



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/14/2014

Agenda Placement: 7C

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Juan Arias, ENGINEERING MANAGER PUBLIC WORKS - 259-8374

SUBJECT: PSA Approval - Design of 2751 Napa Valley Corporate Drive Improvements

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairman to sign an agreement with TLCD Architecture for a maximum of \$1,489,139 for the term January 14, 2014 through June 30, 2014, with an automatic term extension provision, for architectural/engineering and associated services for the relocation of the Health and Human Services Agency to 2751 Napa Valley Corporate Way.

EXECUTIVE SUMMARY

On October 15, 2013 the Board of Supervisors directed staff to proceed with planning for the Alternative B space study option for the relocation of the Health and Human Services Agency to the former Mylan site located at 2751 Napa Valley Corporate Drive. The County completed the purchase of the property and assumed ownership on December 19, 2013.

County staff has developed a scope for design services for the implementation of Alternative B consistent with the cost estimates provided to the Board and now recommends award of a Professional Services Agreement with TLCD to move the project into the design phase.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	CIP Budget - Fund 3000, Subdivision 30005-04, Program 11014

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Award of a Professional Services Agreement is necessary to move the project into the design phase.
Is the general fund affected?	Yes
Future fiscal impact:	On October 15, 2013, County staff presented, and the Board approved, a 10 year, \$16 million financing program for the campus renovation (and purchase of property for a new jail), using Certificates of Participation (COPs). Design and construction expenses are anticipated for Fiscal Year 2014-2015, while payments on the COPs will continue until they are paid off.
Consequences if not approved:	The project will not move into the design phase and the effort to relocate HHSA to 2751 Napa Valley Corporate Drive halted.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On April 16, 2013, the Board authorized the Chairman to enter into a Purchase and Sale Agreement (the "PSA") with Mylan Specialty, LP ("Mylan") for the purchase of a site which is approximately 25.32 acres located at 2751 Napa Valley Corporate Drive, Napa, California, APN 046-610-021 (commonly known as the "Dey Labs Campus") for approximately \$25,000,000. Execution of the PSA initiated a due diligence period for the County and its consultants to gather information and decide whether to proceed with purchase of the site for the Health and Human Services Campus Project. The due diligence period was completed with the conclusion that the property is feasible for the relocation of the Health and Human Services Agency.

On October 15, 2013 the Board of Supervisors provided Direction to staff to proceed with planning for the Alternative B space study option for the relocation of the Health and Human Services Agency to the site located at 2751 Napa Valley Corporate Drive. Subsequently, staff from the Health and Human Services Agency and the Public Works Department worked with TLCD Architecture to develop a scope of design services for the design of the improvements required for Buildings 1 and 2 at the 2751 Napa Valley Corporate Way Property for the relocation of the Health and Human Services Agency. The sale of the property is complete and the County assumed ownership of the site on December 19, 2013. Approval of the subject Professional Services Agreement will allow for the design process to begin.

Staff anticipates the design and beginning of construction of the improvements during 2014. Relocation of the Health and Human Services Agency is anticipated in 2015.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan