



Agenda Date: 11/22/2005
Agenda Placement: 6K

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Jane Slattery, Senior Engineering Aide , 259-8372
SUBJECT: 1046 Bella Drive Repairs - Approval of Plans and Specifications and Authorization to Advertise for Bids

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "1046 Bella Drive Repairs Project," PW 06-07, authorization to advertise for sealed bids and opening of the bids at a time, date and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code.

EXECUTIVE SUMMARY

1046 Bella Drive was recently acquired by the County from Catholic Charities to be used as a 12 bed residential treatment home administered by Napa County Health and Human Services. The existing residential treatment residence on Randolph Street will be demolished due to the construction of the new parking garage structure and the residents will be relocated to the Bella Drive home by May 2006.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	The future fiscal impact will be general maintenance for the residence.
Consequences if not approved:	If not approved the schedule of the parking garage construction will be

interrupted.

Additional Information: None

ENVIRONMENTAL IMPACT

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.

BACKGROUND AND DISCUSSION

Progress Foundation operates three mental health residential treatment programs (20 beds) in the City of Napa for adult residents of Napa County. The Agency provides this continuum of service under contract with the Napa County Health and Human Services Agency. The programs are certified by the California State Department of Mental Health and licensed by the State Department of Social Services, Community Care Licensing Division. Each offers a distinct level of psychiatric residential treatment.

The City of Napa and Napa County's decision to use the property at the site of 720-730 Randolph Street for a parking garage necessitates relocating 6,000 square feet of residential treatment services. There are two facilities located at this site.

- | Progress Place, located at 720 Randolph Street, is a seven bed crisis residential treatment program and serves approximately 200 clients a year.
- | Randolph House located at 730 Randolph Street, is a five bed transitional residential treatment program and serves approximately 20 clients a year. Progress Foundation also has administrative offices located at the 730 Randolph Street site. Included is a Supported Living Program with two case managers serving 30 clients each year. The Napa Clinical Director and the program clerk are also located at 730 Randolph Street.

Progress Foundation has another program called Laurel House located at 3133 Laurel Street. This facility provides an eight bed transitional residential treatment program where clients live up to 18 months. Laurel House serves approximately 15 clients every year.

The following plan has been developed to accommodate program needs:

- | Combine and relocate the Randolph House (five beds) and Laurel House (eight bed) programs to 1046 Bella Drive in the City of Napa. The combining of two programs and the relocation results in a net loss of one transitional level residential treatment bed.
- | Relocate Progress Place (7 beds) to the site vacated by Laurel House at 3133 Laurel Street. Progress Place will be increased from seven beds to eight beds, a net gain of one bed.

The site located at 1046 Bella Drive originally housed a children's residential treatment facility and until recently was owned by Catholic Charities and had been utilized as a transitional housing program for reunited families. This program is ending after low attendance and funding problems.

The existing building at 1046 Bella Drive needs the following renovations in order for it to be habitable:

- | fire protection system reconnect,
- | new interior paint throughout,
- | new exterior paint,
- | new floor coverings,
- | kitchen and restroom renovations,
- | additional hook up for washer and dryer
- | various other minor repairs.

Costs to repair the structure on Bella Drive are estimated at \$150,000. In addition, the City of Napa Housing Authority has been awarded a Community Development Block Grant (CDBG) in the amount of \$19,200 for the removal of an abandoned pool in the back yard, bringing the total estimated cost of this project to \$169,200.

The targeted construction completion date is March 1, 2006 and relocation of the residents is targeted to occur prior to May 1, 2006 when the demolition of the properties on Randolph Street is scheduled to begin.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey