

RESOLUTION NO. 2018-250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING THE LED REPLACEMENT LAMP UPGRADE PROJECT (PROJECT) TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING THE PROJECT; DISPENSING WITH THE FORMAL BIDDING REQUIREMENTS PER CALIFORNIA GOVERNMENT CODE SECTIONS 4217.10-4217.18 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MARK JUNGKEIT DBA JUNGKEIT ELECTRICAL AND GENERAL CONTRACTING OF ELK GROVE, FOR THE PURCHASE AND INSTALLATION OF ENERGY CONSERVING LIGHT EMITTING DIODE (LED) LAMPS FOR CITY FACILITIES IN AN AMOUNT NOT-TO-EXCEED \$38,000; AND AUTHORIZING THE CITY FACILITY AND FLEET MANAGER TO APPROVE CHANGE ORDERS NOT-TO-EXCEED \$3,800

WHEREAS, Sacramento Municipal Utility District (SMUD) provides electrical power to City facilities; and

WHEREAS, Staff has implemented conservation measures to reduce electrical energy demands from SMUD. Those measures included: Installation of occupancy sensors in City Hall offices and conference rooms, installation of LED lamps in the City Hall campus building's lobby's and restrooms, LED lighting in the City Council Chambers, adjusting the building's lighting control module set points so all unnecessary lighting is turned off at the end of the business day, adjusting the working hours of the custodial contractor so all cleaning is completed either earlier in the evening or on weekend days (prior to the lights being turned off), retrofitted the Corporation Yard portion of the warehouse with energy efficient lamps, photo cells, occupancy sensors, skylights, retrofitted all exterior parking lot and building wall packs for City facilities, retrofitted all interior lighting at the Fleet Facility and enrolled in an agreement with SMUD for solar power through SMUD's SolarShares® program to operate an off-site solar photovoltaic (PV) system producing one Gigawatt-Hour of electricity annually to the City; and

WHEREAS, staff has identified additional energy conservation measures at City facilities, including interior lighting conversion to LED lamps; and

WHEREAS, a balance in the amount of \$50,000 is remaining in Project FM1702 to implement energy efficiency measures, and staff has contacted SMUD for any available grants, programs or rebates; and

WHEREAS, the Project is a project under the California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code, hereinafter referred to as CEQA) which requires that cities consider the environmental consequences of their actions before approving a project; and

WHEREAS, Section 15301 (Existing Facilities) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations) provides an exemption from CEQA for projects involving the minor alteration of existing public or private facilities when the alteration involves negligible or no expansion of an existing use; and

WHEREAS, in January 2016, SMUD issued a Request For Proposal (RFP) for a Program Administrator (PA) to design and administer a commercial Demand Side Management (DSM) program called Complete Energy Solutions (CES) that will deliver comprehensive energy efficiency and other DSM solutions for small and mid-sized business; and

WHEREAS, Ecology Action was the successful proposer and was awarded a contract by SMUD to be the PA for their project; and

WHEREAS, Ecology Action's combined project estimate to retrofit the four facilities with energy conservation lamps is \$62,550. With applied rebates, the City's cost is reduced to \$38,000 with an estimated annual energy savings of 153,757 kWh with an average payback period of 2.1 years to the City; and

WHEREAS, Ecology Action cannot perform the construction work; and

WHEREAS, in support of Council's Goals and Objectives, Staff inquired if any of Ecology Action's trade allies are located in Elk Grove. They identified one, Mark Jungkeit dba Jungkeit Electrical and General Contracting; and

WHEREAS, Facilities Services has sufficient funding identified in its 2018-19 fiscal year operating budget for this purchase.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to the following finding:

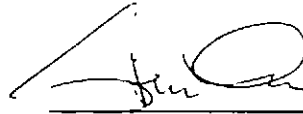
Finding: The proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and approves the Project;

Evidence: The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301(c) (Class 1: Existing Facilities). This exemption applies to projects involving the repair, maintenance, or minor alteration of existing public or private structures, facilities, or equipment involving negligible or no expansion of use beyond that existing at the time of lead agency's determination. Example activities identified in the exemption include, but are not limited to, "interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances." The proposed Project involves the retrofit of existing lighting fixtures to low-energy LED lamps. The Project will not increase the quantity of fixtures or the amount of lighting emitting from the City's facilities. Rather, the improvements will increase the energy efficiency of the City's operations. Therefore, this project qualifies for the identified exemption and no further environmental review is required.

AND, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby finds, pursuant to Government Code section 4217.12, that entering into the proposed contract is in the best interest of the City, and that the anticipated cost to the City for electrical energy or conservation services provided by the contract will be less than the anticipated marginal cost to the City of thermal, electrical, or other energy that would have been consumed by the public agency in the absence of the contract.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute a contract, in substantially the form presented, with Mark Jungkeit dba Jungkeit Electrical and General Contracting for the purchase and installation of energy conservation light emitting diode lamps for City facilities in an amount not-to-exceed \$38,000 and authorizing the City Facilities and Fleet Manager to approve change orders not-to-exceed \$3,800.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of November 2018




STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-250

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)


I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 14, 2018 by the following vote:

AYES: **COUNCILMEMBERS:** *Ly, Suen, Detrick, Hume, Nguyen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California