



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 12/7/2021

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**To:** Board of Directors, Sonoma County Water Agency  
**Department or Agency Name(s):** Sonoma County Water Agency  
**Staff Name and Phone Number:** Dale Roberts (707) 547-1979  
**Vote Requirement:** Majority  
**Supervisorial District(s):** Countywide

**Title:**

404 Aviation Boulevard HVAC Retrofit - Rejection of All Bids

**Recommended Action:**

Reject all bids received for the 404 Aviation Boulevard HVAC Retrofit Project.

**Executive Summary:**

This item requests the Board of Directors reject all bids for construction of the 404 Aviation Boulevard HVAC Retrofit Project.

**Discussion:**

Sonoma Water's administration building at 404 Aviation Boulevard was constructed in 1992. The HVAC system located at the Building is at the end of its useful life and needs replacement.

Sonoma Water entered into an engineering services agreement with GHD in January 2019 to collect data and evaluate options for replacing the HVAC system with more energy efficient and cost-effective HVAC system. Of those evaluated, the option that proved to have the most cost-effective life cycle was replacing the HVAC mechanical equipment and modernizing the electrical, instrumentation, and controls systems. This option would also allow the Building to remain occupied without a costly relocation of staff during construction. Sonoma Water Board authorized the General Manager to amend GHD's engineering services agreement to design the HVAC system retrofit in December 2019. Construction of this retrofit would replace much of the HVAC system to extend its useful life and improve system efficiency.

404 Aviation Boulevard HVAC Retrofit - Consists of retrofit of the existing heating, ventilating, and air conditioning (HVAC) system located at Sonoma Water's Administration Building. The existing HVAC system consists of 17 air handling units of nominal cooling capacities ranging from 2 to 60 tons. The Work included, but is not limited to associated structural, mechanical, electrical, instrumentation, and control modifications to support the HVAC air handling units' replacement and building management system replacement.

Competitive process, selection & cost detail

The Project was advertised for bids:

August 26, 2021

Bids were opened:

September 28, 2021

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Bids for construction of said Project were received on September 28, 2021, as follows:

Buhler Commercial, San Francisco, CA	\$1,588,717
Matrix HG, Inc., Concord, CA	\$1,740,246
Arntz Builders, Inc., Petaluma, CA	\$1,752,641
S&H Construction, Inc., Fremont, CA	\$1,968,000
Trahan Mechanical, San Rafael, CA	\$2,042,000
CWS Construction, Novato, CA	\$2,165,800

The Engineer's Estimate was \$1,850,000.00

Sonoma Water staff, County Counsel and outside counsel determined that the bids had irregularities due to misinterpretations by bidders of Sonoma Water's bidding requirements. The bids submitted could be challenged as non-responsive and could lead to legal challenges by other bidders. Therefore, Sonoma Water staff recommend revising the language in the bidding requirements and re-bidding the Project early next year.

Sonoma County Water Agency recommends the Board take the following actions:  
Reject all bids received for the 404 Aviation Boulevard HVAC Retrofit Project

**Strategic Plan:**

**Prior Board Actions:**

- 12/17/2019: Approved amended agreement between Sonoma Water and GHD, Inc., for Engineering and Design Services for Mechanical HVAC Systems at 404 Aviation Boulevard. Cost \$135,740; term end January 30, 2022.
- 10/19/2021 Approved third amended agreement between Sonoma Water and GHD, Inc., for Engineering and Design Services for Mechanical HVAC Systems at 404 Aviation Boulevard. Cost \$182,440; term end January 30, 2023.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 21-22 Adopted</b>	<b>FY22-23 Projected</b>	<b>FY 23-24 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			

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<b>Total Sources</b>			
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**Narrative Explanation of Fiscal Impacts:**

None

<b>Staffing Impacts:</b>			
<b>Position Title (Payroll Classification)</b>	<b>Monthly Salary Range (A-I Step)</b>	<b>Additions (Number)</b>	<b>Deletions (Number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

None

**Related Items "On File" with the Clerk of the Board:**

Project Manual and Drawings