



A Tradition of Stewardship  
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Agenda Date: 1/12/2021

Agenda Placement: 10H

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** Andrea Salter, Staff Services Analyst I - 7072598603

**SUBJECT:** Amendment No. 2 to Short Term Lease Agreement No. 200327B with Alvah Contractors, Inc for Parking at the Calistoga Fairgrounds

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### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 2 to Lease Agreement No. 200327B with Alvah Contractors, Inc. to extend the term of the Agreement to use the covered pavilion at the Calistoga Fairgrounds for parking and materials storage to May 31, 2021, with a monthly rental amount of \$3,000.

### **EXECUTIVE SUMMARY**

Alvah Contractors, Inc. was awarded a contract from Pacific, Gas, and Electric (PG&E) to install and replace hundreds of poles and transformers in Napa County. Napa County currently leases the Covered Pavilion located at Calistoga Fairgrounds to Alvah Contractors, Inc. for the purpose of parking vehicles and storing equipment and materials during the duration of their work. Due to emergencies, the work was not completed as scheduled. Amendment No. 1 extended the term for two (2) month to January 30, 2021 so that work could be completed in Napa County. Additional time is needed to complete the project, yard clean up, and demobilization.

Amendment No. 2 will extend the term for four (4) months, to May 31, 2021 so that the project can be completed in Napa County. It will also revise the terms to require Alvah Contractors, Inc. to provide a portable restroom, designated for employee use, and associated custodial services to clean the interior of the portable restroom. All other terms of the lease will remain in effect including a monthly fee of \$3,000.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact?

Yes

Is it currently budgeted?	No
What is the revenue source?	The County will be receiving rent of \$3,000 per month from February, 2021 through May, 2021. It is anticipated that approximately \$12,000 of additional revenue will be generated for the Calistoga Fairgrounds (Fund 5070).
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Alvah Contractors Inc. will be able to complete their work for PG&E and additional revenue in the amount of approximately \$12,000 will be generated for the Calistoga Fairgrounds.
Is the general fund affected?	No
Future fiscal impact:	No fiscal impacted is anticipated beyond the current fiscal year.
Consequences if not approved:	If this Amendment is not approved, Alvah Contractors, Inc. will need to relocate and will be unable to complete their contract with PG&E to replace poles and transformers in Napa County in a timely manner, and the Calistoga Fairgrounds will not receive the additional revenue.
County Strategic Plan pillar addressed:	Effective and Open Government
Additional Information:	

### **ENVIRONMENTAL IMPACT**

**Consideration and possible adoption of a Categorical Exemption Class 1:** It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

### **BACKGROUND AND DISCUSSION**

PG&E currently has a power pole replacement program, which was initiated to "harden" the power delivery system against wild fires and other events. Alvah Contractors, Inc., a minority owned company, was awarded a contract by PG&E to install hundreds of poles and transformers in Napa County. On May 5, 2020, Napa County entered into Lease Agreement No. 200327B with Alvah Contractors, Inc. for use of the Covered Pavilion at the Calistoga Fairgrounds to park vehicles and store equipment and materials during the duration of their contract with PG&E. The Agreement provides flexibility to relocate Alvah Contractors, Inc. to another location at the Fairgrounds should a conflict of use arise such as an emergency, other public safety response, or other conflict of use.

On December 1, 2020, Amendment No. 1 was approved to extend the term to January 31, 2021. If Amendment No. 2 is approved, the County will receive additional monthly rent for the period of February, 2021 through May, 2021. A parking/equipment storage arrangement, such as this, is one of the few uses of the Fairgrounds that can generate positive cash flow while requiring very little effort on the part of the County. The County no longer has any full time staff at the Fairgrounds.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Susan Kuss