



Agenda Date: 8/16/2005
Agenda Placement: 6G

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Gladys Coil, Staff Services Analyst, 259-8603
SUBJECT: PSA Agreement with Kenwood Energy

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign an agreement with Kenwood Energy for a maximum of \$16,388 for the term August 16, 2005 through June 30, 2006 for energy auditing services at the County owned facility located at 650 Imperial Way in Napa.

EXECUTIVE SUMMARY

Approval of this agreement will continue to apply consistent energy management audit methodology for County facilities. The most recent audits were done on the Administration and Hall of Justice facilities which led to approval of a loan from the California Energy Commission to retrofit the lighting and mechanical infrastructures in those facilities. Kenwood Energy also provided assistance to the architects for the Juvenile Justice Center and Sheriff facilities by providing additional energy efficiency improvement options.

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:	It is anticipated that the energy audit conducted by Kenwood Energy will provide energy savings options in the form of rebates and reduced costs.
Is the general fund affected?	Yes
Future fiscal impact:	No future fiscal impact related to the agreement. Future impacts are

anticipated to be energy savings to the County.

Consequences if not approved: The County will not be aware of potential energy savings options available for this facility.

Additional Information:

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

Prior to exercising the option to purchase 650 Imperial Way, RossDruliss Architecture, Inc. provided an in depth review of the mechanical and structural integrity of the building. It made the following findings regarding the heating, ventilating and cooling systems:

- | not in compliance with today's standards,
- | reaching the end of the life expectancy,
- | inefficient and problematic, and
- | had been incrementally modified over time resulting in different HVAC systems or controls throughout the building.

Kenwood Energy has been used in the recent past by the County to provide a consistent methodology in performing energy audits throughout existing County facilities, and the development of effective energy utilization systems for the new Sheriff and Juvenile Justice facilities. Its recommendations have provided the following results:

- | created the potential for a positive cash flow using State and utility rebate and loan programs which fund energy management projects,
- | reduced annual costs by taking advantage of energy management opportunities and by reducing energy use, and
- | reduced pollution.

The Department recommends to continue utilization of the services of Kenwood Energy without further competitive process because of the excellent service previously provided, and in order to maintain a consistent methodology in energy audits being conducted on county facilities. Approval of the requested agreement today will allow Kenwood Energy to gather:

- | necessary data to complete an analysis of the electrical rate structure currently in use at 650 Imperial,
- | develop and recommend energy management strategies to maximize opportunities for shifting energy loads from peak use hours,
- | develop a plan for retrofitting the HVAC system to maximize the cost effectiveness of a replacement project as recommended in the RossDruliss report, and
- | provide rebate and loan application support and implementation strategy support.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey