



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/17/2015

Agenda Placement: 10A

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: South Campus Improvements/Repairs, PW 15-200 - Authorization to Advertise for Bids

RECOMMENDATION

Director of Public Works requests the following related to the "South Campus Improvements Project," PW 15-200:

1. Staff presentation of a project status report;
2. Approval of plans and specifications and 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

The design process for the "South Campus Improvements Project," PW 15-200 for the relocation of the Health and Human Services Agency from the Old Sonoma Road Campus to the South Campus is complete. The project must now be let out for construction bids in order to move into the construction phase of the project.

Procedural Requirements

1. Staff reports.
2. Public comments.
3. Motion, second, discussion and vote on the item.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Project- Fund 3000, Subdivision 30005-04, Program 11014.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Design of the project has been completed and the project must now go out to bid in order to move into the construction phase.
Is the general fund affected?	Yes
Future fiscal impact:	Construction costs will be mainly incurred in Fiscal Year 2015/2016.
Consequences if not approved:	The project may not go out to bid and not proceed into the construction phase.
Additional Information:	

ENVIRONMENTAL IMPACT

A Final Environmental Impact Report (FEIR) was prepared and certified by the Board of Supervisors (Board) on February 5, 2013 for the Health and Human Services Agency (HHSA) Campus Project (SCH#2011112008). The Final EIR analyzed the potential impacts resulting from construction, reconstruction, relocation, and demolition of buildings of the HHSA Campus in accordance with CEQA, the State CEQA Guidelines and the County's Local Procedures for Implementing CEQA. The Board also adopted a motion of intent to select the "Off Site Alternative" known as the Mylan Specialty, LP (APN 046-610-021, 2751 Napa Valley Corporate Drive in Napa, California).

BACKGROUND AND DISCUSSION

On April 16, 2013, the Board authorized the Chairman to enter into a Purchase and Sale Agreement (the "PSA") with Mylan Specialty, LP ("Mylan") for the purchase of a site which is approximately 25.32 acres located at 2751 Napa Valley Corporate Drive, Napa, California, APN 046-610-021 (commonly known as the "Dey Labs Campus") for approximately \$25,000,000. Execution of the PSA initiated a due diligence period for the County and its consultants to gather information and decide whether to proceed with purchase of the site for the Health and Human Services Campus Project. The due diligence period was completed with the conclusion that the property was feasible for the relocation of the Health and Human Services Agency.

On October 15, 2013 the Board of Supervisors provided Direction to staff to proceed with planning for the Alternative B space study option for the relocation of the Health and Human Services Agency to the site located at 2751 Napa Valley Corporate Drive. On January 14, 2014 the Board approved a Professional Services Agreement with TLCD Architecture Inc. to provide architectural/engineering and associated services for the relocation of the of the Health and Human Services Agency to 2751 Napa Valley Corporate Drive.

TLCD Architecture has worked with various County Staff in the schematic, design development and construction document design phases of the project. This included numerous meetings with various HHSA divisions to obtain input for the planning and design of the improvements required at Buildings 1 and 2 at the South Campus in order to accommodate the various divisions to be relocated from the Old Sonoma Road Campus to the South Campus located at 2751 Napa Valley Corporate Drive.

The design and the contractor pre-qualification processes have been completed and the project is ready to be

released for construction bids. Staff recommends moving forward with bidding the project in order to move into the construction phase of the project. Construction is scheduled to start in May 2015 and completed in April 2016. Relocation of HHSA staff is scheduled for completion for the end of May 2016.

Staff will present to the Board the results of the design process and the overall status of the project and will request for authorization to go out for bids on the project. Presentation materials are attached to this item.

SUPPORTING DOCUMENTS

- A . Block Diagrams
- B . Schedule
- C . Plan

CEO Recommendation: Approve

Reviewed By: Molly Rattigan