

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

To: **BOARD OF SUPERVISORS**

Date: **OCTOBER 21, 2008**

From:  **JAMES DURFEE / JOEL SWIFT**

Subject: **ENERGY MANAGEMENT SYSTEM FOR THE EXECUTIVE ADMINISTRATION
CENTER, 175 FULWEILER, PROJECT NO. 4517**

ACTION REQUESTED/RECOMMENDATION: Approve the attached Budget Revision in the amount of \$130,000, and approve an Agreement with Johnson Controls, Inc. (JCI) to provide design and installation of Heating, Ventilating & Air Conditioning (HVAC) control units and related equipment for Energy Conservation, Project No. 4517, and authorize the Chairman to execute the Agreement, in an amount not-to-exceed \$173,265. The location of the proposed improvements is the Placer County Administration Center at 135-175 Fulweiler Avenue in Auburn.

BACKGROUND: As part of the overall County energy conservation strategy, the Building Maintenance Division has been working with the California Energy Commission (CEC) to analyze current energy use and potential energy conservation measures. The CEC commissioned two independent studies in 2007-2008 that confirmed a high priority for energy conservation measures would be systems improvements at the Placer County Administration Center. The proposed improvements include replacement of the original boiler at 135 Fulweiler, adding high-efficiency variable speed drives to the cooling towers and installing HVAC control units and solenoid valves to the system in 175 Fulweiler.

JCI has provided the HVAC control systems for various County buildings such as the Finance Administration Building, the Juvenile Detention Center and the Main Jail. Based on several years of reliable energy management, the County has established JCI Metasys controls as the County standard system. The Metasys system is installed in several County facilities including the Finance Administration Building, the Community Development Resource Center, the Auburn Justice Center and Building "B" at the Santucci Justice Center. JCI energy management systems have been instrumental in delivering over 11 years of reliable energy savings to the County.

JCI has performed a preliminary energy audit and estimates that after a PG&E rebate of approximately \$21,000, the payback period for this work is approximately four years. In order to proceed, it is recommended that your Board approve the Agreement with JCI and authorize the chairman to execute the Agreement, in an amount not to exceed \$173,265. A copy of the Agreement is available for review at the Clerk of the Board's office.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15301 – that provides for operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT: The total project cost is estimated at \$180,000, including \$173,265 for design and installation and \$6,735 for project management and contingency. There is currently \$75,500 appropriated in the Energy Conservation Project account in the Capital Projects Fund. In order to fully fund this project, a Budget Revision is required, transferring \$130,000 from the Miscellaneous County Projects account to the Energy Conservation Project account in the Capital Projects Fund. This Budget Revision would leave a balance in the Energy Conservation account for other energy projects. The net County cost for the project, after PG&E rebates, is estimated to be \$159,000.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD OFFICE: JCI AGREEMENT – FULWEILER

ATTACHMENT: BUDGET REVISION

JD:JS:RU:SR

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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