Notice of Completion has to be filed.
Is the general fund affected?	Yes
Future fiscal impact:	There will be a positive fiscal impact in future years based upon better energy

utilization.

Consequences if not approved: Notice of Completion will not be filed.

Additional Information: The final construction cost for the project is \$659,722. This aggregate total includes a minor change order related to the upgrade of the mechanical and lighting systems, and for installation of new electrical breaker panels on the rooftop heating, ventilation and air conditioning (HVAC) units. Final project cost is \$831,341 which includes design consultant costs, change orders, engineering, project management, inspection and Public Works administration.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Prior to the purchase of the structure by the County, a building analysis of 650 Imperial Way was completed by Ross Drulis Cusenbery Architecture, Inc. (RDC) of Sonoma. This analysis, completed on May 9, 2003, listed several findings made with respect to the replacement of the lighting and HVAC systems. The analysis indicated that energy savings could be realized by converting existing fluorescent lighting fixtures and ballasts with newer, energy efficient equipment. It further indicated that the existing HVAC systems had been modified many times over the life of the building and varied in age, resulting in decreased efficiency. RDC concluded that there was limited life left in these systems, and recommended that a new energy efficient HVAC network be installed. In accordance with the recommendations made by RDC, new lighting fixtures, rooftop HVAC units, and ventilation ducts were installed.

Ten percent of the progress payments due monthly to the Contractor for completed work have been withheld as retention funds. Section 7107 of the Public Contract Code stipulates that within 60 days after the date of completion of the work of improvement, the retention held by the public entity shall be released.

Completion, per Section 7107, means the occupation, beneficial use, and enjoyment of work of improvement, excluding any operation only for testing, startup, or commissioning, by the public agency, or its agent, accompanied by cessation of labor on the work of improvement. The project was completed in February, and staff and the Contractor have been working on project closeout since then that time. In compliance with section 710, staff recommends release of retention to the contractor as the contractor has issued a "release of all claims" to the County.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi