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Agenda Date: 1/5/2016

Agenda Placement: 6E

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: Napa County Hall of Justice Third Floor Cell Repairs, Approval of Construction Contract

RECOMMENDATION

Director of Public Works requests award of the contract for the "Napa County Hall of Justice Third Floor Cell Repairs Project," PW 15-15B, to Art's Construction Company of Fresno, California, for their low base bid of \$540,750 and authorization for the Chairman to sign the construction contract.

EXECUTIVE SUMMARY

Jail cells on the third floor of the Hall of Justice suffered damage during the August 24, 2014 earthquake. On March 3, 2015 the Board approved plans and specifications for the Napa County Hall of Justice Third Floor Cell Repairs Project," PW 15-15B. This project is one of several projects required to return inmates to this area. The last project which still needs to be completed, the Hall of Justice Epoxy Injection Project, is bidding on January 28, 2016.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	2014 Earthquake Sub-Division
	Fund 1000 - Subdivision 1058001 - Program E0490
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	A construction contract must be awarded in order for the project to move into

the construction phase.

Is the general fund affected? No

Future fiscal impact: None.

Consequences if not approved: The project will not proceed to the construction phase which will delay the return of inmates from Solano County at a cost of approximately \$5,000 per day.

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

BACKGROUND AND DISCUSSION

As a result of the August 24, 2014 earthquake the entire Hall of Justice suffered a variety of damage including the third floor jail cell area. Because of this damage and safety concerns occupants have been temporarily relocated to Solano County since shortly after the earthquake and will not be returned until the completion of this project and the Hall of Justice Epoxy Injection Project which is bidding on January 28, 2016. On March 3, 2015 the Board approved plans and specifications for the Napa County Hall of Justice Third Floor Cell Repairs Project," PW 15-15B to repair damage to the third floor cell area. On November 13, 2015, after some adjustment to the plans and specifications and immediately upon receipt of approval from FEMA the County began advertising this project. The scope of these repairs and reconstruction for this project will include, but is not limited to: replacement of cracked floor tiles, demolishing and rebuilding grout joints, repairing cracks and repainting surfaces. The engineer's estimate for this work is \$565,385.

On December 22, 2015 bids for the Napa County Hall of Justice Third Floor Cell Repairs Project," PW 15-15B were opened with Art's Construction of Fresno,CA being the apparent low bidder.

The following is a table of base bids received:

Art's Construction Company Inc., Fresno, CA	\$ 540,750
Probuilders, Orangevale, CA	\$ 549,000
John Pope Construction, Fairfax, CA	\$ 581,000
GCCI, Inc., Santa Rosa, CA	\$ 629,700

Shortly after bid opening Probuilder's protested the low bid on the basis that Art's Construction failed to listing a painting and lead monitoring subcontractor. The County researched this and determined that Art's Construction has a license which allows them to self-perform the painting work and the lead monitoring was limited to the point that listing the subcontractor is not required. Based on analysis of bids received, staff recommends award of the contract for the "Napa County Hall of Justice Third Floor Cell Repairs Project," PW 15-15B, to Art's Construction of Fresno California, for their low base bid of \$ 540,750.

Art's Construction is not a local vendor. The Public Contract Code and FEMA funding requires that construction contracts be awarded to the lowest responsible and responsive bidder regardless of whether the low bidder is local or not. Staff outreach to the local community included advertising the request for bids in the Napa Valley Register, the Solano-Napa Builders Exchange and posting on the County website. Once the construction contract is awarded the County will contact the Napa County Workforce Investment Board (WIB) to let the WIB know of hiring needs.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi