



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/11/2020

Agenda Placement: 6Q

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: John Vicencio, Associate Engineer - 259-8369

SUBJECT: Napa County Courthouse Earthquake Repair Project, PW 15-09, Additional Monitoring and Repairs

RECOMMENDATION

Director of Public Works request approval of Budget Transfer No. DPW021 for the following regarding the Napa County Historic Courthouse Earthquake Repair Project (4/5 vote required):

1. Increase appropriation in the Accumulated Capital Outlay (ACO) (Fund 3000, Sub-Division 3000000) Budget by \$60,000 with its available fund balance; and
2. Increase appropriation in the Capital Improvement Program, Historic Courthouse Repair Project Budget (Fund 3000, Sub-division 3000550, Program Q0630) by \$260,000 with offsetting revenues of \$200,000 from the insurance proceeds and \$60,000 from transfer from the ACO for County staff time costs not eligible for insurance reimbursement.

EXECUTIVE SUMMARY

Although all work associated with the Napa County Courthouse Earthquake Repair Project, PW 15-09 has been completed, unforeseen conditions not included in the construction contract were identified. Mitigation of the conditions requires evaluation and monitoring to develop appropriate repairs. The proposed budget transfer will fund the staff time, and professional services to monitor and evaluate the unforeseen conditions and develop a mitigation plan. Staff recommends approval of the budget transfer to utilize the remaining scope of work on the existing contract with AECOM Technology to develop appropriate recommendations for mitigating the unforeseen additional issues, which are believed to be related to damage from the 2014 earthquake, and that when implemented, will fully complete the restoration of the Historic Court House.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Accumulated Capital Outlay (ACO), Fund 3000, Subdivision 3000000 for County staff time costs not eligible for insurance reimbursement. Capital Improvement Program, Fund 3000, Subdivision 3000550, Program Q0630. The County has earthquake insurance for the courthouse which has been paying for architectural and engineering support. It is anticipated that 100% of the costs of AECOM's services related to the 2014 earthquake repairs for the courthouse will be covered by the current insurance policy.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	During construction additional unforeseen repair work was discovered that requires evaluation and monitoring. Evaluation and assessment of these areas will help to determine whether the damage is related to the 2014 earthquake and will be the basis of developing plans to mitigate and fully complete the restoration of the Historic Court House.
Is the general fund affected?	Yes
Future fiscal impact:	Repairs to the courthouse are anticipated to be completed by summer 2020.
Consequences if not approved:	The necessary additional monitoring will not be performed and mitigations of these areas will not take place.
County Strategic Plan pillar addressed:	Effective and Open Government - Action Item 15F to plan for infrastructure maintenance (facility, equipment, and technology) growth, and modernization to support County services.
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 August 9, 2016 the Board of Supervisors approved Professional Service Agreement (PSA) with AECOM Technology to develop design documents for repairs and to provide construction administration services during bidding and construction for the "Napa County Courthouse Earthquake Repair Project, PW 15-09. On August 29, 2017 the Board of Supervisors approved a Contract for Construction with Alten Construction, Inc. to begin the repair work on the courthouse.

While a Notice of Completion was filed on July 25, 2019, accepting the construction work performed, there were some additional earthquake related work that was discovered near the end of construction that needed to be

evaluated, monitored, and plans developed to mitigate these unforeseen conditions that were not part of the original construction contract. The conditions that need evaluation, monitoring, and plans include the appearance of moisture on an interior brick wall, evaluation of placing sound insulation material to address privacy between courtrooms and staff offices, and evaluation of whether the new door security systems are performing to the needs for court security. Staff recommends utilizing the existing contract with AECOM Technology, Inc. to provide architectural and engineering services because of their extensive knowledge of the Historic Courthouse. AECOM is not a local vendor.

The proposed budget transfer of \$260,000 will fund County staff time to provide the necessary project management, allow for special inspection and hazardous materials testing if needed, and to fund the remaining scope of work in the current contract, noted above, with AECOM through design and construction of the unforeseen conditions. The proposed scope of work for AECOM remains within the original Agreement's maximum compensation amount and an amendment to AECOM's Agreement is not needed. Upon evaluation of the above noted conditions, staff will work with the County's insurance providers to determine which portions of work are eligible for reimbursement as a result of damages related to the 2014 earthquake. Any work not eligible for insurance reimbursement will need to be funded by the County.

Upon completion of the evaluations, monitoring, and plan preparation, staff will return to the Board to request authorization to advertise and inform them which portions of the work are likely to be eligible for reimbursement through the County's insurance provider. Staff will once again return to the Board to award a construction contract and request a budget transfer to fund the project.

SUPPORTING DOCUMENTS

A . HCH Budget Summary

CEO Recommendation: Approve

Reviewed By: Leigh Sharp