



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: April 8, 2014
Board Meeting Date: April 22, 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:

- A) Adopting the construction plans, specifications, and conformance with prevailing wage scale requirements for the County Office Building Two Energy Management and Control System Upgrade; and
- B) Authorizing the Director of Public Works to call for sealed bids to be received by Wednesday, May 21, 2014, at 2:30 p.m. in the office of the County Manager/Clerk of the Board of Supervisors.

BACKGROUND:

County Office Building Two (COB2) uses an Energy Management and Control System (EMCS). The EMCS is a system that allows the County to monitor and adjust the building's Heating, Ventilation and Air Conditioning (HVAC) energy output.

The EMCS for COB2 was installed in 1999 and is at the end of its useful life. The system is no longer supported by the manufacturer, and components, like the Variable Air Volume (VAV) Controllers that control the amount of air distributed within the building throughout the day, fail on a regular basis. Currently, the only option available is to use after-market replacement parts. These after-market parts are sold to the end user with no warranty and often have a short lifecycle. Additionally, the existing EMCS does not use the latest and most energy efficient sequence of operation.

DISCUSSION:

The Facilities Division of Public Works has developed plans and specifications to upgrade the EMCS. The proposed upgrade will improve the functionality and energy efficiency of the existing HVAC systems and will require less maintenance.

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

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

FISCAL IMPACT:

The estimated replacement cost is \$375,000. The project will be financed through the Capital Projects Fund and is included in the Adopted Budget for FY2013-14.