



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/28/2020

Agenda Placement: 6B

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Graham Wadsworth, Engineering Supervisor - 259-8331

SUBJECT: Approval of Three Purchase and Sales Agreements for the construction of Brookside Drive Storm Damage Repair project, RDS 18-09

RECOMMENDATION

Director of Public Works requests authorization for the Chair to sign three Purchase and Sale Agreements and Easement Deeds for the Brookside Drive Storm Damage Repair Project, RDS 18-09 for:

1. The acquisition of a right-of-way easement and a storm drain easement from Stacey Bauer for the value of \$8,700. (Assessor's Parcel Number 024-210-020);
2. The acquisition of a storm drain easement from Jagodinka Alimpic for the value of \$2,000. (Assessor's Parcel Number 024-210-022); and
3. The acquisition of a temporary construction easement from Pacific Union College for the value of \$3,600. (Assessor's Parcel Number 024-400-006).

EXECUTIVE SUMMARY

The 2017 Storm event caused a failure of a portion of Brookside Drive at Conn Creek in Angwin. The Brookside Drive Storm Damage Repair Project will install an 8-foot diameter pipe inside the existing 9-foot diameter pipe under the road and install two new 42" pipes above the 9-foot diameter culvert. A retaining wall and wingwalls will be constructed and the downstream slope of the roadway fill will be regraded and planted with native plants. In order to construct the Project, easements are required from the adjacent private property owners. With the easements secured, design can be completed and construction can commence.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 2040 - Subdivision 2040500 - Program S7302. An appropriation of \$1.1 million from the General Fund for the Brookside Drive Storm Damage Repair Project was approved by Board on December 5, 2017 for the design and construction of the Project. There is currently approximately \$812,000 remaining in the project budget. The current engineer's cost estimate for the construction of the Brookside Drive Storm Damage Repair Project exceeds the 2017 estimate by approximately \$483,000, and staff anticipates requesting a budget transfer with the request to award a construction contract at a future date. A possible source of funds for the budget transfer is SB1.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The easements are needed to construct the culverts and walls.
Is the general fund affected?	Yes
Future fiscal impact:	Construction is expected to commence in Fiscal Year 2019-20 and be complete in 2020-21, and the future fiscal impact will be limited to routine maintenance of the road.
Consequences if not approved:	The project will not proceed to the construction phase and further damage to the roadway could occur.
County Strategic Plan pillar addressed:	Livable Economy for All - The Project will improve the existing transportation and roads system to safely accommodate all users.
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

The 2017 Storm event caused a failure of a portion of Brookside Drive at Conn Creek in Angwin. The Brookside Drive Storm Damage Repair Project will install a new, smaller 8-foot diameter pipe inside the existing 9-foot diameter pipe culvert under the road and install two new 42" pipes above the 9-foot diameter culvert. A retaining wall and wingwalls will be constructed and the downstream slope of the roadway fill will be regraded and planted with native plants. In order to construct the Project, easements are required from the adjacent private property owners.

On July 10th, 2018, the Board approved Resolution 2018-94, which established a procedure to waive the

formal appraisal in cases involving the acquisition by sale or donation of property with a low fair market value. Pursuant to the resolution, a fair market value offer of \$8,700 established by Associated Right of Way Services, Inc. was offered and accepted by Stacey Bauer. This agenda item requests approval of and authorization for the Chair to sign a Purchase and Sale Agreement, Right-of-way Deed and Storm Drain Easement Deed with Stacey Bauer, who is the property owner of Assessor's Parcel Number (APN) 024-210-020 for the needed right-of-way easement and storm drain easement for construction of the Brookside Drive Storm Damage Repair Project for \$8,700.

Pursuant to the resolution, a fair market value offer of \$2,000 established by Associated Right of Way Services, Inc. was offered and accepted by Jagodinka Alimpic. This agenda item requests approval of and authorization for the Chair to sign a Purchase and Sale Agreement and Storm Drain Easement Deed with Jagodinka Alimpic, who is the property owner of Assessor's Parcel Number (APN) 024-210-022 for the needed storm drain easement for construction of the Project for \$2,000.

Pursuant to the resolution, a fair market value offer of \$3,600 established by Associated Right of Way Services, Inc. was offered and accepted by Pacific Union College. This agenda item requests approval of and authorization for the Chair to sign a Purchase and Sale Agreement and Temporary Construction Easement Deed with Pacific Union College, who is the property owner of Assessor's Parcel Number (APN) 024-400-006 for the needed temporary construction easement for construction of the Project for \$3,600.

It is recommended that the Board approve the Purchase and Sales Agreements and Deeds to secure the necessary easements to construct the Project.

On December 5, 2017 the Board provided General Fund appropriations for the Pope Canyon Road MPM 7.2 storm repair project in the amount of \$2.14 million, for Silverado Trail at Pratt Avenue storm repair project in the amount of \$2.5 million, and for this Brookside project in the amount of \$1.1 million. These were all rough estimates created after the storm event but before detailed design had commenced. The Pope Canyon Road MPM 7.2 project was completed \$40,000 below the estimated budget and Silverado Trail at Pratt Avenue completed \$100,000 below budget. The current engineer's cost estimate for the construction of the Brookside Drive Storm Damage Repair Project is just under \$1.6 million, though until bids are opened construction costs cannot be known for sure. The increased estimate is driven primarily by requirements from the resource agencies calling for additional restoration of the water course above and below the existing culvert. While expensive, these improvements do provide valuable environmental benefits. Staff anticipates requesting a budget transfer with the request to award a construction contract at a future date. Excluding the construction costs and contingencies, the soft costs for this project are approximately \$580,000, which is 37% of the total project cost, which is within what's expected for this size of a project. A possible source of funds for the budget transfer is SB1, which was not available in 2017 when this project commenced.

SUPPORTING DOCUMENTS

A . Budget for Brookside Drive Repair

CEO Recommendation: Approve

Reviewed By: Leigh Sharp