



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: June 11, 2014
Board Meeting Date: July 15, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: James C. Porter, Director of Public Works
Subject: County Office Building Two Energy Management and Control System Upgrade

RECOMMENDATION:

Adopt a Resolution authorizing:

- A) The President of the Board to execute an agreement with Pacific Coast Trane Service Company for the County Office Building Two Energy Management and Control System Upgrade, in the amount of \$299,800; and
- B) The Director of Public Works to execute subsequent change orders to grant time extensions for project completion and payment up to a maximum aggregate amount not to exceed \$29,980, or approximately 10% of the agreement amount.

BACKGROUND:

On April 22, 2014, your Board adopted Resolution No. 073127, which adopted construction plans, specifications, and conformance with prevailing wage scale requirements and called for sealed bids for the above mentioned project.

DISCUSSION:

On Wednesday, May 21, 2014, bids were accepted for this project and subsequently referred to this office for checking and recommendation. The bid of:

Pacific Coast Trane Service Company
310 Soquel Way
Sunnyvale, CA 94085

at \$299,800 was the lowest responsible bid received for the work. The estimated construction cost was \$375,000. A summary of the bids received is attached as Exhibit A.

After bids were opened staff received a bid protest by Environmental Systems, Inc. The protest contended that Pacific Coast Trane did not comply with the Public Contract Code by listing, with their bid, all subcontracts valued at greater than one-half of one percent of their bid. Staff contacted Pacific Coast Trane and received a written reply explaining their ability to self-perform the work. Based on a review of Pacific Coast Trane's written reply staff determined to the best of their ability that the bid by Pacific Coast Trane complies with the provisions of the Public Contract Code.

The contractor has agreed to comply with the County's Contractor Employee Jury Service Ordinance, as well as all other contract provisions that are required by County ordinance and administrative memoranda, including but not limited to, minimum insurance requirements, hold harmless clauses, and non-discrimination and equal benefits policies.

County Counsel has reviewed and approved the Resolution and Agreement as to form.

Approval of this action contributes to the Shared Vision 2025 goal of an Environmentally Conscious Community by reducing our carbon emissions and using energy more efficiently.

FISCAL IMPACT:

Total estimated cost for construction is \$329,780, which includes authorization for up to \$29,980 in change orders. The contingency is used to pay the contractor for any unforeseen conditions not anticipated in the construction agreement documents.

The work will be financed 100% through the Capital Projects Fund, and is part of the approved budget for FY 2014-15. There is no impact to the General Fund.

Attachment: Exhibit A – Summary of Bids Received

EXHIBIT A

SUMMARY OF BIDS RECEIVED

County Office Building Two Energy Management & Control System Upgrade

Contractor Name	Bid Amount
1. Pacific Coast Trane Service Company	\$299,800
2. Environmental Systems, Inc.	\$358,631
3. Automatic Controls Engineering	\$448,000
4. Western Allied Mechanical, Inc.	\$469,000
5. American Mechanical, Inc.	\$556,856