

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 20, 2013**

From: **MARY DIETRICH / ROB UNHOLZ**

Subject: **SPACF STEAM BOILER REPLACEMENT, PROJECT NO. 4764A**

ACTION REQUESTED / RECOMMENDATION:

1. Approve Plans and Specifications and authorize staff to solicit bids for the replacement of two 60Hp steam boilers at the South Placer Adult Correctional Facility (SPACF) Project No. 4764A.
2. Approve a Resolution authorizing the Director of Facility Services, or designee, to award and execute a contract in an amount not-to-exceed \$550,000, funded by the Capital Project with no additional net county cost, upon review and approval by County Counsel and Risk Management, and delegating authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

BACKGROUND: During the course of the Design-Build process for the SPACF, the efficiency of the large steam boilers for operation of the large food service steam kettles was expected to save energy and provide reduced maintenance costs. The initial expectation was that food service personnel would be trained to operate the equipment based on the regulatory description of a "responsible" individual operating the equipment. After installation, and into testing and operation, it became clear that this boiler assembly would require 24 hour monitoring and a specialized job specification to perform the oversight required by the State of California.

California regulations are unique in that automatic controls are not permitted on steam boilers exceeding 399,000 BTU/hr input (± 9.5 Hp) and are required to be monitored every 20 minutes while in operation. In response, the industry developed the 9.5Hp "California Special" steam boiler. The California Special can be installed in multiples and manifolded together for large demand installations and still utilize automatic controls. In order to effectively operate Food Services' steam equipment, Facility Services is recommending the replacement of the two 60Hp units with ten (10) California Specials. This is expected to avoid the addition of a minimum of 5 fulltime equivalent staff, or contract stationary engineer positions, required to monitor and operate the existing units. The annual cost of these positions is estimated to be \$450,000 - \$500,000 per year. Plans and specifications are sufficiently completed to solicit bids from qualified mechanical contractors to provide the final design, equipment, installation and startup. Existing work performed by the original contractor, from the point of connection of the new boilers will continue to be covered by the original warranty ending December 12, 2013.

In order to proceed with the steam boiler replacement, it is requested that your Board authorize staff to solicit bids and authorize the Director of Facility Services to award the bid and execute the resulting construction contract.

ENVIRONMENTAL CLEARANCE: The steam boiler replacement is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15301-Class 1: Existing Facilities, which provides for the alteration of existing mechanical equipment involving no expansion of use.

FISCAL IMPACT: The estimated total project cost is \$550,000 for equipment, installation, project management, staff costs, fees and project contingency. A deductive Bid Alternative is included for the value of the existing boilers that may further reduce costs. There are sufficient funds appropriated in the Capital Projects Fund Account No. 4764 for this replacement.

MD:RU:JM:SH

ATTACHMENT: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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Before the Board of Supervisors County of Placer, State of California

In the matter of: **A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO TAKE VARIOUS
ACTIONS ASSOCIATED WITH THE STEAM
BOILER REPLACEMENT, PROJECT NO. 4764A**

Resol. No: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT HEREBY RESOLVED, by the Board of Supervisors of the County of Placer, State of California, that this Board authorizes the Director of Facility Services, or designee, to Award the Bid and execute a contract in an amount not-to-exceed \$550,000, with the successful bidder, upon the review and approval of County Counsel and Risk Management, and delegates authority to approve any necessary change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

