



Agenda Date: 5/9/2006  
Agenda Placement: 6K

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**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 Improvements for the Administration Building PW 08-06 - Notice of Completion

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### **RECOMMENDATION**

Director of Public Works requests acceptance of the work as complete and authorization for the Chair to sign and Clerk of the Board to file a Notice of Completion with the Clerk/Recorder for Contract No. PW 08-06, "Energy Efficient Mechanical Improvements for the Administration Building Project."

### **EXECUTIVE SUMMARY**

On February 28, 2006, the Board awarded the contract "Energy Efficient Mechanical Improvements for the Administration Building," PW 08-06, to AMS America Inc, doing business as American Mechanical Services of San Francisco, of Walnut Creek, California, for their low base bid of \$100,929. Work is complete and the Director of Public Works requests approval to file Notice of Completion.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **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**

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 staff worked with the Consultant to develop a more refined list of lighting and mechanical projects for the Administration and Hall of Justice facilities that would provide the greatest return as well as meet the criteria established by the California Energy Commission (CEC) for loan and rebate qualification. Engineering Services, Inc. was selected to evaluate and design the following potential mechanical components:

- | One or two co-generation units for the Hall of Justice
- | Water economizer cooling system for the Hall of Justice
- | Energy efficient motors, various Variable Frequency Drive fans and motors for both facilities
- | Other mechanical upgrades aimed at reducing the costs for operating both facilities

Bids were solicited on two separate occasions. Each time the bids were substantially higher than the funding available through the CEC loan. With the future use of the Hall of Justice unknown, the project components were ultimately limited to improvements to the heating and air conditioning system in the Administration Building and bids were solicited based on that criteria.

On February 28, 2006, the Board awarded the "Energy Efficient Mechanical Improvements for the Administration Building," PW 08-06 to AMS America, Inc., doing business as American Mechanical Services of San Francisco in the amount of \$100,929. The work was accepted as completed on May 2, 2006. The final construction cost is \$100,929 and the Director of Public Works requests approval to file Notice of Completion.

Improvements to the lighting system were designed and constructed in a contract separate from the mechanical upgrades. The Notice of Completion for the improvements to the lighting system will come before the Board in the near future.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey