



A Tradition of Stewardship
A Commitment to Service

AGENDA SUPPLEMENTAL NAPA COUNTY BOARD OF SUPERVISORS

Tuesday March 22, 2016 9:00 A.M.

Brad Wagenknecht
District 1

Mark Luce
District 2

Diane Dillon
District 3

Alfredo Pedroza
District 4

Keith Caldwell
District 5

Nancy Watt
County Executive Officer

Gladys I. Coil, CCB
Clerk of the Board

Minh Tran
County Counsel

6. CONSENT ITEMS

Community Resources & Infrastructure

- X. Director of Public Works requests the following regarding the "Napa County HOJ Emergency Water Heater Replacement, PW 15-15E":
1. Review and ratify the County Executive Officer's authorization of replacement of a jail water heating system in the Hall of Justice in conformance with Public Contract Code Section 22050 (c)(2); (4/5 vote required)
 2. Find that there is a need to continue the emergency replacement of the jail water heating system; and (4/5 vote required)
 3. Find that public bidding would not have produced an advantage and would have been inappropriate, impractical, and not in the County's best interest due to the circumstances discussed in this Board item.

General Admin & Finance

- Y. Director of Housing and Intergovernmental Affairs and Director of Public Works request approval of and authorization for the Chairman to sign the following items related to the lease of buildings 1A, 3 and 4 at South Napa Campus:
1. Revenue Lease Agreement with DBL 112, LLC commencing May 1, 2016 through December, 2027 with the option to extend for an additional five year terms every five years thereafter, not to exceed three extensions, with no monthly rent for through December 31, 2017, and at a \$149,492 deposit and monthly rental rate of \$49,492 thereafter, with an annual increase of 2%, for 112,481 square feet of warehouse space in buildings 1A and 3 at the County owned facility at 2741 Napa Valley Corporate Drive; and
 2. Amendment No.2 to Agreement No. 8049 with Colliers International, extending the term through June 30, 2018.

Item 6Y...Continued

3. Budget Adjustment No. CEO008 increasing appropriations in the amount of \$60,000 in the Housing and Intergovernmental Affairs Budget with a corresponding reduction in appropriations for contingencies, to fund commission the payment due to Colliers International for the lease of Buildings 1A, and 3, at South Napa Campus. (4/5 vote required); and
 4. Cease marketing Building 4 on the South Campus for pharmaceutical use and begin to occupy for county functions.
- Z.** Director of Housing and Intergovernmental Affairs requests Amendment No 1 to an agreement (formerly No. AUD 7134) with Craft Consulting, increasing the amount by \$32,970 for a new maximum of \$82,970, extending the term through June 30, 2016 and amending the scope of work to include a Labor Market Analysis of the Napa County construction industry and evaluation of the labor needs of County capital projects and contracts.
- AA.** County Executive Officer requests approval of and authorization for the Chairman to sign the Certificate of Acceptance for five parcels deeded from the Lake Berryessa Resort Improvement District.
- BB.** County Executive Officer requests that the Board:
1. Review and accept the Fiscal Year 2015-16 Mid-Year Fiscal Review; and
 2. Approve Budget Transfer No. CEO005, making adjustments to revenues, expenditures, and Appropriation for Contingencies in the FY 2015-16 budget and establishing a capital asset in the Airport budget in the amount of \$17,600 for purchase of a new mower for the Airport grounds. (4/5 vote required).