



NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Martha Burdick for Robert Peterson - Director
Public Works
REPORT BY: Janet Walker, Assistant Engineer , 259-8383
SUBJECT: Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building - Approval of Plans and Specifications and Authorization to Advertise for Bids and Open Bids.

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "Energy Efficient Mechanical Retrofit for the Hall of Justice and Administration Building Project," PW 04-15, 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

This project will retrofit existing air handler fans with variable frequency drives, replace various motors with more energy efficient motors, install co-generation units, install a water economizer cooling system, and provide for other mechanical upgrades all aimed at reducing the costs for operating the Administration Building and Hall of Justice. Energy savings from the installed mechanical upgrades will pay for the costs of installing the upgrades in approximately four years.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program through California Energy Commission Loan - 100%
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	This mechanical project represents one half of the energy retrofit project and it is anticipated that in the first year project completion the County will realize a

net savings of approximately \$170,000 of which \$89,000 is a one time rebate from the California Energy Commission and \$81,000 is the energy savings. The anticipated net annual savings throughout the life of the loan (12 1/2 years), is \$81,000 per year.

Is the general fund affected?	No
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 retrofit projects will not go forward.
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 June 3, 2003 Napa County retained Kenwood Energy to provide specialized consulting services on the development and implementation of an Energy Management Program for the Administration Building and Hall of Justice. Tim Holmes of Kenwood Energy gave a presentation outlining potential energy savings projects, anticipated savings associated with each of those projects and the various funding mechanisms available to the County. The potential projects were electrical and mechanical in nature, with an anticipated rate of return of 20% or greater. The Board directed staff to proceed with the Energy Management Plan process.

During the ensuing months, Public Works worked with the Consultant to develop a more refined list of projects that would provide the greatest return as well as meet the criteria established by the California Energy Commission (CEC) for loan and rebate qualification. Public Works solicited Requests for Proposals for both the lighting and mechanical system design. Lighting Wizard was selected to perform a lighting audit and to design the lighting retrofit. Engineering Services, Inc. was selected to evaluate and design one or two co-generation units, a water economizer cooling system, energy efficient motors, various Variable Frequency Drive fans and motors and other mechanical upgrades aimed at reducing the costs for operating the Administration Building and Hall of Justice.

As required by the CEC, Public Works and the Consultant prepared a non-binding Loan Application Budget for submission to the Commission in January 2004 in the amount of \$822,578. This budget included all costs associated with implementing the energy improvements for the Administration Building and Hall of Justice. On April 23, 2004 the Commission notified Public Works that it had approved the budget application in the amount of \$800,000 at 3.95% interest. On June 15, 2004 the Board was updated on the recommended retrofit projects, costs and anticipated cost savings. The Board directed staff to proceed with hiring the design consultants for construction and also approved the Energy Conservation Assistance Account Loan Agreement and authorizing Resolution.

It is necessary to release two construction contracts to complete the energy saving program. The first lighting retrofit contract was awarded to T. Marshall Associates, LTD. of Pleasanton at the May 3, 2005 Board meeting in

the amount of \$205,781.79.

The Mechanical Improvements Project is the second type of contract necessary to complete the energy savings program. The mechanical retrofit project will install co-generation units, energy efficient motors and various Variable Frequency Drive fans and motors and other mechanical upgrades in the Administration Building and the Hall of Justice.

The current engineer's estimate for the mechanical retrofit is \$455,000.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Michael Stoltz