



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/2/2016

Agenda Placement: 6D

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: Sheriff's Building Repairs

RECOMMENDATION

Director of Public Works requests the Board take the following actions relating to "Sheriff's Building Repairs," PW 15-300 (the Project):

1. Award of contract for the "Sheriff's Building Repairs" PW 15-300 to Art's Construction of Fresno, California for their low base bid of \$830,000 and authorization for the Chair to sign the construction contract; and
2. Approval of Budget Transfer No. DPW006 for the following (4/5 vote required):
 - a. Increase appropriation by \$100,000 in the Sheriff's Conference Room Soundproofing Project Budget with corresponding decrease to the Sheriff's Building Repairs Budget; and
 - b. Increase appropriation by \$200,000 in the County EOC Project Budget with offsetting revenue from the Accumulated Capital Outlay Fund.

EXECUTIVE SUMMARY

On November 3, 2015, the Board of Supervisors approved plans and specifications for the subject project and authorized the Director of Public Works to advertise and open bids for the project at a time, date, and location published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code. Bids have been opened and award of the construction contract by the Board is necessary to move into the construction phase of the project.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program For the Sheriff's Building Repairs - CIP Budget, Fund 3000, Subdivision 3000560, Program 15013 For the County Emergency Operation Center - CIP Budget, Fund 3000, Subdivision 3000560, Program 15011 For the Sheriff's Conference Room Soundproofing - CIP Budget, Fund 1000, Subdivision 1220500, Program 14028
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The County received a \$1.4 million insurance settlement to repair the Sheriff's Building. There is approximately \$1.25 million budgeted in FY 15/16. The proposed project will repair the existing structure and extend the building's service life as well as improve the habitability of the existing building for visitors and staff. The project will also result in the addition of a new County Emergency Operations Center (EOC) to improve emergency response and service to the community.
Is the general fund affected?	No
Future fiscal impact:	The project is expected to be completed in Fiscal Year 2016/17 and any further required budget adjustments will be made accordingly.
Consequences if not approved:	If not approved, the project can not move into the construction phase and the building may be jeopardized by various maintenance issues.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: It has been determined that this type of project does not have a significant effect on the environment and is exempt from 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.] The CEQA Determination for this project is available from Public Works.

BACKGROUND AND DISCUSSION

On February 10, 2015, the Board of Supervisors (Board) approved a professional service agreement with Arcadis U.S. Inc. to provide project/construction management and design services to develop repair plans and specifications for the Sheriff's Building. The project was created to address building deficiencies from the original construction, to make acoustical improvements to the main conference room, and to construct a dedicated Emergency Operations Center (EOC). Repairs are based on recommendations by the firm of Posard Broek + Associates with costs for these repairs expected to be substantially offset by funds recovered in a settlement with the original building contractor.

The Board has budgeted approximately \$1.25 million in Fiscal Year 2015-2016 to accomplish the repairs to the Sheriff's Building, \$69,000 in Fiscal Year 2015-2016 budget for the construction of the EOC and \$60,000 in the Fiscal Year 2015- 2016 budget for acoustics improvements to the conference/training room.

The result of the bid opening is as follows:

Art's Construction, Fresno, CA	\$830,000
Mack Construction, Millville, CA	\$1,065,000
Z Squared Construction, Folsom, CA	\$1,003,000

Art's Construction is the apparent responsible/responsive low bidder with a bid in the amount of \$830,000; consisting of \$500,000 for the Sheriff's Repairs Project, \$200,000 for the Emergency Operations Center Project and \$130,000 for the Conference Room Acoustics Project. A budget transfer is required to fully fund the Emergency Operations Center Project and the Conference Room Acoustics Project. A budget transfer for these projects (Emergency Operations Center and Conference Room Acoustics) was anticipated since the original budget for these projects did not include all project costs given that the project scope was determined at a later time during the design process.

The low bidder of this contract is not a local vendor. Staff outreached to local contractors by advertising the project in the Napa Valley Register, the Napa/Solano Builder's Exchange and by sending Notices to Contractors to several local contractors. In addition, the procurement opportunity was posted on the County procurement site that sends out notifications to registered local contractors.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula