



A Tradition of Stewardship
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Agenda Date: 1/24/2017

Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Frank Lucido, Engineering Supervisor - 259-8377

SUBJECT: Hall of Justice Second Floor Repairs and Improvements Project PW 16-04, Award of Contract

RECOMMENDATION

Director of Public Works requests the following actions related to the "Hall of Justice Second Floor Repairs and Improvements Project," PW 16-04:

1. Reject the bid from Murray Building, Inc., of Sonoma CA, in the amount of \$840,660 and the bid from Southland Construction Management, Inc., of Pleasanton, CA, in the amount of \$926,755 as non responsive bids;
2. Award of a construction contract to Vila Construction, Inc. of Richmond, California for their low base bid of \$1,031,173 and authorization for the Chair to sign the contract; and
3. Approval of Budget Transfer No. DPW016 for the following (4/5 vote required):
 - a. Increase appropriations by \$420,000 in the Accumulated Capital Outlay (ACO) budget offset by the use of ACO available fund balance; and
 - b. Increase revenue and appropriations by \$420,000 in the Hall of Justice Second Floor Repairs and Improvements Project (Program 16015) offset by the transfer from the Accumulated Capital Outlay Budget.

EXECUTIVE SUMMARY

Improvements were planned to the second floor of the Hall of Justice prior to the August 24, 2014 earthquake. The second floor then suffered substantial damage from the earthquake which delayed the planned improvements and added additional earthquake repairs that need to be completed. In order to keep accounting clear and separate for the projects (improvements project and earthquake repair project) two independent plan sets have been developed. Insurance is expected to pay for the earthquake repairs and the County will pay for the previously planned improvements.

Bids for the project were opened on December 22, 2016 and the successful responsive low bidder is Vila Construction Company of Richmond, CA with a bid of \$1,031,173. Staff recommends award of a construction contract to move the project forward to the construction phase.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 3000- Subdivision 30005-02 - Program 16015 - Funding for the improvements - \$679,339 (this budget includes the \$420,000 Budget Transfer) Fund 1000 - Subdivision 1058001 - Program E0490 - Funding for the earthquake repairs - \$611,344 Fund 21000 - Subdivision 2100000 - Program 53105 - Funding for the County Fire area remodel - \$33,000
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	A construction contract must be awarded in order for the Hall of Justice to be repaired and to ensure Probation will have a space to conduct business before the lease on their temporary space expires.
Is the general fund affected?	No
Future fiscal impact:	Work will start in FY 2016-17 and the project will be completed in FY 2017-18.
Consequences if not approved:	The project will not proceed to the construction phase which will delay the return of Probation and require the negotiation of a new lease in a different location. There would be moving and rental costs associated with finding and moving to a new location.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: **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 Title 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

A project to improve the fire egress paths on the second floor of the Hall of Justice (HOJ) was planned prior to the August 24, 2014 earthquake. The second floor then suffered substantial damage from the earthquake and was completely vacated by Probation, County Fire and Parks who moved to various temporary locations. All of these departments will be moving back to the Hall of Justice after the repairs authorized by this item are completed.

Many walls on the second floor of HOJ have been partially dismantled because of water damage, and the floor covering and most ceiling tiles have been removed. In addition, cracked concrete walls, damaged data cables and broken concrete panel connections are among the types of damage that needs to be repaired. Plans to complete these earthquake repairs (as well as the remaining repairs to the HOJ and Jail Annex) were developed and coordinated with the insurance company and the Federal Emergency Management Agency (FEMA). It is expected that insurance will pay for earthquake damage repairs to the building.

Probation has added staff since the time of the earthquake so improvements are being made to accommodate this increase in staff. Additionally, the workstations in County Fire are nearly 40 years old and water damaged so they are being replaced. Other needed improvements being made while the second floor is totally unoccupied include demolishing some existing partitions, building new interior partitions for fire safety, new data cables for the additional staff, new fire rated doors, ADA improvements to some bathrooms and asbestos abatement. It was reported to the Board as part of the request for permission to advertise on November 8, 2016 that because of these additions it was anticipated that some additional funding would be needed at time of award and staff would return with the bid results and estimated shortfall as part of this item. Based on bids received a budget transfer of \$420,000 is required to fund improvements to the second floor.

Advertising for the "Hall of Justice Second Floor Repair and Improvement Project," PW 16-04 began on November 10, 2016. In total, 14 general contractors attended the mandatory walk-through and 5 bids were opened on December 22, 2016 with the following results:

Contractor	Bid Amount
Murray Building Inc., Richmond, CA	\$840,660
Southland Construction, Pleasanton, CA	\$926,755
Vila Construction, Inc., Richmond, CA	\$1,031,173
S.W. Allen Construction, Sacramento, CA	\$1,073,342
Art's Construction, Fresno, CA	\$1,290,000

A bid protest to the first and second bid was received on December 23, 2016 from the third bidder (Vila Construction). A response to this protest was also received from the first bidder (Murray Building), however, there was no response by the second bidder (Southland Construction). All of the information was reviewed by staff and the low bid package was determined to be non-responsive because it did not include listing of a subcontractor licensed to do fire life safety work or a subcontractor capable of meeting the specification requirements for furniture and moving. Although the second bidder did not respond to the protest their package was reviewed to see if it was responsive. The second bidders package also did not include a subcontractor capable of meeting the specification requirements for furniture and moving which is a critical part of the project. The information missing in the bid packages are required by Public Contract Code Section 4104 and/or the project specifications, therefore staff cannot recommend awarding to either of these contractors. The third bid package is complete and staff recommends award of a construction contract to Vila Construction, Inc. of Richmond, California for their base bid of \$1,031,173.

Vila Construction, Inc. is not a local vendor.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula