



Agenda Date: 4/24/2007
Agenda Placement: 6H

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Janet Walker, ASSOCIATE CIVIL ENGINEER , 259-8383
SUBJECT: Napa County Administration Building Landscape Project - Authorization to Award Contract

RECOMMENDATION

Director of Public Works requests the following related to the "Napa County Administration Building Landscape Project," PW 07-23:

1. Approve Budget Transfer No. 58 appropriating \$170,000 in the Capital Improvement budget with offsetting revenue from the Accumulated Capital Outlay Fund and canceling a designation and appropriating \$170,000 in the Accumulated Capital Outlay Fund budget to allow for the transfer of funds to the Capital Improvement budget (4/5 vote required); and
2. Award of the contract to Planned Environments, Inc. of Concord California, for its low base bid of \$273,876 and authorization for the Chair to sign the construction contract.

EXECUTIVE SUMMARY

This Project provides for landscaping enhancements to replace the deteriorated trellis installed during original construction of the Administration Building. Work will generally consist of replacing the existing sidewalk with textured concrete and pavers in the front and rear, creating a plaza with a decorative fountain and benches at the front entrance, creating a new picnic area at the rear entrance, thinning the trees in the Albert Haberber Memorial area, and installing new plantings.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	On December 5, 2006 the Board authorized Public Works to move forward with a new landscape design for the County Administration Building. Three options were proposed. The Board directed to proceed with Option C which required additional appropriations to the FY 06-07 project. Budget Transfer No. 58 appropriates the additional funds to complete construction.
Is the general fund affected?	Yes
Future fiscal impact:	None are anticipated as the project should be complete by June 30, 2007. Approval of this action, will reduce the Accumulated Capital Outlay Fund's designations by \$170,000, leaving a balance of \$9,817,774.60.
Consequences if not approved:	The project will not proceed.
Additional Information:	<p>A portion of the funds necessary for this Project are currently budgeted in the Capital Improvement Budget (CIP). A transfer of additional funds is required to complete construction. The Board expressed it's intent to approve the transfer of additional funds into the CIP Budget on December 5, 2006 when the project concept was presented to the Board.</p> <p>The estimated required budget to fully fund the project is \$343,872, which is \$56,872 more than the originally estimated cost of \$287,000. The required project funding is greater than previously anticipated during preliminary schematic design due to identified issues during actual design development such as the need to bring the Third Street-Coombs Street entrance up to current ADA code and due to higher than anticipated bids received.</p>

ENVIRONMENTAL IMPACT

Categorical Exemption Class 2: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 2 ("Replacement or Reconstruction") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15302.]

BACKGROUND AND DISCUSSION

The trellis spanning the front and rear entrances of the County Administration Building were installed as part of the original construction of the building in 1972. Through the ensuing years the wooden beams deteriorated which is typical of exposed beams experiencing weathering and aging. Due to safety concerns, the trellis components were removed by the County maintenance team prior to having a replacement solution.

This Project was presented to the Board on December 5, 2006. At that time staff discussed options available for replacing the deteriorated trellis. Staff was directed to pursue a landscaping solution, and Gretchen Stranzl McCann was retained to provide the design. On December 5, 2006, staff made a presentation to the Board, submitting two designs, one with rectangular components and one with circular components. The circular alternative was chosen and recommended to the Board by the County Executive Officer and Director of Public Works, for an estimated construction cost of \$287,000.

Plants for the project were selected that provide proper scale, accent, shade and seasonal interest. Plants selected are ones that grow particularly well in Napa's climate, and require minimal water. Plants for the sunny and shady areas were selected for the particular microclimates, allowing for less waste in irrigation water overall. All plants selected will require minimal maintenance. The irrigation system design for these new areas is 100% low water use drip. This drip irrigation system will be extremely efficient, requiring 90% less water than a traditional spray system.

On March 6, 2007, the Board of Supervisors approved plans and specifications for the "Napa County Administration Building Landscape Project" PW 07-23, authorized Public Works to advertise for sealed bids and for 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. On April 12, 2007 the following bids were received for the "Napa County Administration Building Landscape Project" PW 07-23:

Rank	Contractor	Base Bid
1	Planned Environment of Concord	\$273,876
2	Nielson Construction of Napa	\$312,499
3	K & L General Engineering of Sacramento	\$321,727
4	Hess Construction of American Canyon	\$343,000
5	Neary Landscape of Cotati	\$368,000

The apparent lowest bidder is Planned Environment of Concord California in the amount of \$273,876.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi