



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/14/2018

Agenda Placement: 60

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Frank Lucido, Engineering Supervisor - 259-8377

SUBJECT: South Campus Building 4 HVAC Replacement, PW 18-20 - 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 "South Campus Building 4 HVAC Replacement Project," PW 18-20, 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 heating, ventilation and air conditioning (HVAC) unit known as AHU-5, which is installed on the roof of 2721 Napa Valley Corporate Drive (formerly known as Building 4) at the South Campus is in need of replacement. The new unit will meet current energy standards as well as provide dependable service for a portion of the facility which will be occupied by Communications and other County functions that are relocating due to the sale of the County's property at 933 Water Street.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Fund 3000, Subdivision 30005-04, Program 18028 does not currently have a budget. Funding will be coming from the Accumulated Capital Outlay Fund and staff will be requesting a Budget Adjustment at the time of contract award.

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The HVAC replacement is warranted because the old unit is worn, unreliable and uses a refrigerant that is no longer manufactured.
Is the general fund affected?	Yes
Future fiscal impact:	There is no fiscal impact past the current fiscal year.
Consequences if not approved:	If this project is not approved the original unit would need to be repaired at a significant cost. Even after being repaired it is likely that unit will breakdown often since all of the components are worn resulting in increased maintenance costs as the unit continues to age. The existing unit is partially configured for medical use and has an energy consumption that is higher than what the new unit will have. Additionally, the refrigerant this unit uses is no longer available due to it being harmful to the environment and used refrigerant would need to be sourced typically at 5 times the cost of compliant refrigerant.

Additional Information:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a 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. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

Following the sale of the County's Water Street Yard, functions that are located on that property need to be relocated. These functions include Communications and Records, Property Management (primarily Custodial functions), and Surplus. This relocation must complete by September 30, 2019. These functions will be relocated to 2721 Napa Valley Corporate Drive (formerly known as Building 4) at the County's South Campus. The Building was previously used as a pharmaceutical manufacturing facility and will need to be reconfigured before Communications, Property Management and Surplus can move in. Minor remodeling that includes the removal of nonessential equipment, adding data connections, electrical outlets, adding a chain link security fence, lighting work, fire alarm panel work and this HVAC work will also need to be completed before then.

This item is specifically related to replacement of "AHU-5", which is a large HVAC unit that services the warehouse section of the building. Over the past 20 years, the original HVAC unit has worn from normal wear and tear and become obsolete due to technological advances in equipment and refrigeration. The new unit is needed to prevent downtime, meet current energy efficiency requirements and also modify part of the system that was configured for pharmaceutical use. The unit is being custom built in such a way that it fits the existing mounting, adapts to the existing ducts and uses the same electrical systems so that much of the existing infrastructure can be kept in place. After bids are received for the replacement of AHU-5, staff will return with the bid results as well as estimates for the remaining remodel work. If the bids are acceptable, a budget transfer will be requested to cover the entire project including the estimated remodel work.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi