



Agenda Date: 7/25/2006
Agenda Placement: 6M

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Erica Ahmann, CIVIL ENGINEER , 259-8369
SUBJECT: 650 Imperial Way Mechanical and Lighting Improvements - Award of Contract

RECOMMENDATION

Director of Public Works requests award of the contract for the "650 Imperial Way Mechanical and Lighting Improvements Project," PW 06-02, to Bell Products of Napa, California, for their low base bid of \$653,422 and authorization for the Chair to sign the construction contract.

EXECUTIVE SUMMARY

On June 6, 2006 the Board of Supervisors approved plans and specifications for the "650 Imperial Way Mechanical and Lighting Improvements Project," PW 06-02, authorized Public Works to advertise for sealed bids and for 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. Bids have been received and it is recommended to award to the apparent low bidder, Bell Products of Napa for their bid of \$653,422.

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 Heating, Ventilation and Air Conditioning (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 higher than necessary operational costs due to the inherent energy inefficiencies of older equipment.

Additional Information:

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 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. On July 6, 2006 the following bids were received for the "650 Imperial Way Mechanical and Lighting Improvements Project," PW 06-02:

Bell Products	Napa, California	\$653,422
Bangar	Sacramento, California	\$684,000
RelianceEnterprises	SantaRosa, California	\$876,475
PageConstruction	Novato, California	\$994,850

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey