



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 4/5/2016

Agenda Placement: 6K

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** John Vicencio, Associate Engineer - 259-8369

**SUBJECT:** Historic Courthouse Repairs - PSA Amendment No. 3

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### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chairman to sign Amendment No. 3 to Agreement No. 8284 with URS Corporation, increasing the amount by \$284,601 for a new maximum of \$2,499,726, for Phase 1 of the Historic Courthouse Earthquake Repair Project.

### **EXECUTIVE SUMMARY**

The Historic Courthouse suffered significant damage during the August, 2014 South Napa Earthquake. The County is in the process of evaluating the damage, in order to design the repairs which will enable the courts to fully reoccupy the structure. Approval of Amendment No.3 to the Professional Services Agreement will retain architectural, engineering, and project/construction management services. These services will be utilized to finalize investigations confirming structural and architectural conditions which will allow for the completion of the damage assessment report, cost estimates, and a projected construction schedule.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 1000 - Subdivision 1058001 - Program E0630. Costs will be offset by insurance proceeds as discussed in more detail below.
Is it Mandatory or Discretionary?	Discretionary

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Discretionary Justification:	Consultant project management services and design services must be amended to complete the assessment and prepare final recommendation revisions.
Is the general fund affected?	No
Future fiscal impact:	Construction costs will be incurred in Fiscal Years 2015-16 through 2017-18.
Consequences if not approved:	The project does not move forward and recovery and relocation efforts will be delayed, potentially resulting in higher costs to the County under the provisions of its agreements with the Courts.
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**

The Napa County Courthouse suffered significant damage during the recent South Napa Earthquake. The structure consists of three sections: the Historic Courthouse is the eastern end, constructed in 1878; the Hall of Records is the western end, constructed in 1916; and the Administrative Addition connected the other two, built in 1977. The County retained ownership of the structure when the courts transitioned to the State, and is obligated under the Joint Operating Agreement to repair it and to find suitable space for the courts to operate in the interim.

Minor damage occurred to the two newer portions, primarily water damage from broken fire sprinkler lines, which was addressed by the courts organization and its contractors. The Historic Courthouse experienced substantial structural damage, as well as water damage similar to the other building areas. It was necessary to obtain professional expertise in structural engineering and historic preservation to undertake the stabilization, evaluation and repair of this structure, due to the limited availability of County staff to take on a project of this magnitude within existing workload.

A consulting team led by URS Corporation was selected through a competitive Request for Qualifications process conducted in the first month following the quake. URS was charged with functioning essentially as an extension of County staff to handle all aspects of the project through to completion of repairs and full re-occupancy of the structure by the court operations. In this capacity, they have been called on to handle everything from arranging for stabilization of the damaged building, to cleaning/packing/moving/storing the furnishings and contents, to arranging for the installation and maintenance of the temporary weather protective measures. Thus, unlike other Professional Service Agreements the County enters into, this agreement produces direct physical outcomes through competitively selected subcontractors, rather than just design services.

On September 26, 2014 a Professional Services Agreement (PSA) was entered into under the authority granted to the County Executive Officer as a function of the emergency delegation. An initial scope of work was developed and it was always anticipated that the scope would need to be refined and expanded as the investigation and evaluation of the damage progressed. URS completed an initial phase of investigation which allowed them to define the scope and cost of the remaining work to be done to stabilize the structure, complete the investigation of the damage, and recommend repair strategies.

On March 17, 2015 the Board approved Amendment No. 1 to allow URS to progress to the next group of tasks necessary for repair of the structure. Their request provided details of the changes and additions to the initial scope of work in the original Agreement. A significant element of the change in scope was to move into additional shoring and stabilization of the structure. URS was tasked with Installing the scaffolding system associated with the shoring and stabilization task that would enable the installation of a different, more durable, weather protection system, that can remain in place for the duration of the repair work. This shoring would also allow for safely completing the necessary structural investigation of the courthouse.

On January 26, 2016 the Board approved Amendment No. 2 to fund expanded scope items outlined in the original PSA and Amendment No. 1. This expanded scope allowed for additional support to move forward with the stabilization, scaffolding, and weatherization of the building which was completed in January 2016. Amendment No. 2 also allowed two replacement firms, TLCD Architecture and ZFA Structural Engineers, to be brought into the team to continue the investigative work of the two previous Architectural and Structural firms.

Approval of Amendment No. 3 to the Agreement with URS is requested at this time to finalize the structural and architectural investigation for this project. This work will allow the engineering/design team to properly assess the extent of damage that has been sustained from the earthquake and facilitate the development of proper repairs. The total compensation provided by the original PSA and Amendment No. 1 and 2 was \$2,215,125. Amendment 3 proposes to increase this amount by \$284,601 to a new total of \$2,499,726.

Later phases of the work will include performing the detailed design work and construction documents and overseeing the construction of the repairs themselves. It is currently estimated that the repairs will extend through 2017.

#### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula