



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 3/8/2016

Agenda Placement: 60

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Rick Marshall for Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** Juan Arias, Engineering Manager Public Works - 259-8374

**SUBJECT:** South Campus Improvements Project, PW 15-200 - Approval of Contract Changes

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### **RECOMMENDATION**

Director of Public Works requests adoption of change order authorizing a construction contract change for the "South Campus Improvements Project," PW 15-200, in accordance with Public Contract Code Section 20136(c) for an amount not to exceed \$312,000 for door access control installations and for the Director of Public Works to execute the change documents. (2/3 vote required)

### **EXECUTIVE SUMMARY**

On May 12, 2015 the Board awarded the contract for the "South Campus Improvements Project," PW, 15-200, to BHM Construction Inc. of Napa, California in the amount of \$9,609,400. A contract change is requested to include door access control work required for the project. The amount of the change order is above the authorization level of the Director of Public Works, thus Board approval is required for this change.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program, Fund 3000, Subdivision 30005-04, Program 11014. It is expected the project will stay within the total budget.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval is required for a critical component of the project to be completed.

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	Access control system installation is required to provide access control between public and non-public areas for various programmatic reasons.
Is the general fund affected?	No
Future fiscal impact:	All construction costs are expected to occur this Fiscal Year.
Consequences if not approved:	Completion of the South Campus Improvements Project may be affected since the access control required by the HHSA for programmatic reasons will not be installed.
Additional Information:	

### **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**

On May 12, 2015 the Board awarded the contract for the "South Campus Improvements Project," PW, 15-200, to BHM Construction Inc. of Napa, California in the amount of \$9,609,400. Construction is currently in progress and is anticipated to be completed by March 29, 2015. Actual relocation of Health and Human Services Agency personnel from the Old Sonoma Road Campus to the South Campus is anticipated to occur in phases in the June/July 2016 time period after installation of furniture and other non-construction equipment.

Specifications for door access control installation services were intentionally excluded from the original BHM Construction Inc. contract as the details of these services and a decision as to how best to accomplish them was not clear at the time. Historically, door access control systems installation associated with construction projects have been performed by County property management staff or contracted separately from construction projects.

For the South Campus Project staff recommends this work be performed as a change order to BHM Construction Inc.'s contract for the South Campus Improvements Project. The size of the project is such that County property management staff do not have the capacity to complete this work associated with the project. In addition, since BHM Construction Inc. is currently working onsite and is very familiar with the current ongoing construction of the facilities they can provide cost, schedule and coordination efficiencies if they assume this work.

Public Contract Code Section 20142 limits the amount of individual change orders that the Director of Public Works may authorize to \$210,000. Since the proposed change order exceeds this amount staff recommends the Board approve the subject change order. These costs are within the original budget approved by the Board for the project and the project is still within the total budget.

Pursuant to Public Contract Code 20136, the Board can authorize change orders (1) via authority delegated pursuant to Public Contract Code 20142 (PCC 20136(a)), (2) by terms set forth in a contract (PCC 20136(b)), or (3) by order adopted by two-thirds of the Board and consented to by the contractor (PCC 20136(c)). Staff recommends approval by order adopted by two-thirds of the Board and consented to by the Contractor. BHM Construction is a local vendor.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula