



A Tradition of Stewardship  
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Agenda Date: 9/24/2013

Agenda Placement: 7K

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** Frank Lucido, ASSOCIATE MECHANICAL ENGINEER - 259-8377

**SUBJECT:** Napa County Administration Building Boiler and Chiller Replacement Project, PW 13-20 -  
Approval of Plans and Specifications and Authorization to Advertise

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### **RECOMMENDATION**

Director of Public Works requests approval of plans and specifications for the "Napa County Administration Building Boiler and Chiller Replacement Project", PW 13-20, 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 boiler and chillers in the Administration Building, installed when the building was constructed, are near the end of their useful life and will be replaced as part of the "Napa County Administration Building Boiler and Chiller Replacement Project", PW 13-20. Plans and Specifications are ready for bid solicitation.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	General Fund Capital Improvement Budget, Fund 3000, Subdivision 30005-00, Program 13002
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	This item is discretionary in that there is no mandate to replace the boiler and

chillers but the aging original equipment is at the end of its useful life and not expected to last much longer without the threat of costly repairs.

Is the general fund affected? Yes

Future fiscal impact: The project, assuming no delays, should be completed by June 2014.

Consequences if not approved: If not approved, the equipment (which is 35 years old) will require repairs, and heating or cooling may be lost at the Administration Building.

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. [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**

On March 8, 2013 the County entered into a contract with Costa Engineers of Napa for the design of the "Administration Building Boiler and Chiller Replacement Project", PW 13-20, which involves replacement of the original boiler and two chillers that are near the end of their useful life with new units that are approximately 15% more efficient. The need to replace this equipment was first identified in the Preliminary Facility Conditions Assessment and scheduled to be implemented during this year in the 5 Year Capital Improvement Plan. The estimated construction cost for the "Administration Building Boiler and Chiller Replacement Project", PW 13-20 is \$550,000.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan