



Agenda Date: 12/5/2006  
Agenda Placement: 9A

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Michael Stoltz for Robert Peterson - Director  
Public Works  
**REPORT BY:** Janet Walker, Associate Civil Engineer, 259-8383  
**SUBJECT:** Napa County Administration Building Grounds - Landscaping Plan Presentation

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### **RECOMMENDATION**

Director of Public Works requests authorization to proceed with the development of a recommended landscape design for the County Administration Building.

### **EXECUTIVE SUMMARY**

This project provides for the replacement of the trellis structures at the front and rear entrances of the County's Administration Building. The Director of Public Works requests authorization to proceed with the development of landscape design, as prepared by the landscape architect Gretch Stranzel McCann, for the County Administration Building.

### **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?	Discretionary
Discretionary Justification:	The deteriorating condition of the trellis structures required removal of the wood components by Public Works. The concrete columns remain and should be addressed.
Is the general fund affected?	Yes
Future fiscal impact:	Funding for this project is in the approved Fiscal Year 2006-2007 budget. It is anticipated that additional funds will be required. Staff will return to the Board

at a later date when the specific amount of additional funding is known.

Consequences if not approved: If design development is not approved the project will not proceed and the concrete columns will remain in place.

Additional Information: None

## **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**

The trellis spanning the entrances were installed in 1972, as part of the original construction of the building. Through the ensuing years, the wooden beams deteriorated, typical of exposed beams experiencing weathering and aging. With the exception of the trellis shading the landscaping at the rear entrance, the remaining trellis components were removed last winter because of safety concerns. The remaining trellis was left in tact as that portion of the structure had not experienced severe deterioration to pose a safety concern.

Staff has considered the following replacement options:

- | Option A: Exact replacement of the demolished trellis. It was determined that the large wooden beams would be expensive and difficult to obtain, and the trellis design is a dated concept which does not fit well with the more recent buildings in the "super block" and other structures within the City downtown area.
- | Option B: A structural approach was explored through trellis replacement concept sketches provided by the architect, Bob Gianelli. While the design alternatives were attractive they were expensive. Construction costs alone would be approximately \$175,000 for the front entrance and \$125,000 for the rear. Total construction budget estimated for this option were upward of \$400,000.
- | Option C: Staff subsequently solicited a Request for Proposals from landscape architects and conducted interviews with the responders. Gretch Stranzel McCann was selected. She submitted two designs, one with rectangular components and one with circular components. The circular alternative was chosen by the County Executive Officer and Director of Public Works. The estimated budget for Option C is approximately \$287,000.

Staff recommends Option C because the design makes the building seem more approachable and provides an aesthetically pleasing transition to other buildings on the super block. The estimated cost is also more in line with the funding available. However, the complete project budget with design costs and project engineering will require additional funds.

Staff requests authorization to proceed with the design of Option C. Staff expects to return to the Board in mid-February for approval of Plans and Specifications and to seek authorization for bid solicitation. Staff will return to the Board for award of the construction contract to the lowest responsible bidder and for approval of a Budget Transfer to augment the current appropriation for the project. Currently \$160,000 is appropriated in this year's Capital Improvement Budget.

At this presentation staff will provide drawings showing the various design concepts that have been prepared and considered.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey