



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/24/2020

Agenda Placement: 6I

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: Professional Services Agreement with Shah Kawasaki

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign an agreement with Shah Kawasaki Architects for a maximum of \$215,966 for the term of March 26, 2020 through June 30, 2020, with an automatic extension provision for an additional year at the end of each fiscal year not to exceed four (4) years for the design of the new Carneros Fire Station.

EXECUTIVE SUMMARY

County Fire has identified a need for a new fire station in the Carneros region to replace the undersized and outdated existing station on Old Sonoma Highway. The County will be receiving a one acre parcel of land on Old Sonoma Road as part of a development agreement with the Carneros Resort and Spa. Through a qualifications based process, the County selected Shah Kawasaki Architects for the design of the Capell and Pope Valley Fire Stations (completed at the end of 2017) as well as for the design of future stations. Shah Kawasaki Architects is recommended as the most qualified firm to provide the specialized design services for this project.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Fund 2100, Sub-Division 2100500, Program 20040. The budget adjustment is being done through the mid-year budget review process.

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The County currently does not have the resources, capacity or all of the expertise in-house to design this new fire station.
Is the general fund affected?	No
Future fiscal impact:	Construction is scheduled to begin in Fiscal Year 2020-21 and carry through to Fiscal Year 2022-23.
Consequences if not approved:	The County will not be able to meet the terms of the Development Agreement with the Carneros Resort and Spa which requires completion of this project within 29 months of March 26, 2020..
County Strategic Plan pillar addressed:	Healthy, Safe and welcoming place to live, work, and visit: Enhance emergency preparedness to post disaster.
Additional Information:	Approval of funding for this project is being brought to the board for approval as part of the mid year budget on March 24, 2020.

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

The County entered into a Development Agreement with the Carneros Resort and Spa on August 17, 2019 which includes the conveyance of a one acre parcel for use by County Fire to place a new fire facility. The County had the option to either relocate an existing old single bay facility or construct a new facility on this parcel. Because of the complexity associated with retrofitting an existing station to meet current code requirements and also the need to handle future expansion, County Fire has elected to construct of a new two bay fire station.

This roughly 1900 square foot station will be designed to meet the standards for an essential service facility so that it could continue operations through an emergency. Specialized structural, electrical, mechanical, civil and architectural design services are needed to move this project forward. Through a qualifications based process, the County selected Shah Kawasaki Architects for the design of the Capell and Pope Valley Fire Stations (completed at the end of 2017) as well as for the design of future stations. Shah Kawasaki Architects is recommended as the most qualified firm to provide the services needed to produce bid documents for this project as well. Approval of this item will allow the County to enter into an agreement Shah Kawasaki Architects for \$215,966. The roughly estimated project cost for this project is \$1,600,000 and after bids are received, county staff will return to the board at construction award to request a budget transfer to fund the entirety of the project.

Shah Kawasaki is not a local vendor. Shah Kawasaki will use the services of a local civil and survey firm.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Susan Kuss