



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/9/2019
Agenda Placement: 6M

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: Award of Contract and Budget Transfer for the "Hall of Justice Electronic Plumbing Project", PW 18-20

RECOMMENDATION

Director of Public Works requests the Board take the following actions for the "Hall of Justice Electronic Plumbing Upgrades Project," PW 17-16 (the "Project"):

1. Award a construction contract to Bell Products Inc., of Napa, CA for their low base bid of \$223,646 and authorize the Chair to sign the construction contract; and
2. Approval of Budget Transfer No. DPW031 for the following:
 - a. Increase appropriations by \$283,375 in Accumulated Capital Outlay (ACO) Budget with its available fund balance; and
 - b. Approval to establish a new CIP Program 19011, HOJ Electronic Plumbing Upgrades Project, and increase appropriations by \$283,375 offset by the transfer from ACO Budget.

(4/5 vote required)

EXECUTIVE SUMMARY

This project will install electronic controls on toilets and sinks located inside inmate cells on the third floor of the Hall of Justice. Installation of the electronic valve system will greatly reduce the ability for inmates to intentionally flood their cells, which gravity-flows through to the floor below where the Probation Department is located. Although the County carries insurance to cover material damage, the labor cost associated with clean-up, sealing off areas, relocating workstations, special testing, and addressing OSHA complaints are typically borne by the County. The project addresses a health and safety issue for the public, County staff, and inmates in the Hall of Justice.

This project aligns with the pillar of Effective and Open Government, Action Item 15F, of the Napa County Strategic

Plan (2019-2021) to plan for infrastructure maintenance (facility, equipment, and technology), growth, and modernization to support County services.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Funds will be transferred from the Accumulated Capital Outlay fund to the Hall of Justice Electronic Plumbing Upgrades Project, Fund 3000, Subdivision 30005-02, Program 19011.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	This project addresses a health and safety issue and is expected to prevent inmates from intentionally causing overflows from the lavatories in their cells, which flow down through the floor into the workspace of the Probation Department located below. The project will also reduce the potential of County exposure to financial loss over the next few years.
Is the general fund affected?	Yes
Future fiscal impact:	The project is expected to be completed this fiscal year but may continue into FY 19/20.
Consequences if not approved:	The exact magnitude and frequency of intentional flooding is based on inmate behavior and therefore hard to predict. However, if this project is not approved, it is very likely that intentional overflows will continue to migrate to the second floor of the Hall of Justice over the next few years. When this occurs, some expenses are covered by insurance, but County costs associated with clean-up and testing, temporary relocation of Probation employees, and working with Cal OSHA is not. If this project is not approved, the County will remain exposed to financial impacts associated with the intentional flooding.

Additional Information:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Categorical Exemption Class 1: 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 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

The Department of Corrections currently has electronic control of plumbing in the basement and part of the third floor of the Hall of Justice where experience has shown the system to be effective at preventing inmate initiated overflows. Based on this performance and the need to prevent overflows from entering employee workspaces, the

"Hall of Justice Electronic Plumbing Upgrades Project," PW 17-16, was created. The project is limited to the sinks and toilets (showers are excluded) above the second floor of the Hall of Justice and will help assure the Probation Department's ability to serve the public.

On January 8, 2019, the Board of Supervisors approved plans and specification for the "Hall of Justice Electronic Plumbing Upgrades Project" and authorized the Director of Public Works to advertise and open bids. Bids were opened for the project on February 28, 2019 with the following result:

Contractor	Total Base Bid
Bell Products, Napa CA	\$223,646
MVP Construction	\$230,066
S&H Construction	\$297,600

At the January 8, 2019 meeting, staff reported that a budget transfer to complete the project would be requested after evaluation of the bids. Although bids are higher than initial estimate of \$150,000, they appear acceptable as an adjustment was made to the project that decreased the number of allowable working days and increased liquidated damages. This adjustment was needed as higher occupancy numbers require that the work be completed quickly, otherwise the County would have to consider relocating inmates. In addition to construction costs, another \$59,729 is needed which consists of construction contingency (8%), project management (4%), engineering and design (3.5%) and special fees and inspections (2%). Special fees and inspections is for water quality testing during commissioning. Staff recommends award of a construction contract to Bell Products, Inc. of Napa California for their base bid of \$223,646 and approving a budget transfer of \$283,375 from the accumulated capital outlay fund to complete the project. The project budget is attached for reference.

Bell Products Inc. is a local vendor. Staff outreach to the local construction contractor community included advertising the request for bids in the Napa Valley Register, the Solano-Napa Builder's Exchange, and the County's website. Staff also sent "Notices to Contractors" to the local construction community. Upon the award of the construction contract, the County will contact the Napa County Workforce Investment Board (WIB) and will request the successful contractor to contact the WIB informing them of hiring needs.

SUPPORTING DOCUMENTS

A . RW 17-16 Project Budget

CEO Recommendation: Approve

Reviewed By: Leigh Sharp