



Agenda Date: 6/6/2006
Agenda Placement: 6T

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 - Approval of Plans and Specifications and Authorization to Advertise for Bids

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "650 Imperial Way Mechanical and Lighting Improvements Project," PW 06-02, 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

The present lighting and heating, ventilation, and air conditioning (HVAC) systems for 650 Imperial Way are comprised of a combination of mismatched technologies. Some equipment is relatively new, while most elements are a part of the original 1981 construction. The HVAC system has reached the end of its useful life, while lighting technology with a higher rate of energy efficiency has been developed since the building's construction. This project will replace the lighting and HVAC systems to meet current energy standards as well as to provide dependable service. These improvements were anticipated as part of the County's recent purchase of 650 Imperial Way.

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:	The replacement of the lighting system is justified because the old system is

energy inefficient and must be upgraded to comply with current state energy usage standards. The replacement of the HVAC system is justified because the old system has reached the limit of its useful life and must be replaced to provide a reliable heating and air conditioning system and comply with current state energy usage standards.

Is the general fund affected?	Yes
Future fiscal impact:	Construction expenses will occur within fiscal year 2006/07. There will be a positive fiscal impact in future years based upon better energy utilization.
Consequences if not approved:	If the current lighting and HVAC systems are left in place, the County will continue to incur undue operational costs due to the inherent energy inefficiencies of older equipment.
Additional Information:	None

ENVIRONMENTAL IMPACT

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.

BACKGROUND AND DISCUSSION

A building analysis of 650 Imperial Way was completed by Ross Drulis Cusenbery Architecture, Inc. (RDC) of Sonoma on May 9, 2003 prior to the purchase of the structure by the County. The analysis listed several findings made with respect to the replacement of the lighting and HVAC systems. With respect to the lighting system, it was concluded that energy savings could be realized by converting existing fluorescent lighting fixtures and ballasts with newer, energy efficient equipment. With respect to the HVAC, RDC found that the existing systems have been modified many times over the life of the building and vary in age and are not very efficient. RDC concluded that there was limited life left in these systems and recommended that a new energy efficient HVAC network be installed.

The first floor of this facility is currently unoccupied due to the damage incurred during the January 2006 flood. The majority of first floor space was occupied by Health and Human Services (HHS) staff. While flood related repairs were being made, staff was relocated to unoccupied space on the first floor of the Hall of Justice. Staff was previously scheduled to move back into 650 Imperial in June. However, it was determined that it would be more cost effective and efficient if the HVAC and lighting replacement projects were implemented while the space was vacant. Removing and replacing the HVAC ductwork will be an intrusive process and for that reason it is recommended that HHS staff not return to 650 Imperial until November 2006, the anticipated construction completion date. This information has been shared with HHS and its present temporary space at the first floor of the Hall of Justice is adequate until this project is completed. Work on the second floor lighting retrofit will be done during evenings and weekends to minimize disruption of business to Information Technology Services.

Construction is anticipated to begin in July 2006. The total construction cost for this project is estimated to be \$515,000.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey