



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/22/2016

Agenda Placement: 6L

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 Amendment 3 Approval with TLCD Architecture, Inc. - South Campus Improvements Project

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairman to sign Amendment No. 3 to Agreement No. 140004B-17 with TLCD Architecture Inc. increasing the amount by \$113,363 for a new maximum of \$2,056,023 and amending the scope of work to include additional architectural/engineering and associated services for the South Campus Improvements Project.

EXECUTIVE SUMMARY

On January 14, 2014, the Board approved Agreement No. 140004B-17 with TLCD Architecture for a maximum of \$1,489,139 for architectural/engineering and associated services for the relocation of the Health and Human Services Agency to 2751 Napa Valley Corporate Way. Subsequently amendments one and two were approved on August 25, 2015 and on December 15, 2015 for additional architectural/engineering and associated services related to the continuation of the project development process for the Therapeutic Childcare Center (TCC), unforeseen field conditions and programmatic needs requirements.

As the project came to a close additional architectural/engineering and associated services have been required to address signage program modifications and provide additional construction administration assistance during the furniture installation and close-out project phases. Approval of this item will allow for the payment of these remaining services.

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:	Additional architectural/engineering and associated services were needed from TLCD Architecture Inc. during the furniture installation and project close-out phases of the project.
Is the general fund affected?	Yes
Future fiscal impact:	No future fiscal impact beyond Fiscal Year 2016-17 is anticipated since the project is completed and final signage shall be completed by the end of the fiscal year.
Consequences if not approved:	Final installation of exterior signage will not proceed and project close-out will be affected.
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 January 14, 2014, the Board approved Agreement No. 8058 with TLCD Architecture for a maximum of \$1,489,139 for architectural/engineering and associated services for the relocation of the Health and Human Services Agency to 2751 Napa Valley Corporate Way.

During the May 12, 2015 Board meeting, the Board awarded a construction contract for the South Campus Improvements Project and expressed interest in continuing the project development process for the necessary improvements in Building B at the South Campus to accommodate programmatic needs of the TCCC and its relocation from Old Sonoma Road. Given the low bid received for the South Campus Improvements the Board directed that staff proceed with detailed design of the TCC. As such, staff recommended and the Board approved Amendment #1 to Agreement No. 8058 increasing the maximum amount on the contract by \$343,756 in order to continue the project development process for the TCC and to provide for additional required services for the South Campus Improvements project. Subsequently, on December 15, 2015 the Board approved amendment #2 for additional services related to unforeseen conditions found during construction and additional services necessary for the new transit bus shelter, interior bicycle parking area design, a new data room in Building B, an early demolition package for the TCCC and other minor necessary design changes..

As the project came to a close, the following additional services were required to address additional project needs for the South Campus Improvements Project:

- | Exterior signage design revisions were triggered by the Napa Valley Commons updated design standards that were not in place when the project went out for bids.
- | Since the revised exterior signs were separated from the rest of the signage package being installed as part of the construction project, the updated exterior signage needs to be bid as a separate project.

- | Interior signage design revisions were required by the Health and Human Services Agency to incorporate updated programmatic requirements.
- | Additional construction administration assistance services were required to support the project during the furniture installation and construction close-out phases of the project. This support was in the form of attendance at construction meetings, communication and coordination with the contractor, reviewing and responding to requests for information and change order requests as well as punch list activities.

Approval of this item will allow for the payment of these remaining services; most of which have been completed. As the project approached conclusion, additional support from the architectural/engineering team was required and instead of stopping project progress and affecting or postponing the Agency's final move-in date to amend the agreement, the services were provided and the final move-in date was held.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula