



Agenda Date: 3/21/2006
Agenda Placement: 6I

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Juan Arias, PRINCIPAL PUB WORKS ENGINEER , 259-8374
SUBJECT: Sullivan Block Demolition - Approval of Plans and Specifications and Authorization to Advertise for Bids

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "Sullivan Block Demolition Project," PW 06-10, 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

Demolition of structures and pavement surfaces on the block bounded by Third, Fourth, Coombs and Randolph is required by the end of June, 2006 so as to facilitate beginning of construction of the new City/County Parking Garage by July 2006 in compliance with the December 7, 2004 City/County Parking Garage Cooperative Agreement. Demolition should take approximately two months.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Parking Structure (Budget Unit 11400)
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	Demolition should be completed by the end of the Fiscal Year.
Consequences if not approved:	Demolition will not proceed and a timetable element listed in the Parking Garage Cooperative Agreement will not be met.

Additional Information: None

ENVIRONMENTAL IMPACT

The proposed action is exempt from the requirements of CEQA pursuant to Section 15332 (Categorical Exemptions, Class 32) of the Guidelines, which exempts infill projects. The proposed action is also statutorily exempt pursuant to CEQA Section 15268 and Section 503 of Napa County's Local Procedures for Implementing CEQA. The project is not located in an environmentally sensitive area and its' impact on the environment is insignificant, individually and cumulatively. The Notice of Exemption was prepared and filed with the Napa County Recorder's office on December 10, 2004 following Board approval of the Parking Garage Cooperative Agreement between the County and the City of Napa on December 7, 2004.

BACKGROUND AND DISCUSSION

In October 2003, the County and the City of Napa executed a Memorandum of Understanding (MOU) pertaining to the reallocation of regional housing needs (from the County to the City) in exchange for a number of commitments on the part of the County. Among these were the commitment to jointly develop a parking garage on County-owned property. In December 2004, that commitment was further articulated in the Parking Garage Cooperative Agreement No. 6372. This Agreement addresses issues related to cost, timing, and relative responsibilities of the City and the County.

The Cooperative Agreement specifies that construction of the parking garage is to begin on July 2006. The block bounded by Third, Coombs, Fourth and Randolph needs to be cleared of structures and paved surfaces so as to have a site that will facilitate beginning of construction of the new Napa/City County Parking Garage beginning in July 2006. Staff therefore requests that plans and specifications be approved for the demolition contract and that the Director of Public Works be authorized to set a bid opening date. Actual demolition is expected to occur during May and June. The Architect's estimated cost for demolition is \$220,000.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey