

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

To: **BOARD OF SUPERVISORS**

Date: **JUNE 21, 2011**

From:  **JAMES DURFEE / JOEL SWIFT**

Subject: **ENERGY MANAGEMENT SYSTEM FOR THE AUBURN HISTORIC
COURTHOUSE, PROJECT NO. 4805**

ACTION REQUESTED/RECOMMENDATION: Approve a sole source Agreement with Johnson Controls, Inc. (JCI) to provide design and installation of Heating, Ventilating & Air Conditioning (HVAC) energy management control units and related equipment for the Auburn Historic Courthouse, Project No. 4805, located at 101 Maple Street in Auburn, and authorize the Chairman to execute the Agreement, in an amount not-to-exceed \$156,747.

BACKGROUND: As part of the overall County energy conservation strategy, the Building Maintenance Division has been working with the California Energy Commission (CEC) to implement energy use and potential energy conservation measures. The CEC commissioned two independent studies that confirmed a high priority for energy conservation measures would be systems improvements at the Auburn Historic Courthouse (Courthouse). These improvements did not meet the CEC energy block grant criteria, but are companion projects to the block grant scope. The proposed improvements include design and installation of Johnson Controls HVAC control devices for the Courthouse central plant and replacement of aged chilled water and heating hot water piping from the central plant to the Courthouse. JCI will also provide technical assistance to County staff for installation of a replacement of the chiller, pumps and other central plant equipment purchased separately through the EECBG energy grant. The work performed by JCI will integrate the Courthouse with countywide building HVAC control systems and improve the efficiency of the Courthouse systems. JCI has performed a preliminary analysis of the improvements and identified an approximate payback period of 10 years.

JCI has provided the HVAC control systems for various County buildings such as the Finance Administration Building, the Juvenile Detention Center and the Auburn Main Jail. Based on several years of reliable energy management, the County has established JCI Metasys controls as the County standard HVAC controls system. The JCI Metasys system is installed in several County facilities including the Finance Administration Building, the Community Development Resource Center, the Auburn Justice Center, Fulweiler Avenue and Building "B" at the Santucci Justice Center. JCI energy management systems have been instrumental in delivering over 14 years of reliable energy savings to the County. Section 1.3(l) of the County Purchasing Policy Manual allows for sole sourcing of this work given its specialized and unique nature and availability only through JCI.

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 \$156,747. A copy of the Agreement is available for review at the Clerk of the Board's office.

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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 \$156,747 for design and installation and \$23,253 for Building Maintenance and project management. There is currently funding available in the Historic Courthouse Project 4805 account in the Capital Projects Fund. The Administrative Office of the Courts has agreed to pay their prorated share of the costs, at 77% or \$138,600. The net County cost for the project, after AOC contribution, is estimated to be \$41,400.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD OFFICE: JCI AGREEMENT – AUBURN HISTORIC COURTHOUSE
JD:JS:SH:SH

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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