



Agenda Date: 5/2/2006
Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Martha Burdick for Robert Peterson - Director
Public Works
REPORT BY: Anthony Morales, Assistant Engineer, 8373
SUBJECT: Award of Contract "Sullivan Block Demolition Project," PW 06-10

RECOMMENDATION

Director of Public Works requests the following actions relating to the Parking Garage:

1. Approval of Budget Transfer No. 67 reducing the General Fund Appropriations for Contingencies by \$200,000 with a corresponding increase in County Contributions and Revenue and Appropriations accounts in the Parking Structure Budget, to fund the demolition of the buildings located on the Sullivan block (4/5 vote required); and
2. Director of Public Works requests award of the contract for the "Sullivan Block Demolition Project," PW 06-10, to Kemen and Son Engineering Contractors of Paradise, California, for their low base bid of \$111,960 and authorization for the Chair to sign the construction contract.

EXECUTIVE SUMMARY

Demolition of structures and pavement surfaces on the block bounded by Third, Fourth, Coombs and Randolph Streets is required by the end of June, 2006 so as to facilitate beginning of construction of the new City/County Parking Structure by July 2006 in compliance with the December 7, 2004 City/County Parking Garage Cooperative Agreement. Demolition should take approximately two months. Approval of the budget transfer and award of the contract are required to keep on schedule.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Reduction in the General Fund Appropriations for Contingencies Budget with a corresponding increase to the County Contributions Budget and subsequent

	revenue and appropriations transfer to the Parking Structure non General Fund budget.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	Demolition should be completed by the end of the Fiscal Year.
Consequences if not approved:	Demolition will not proceed and a timetable element listed in the Parking Garage Cooperative Agreement will not be met.
Additional Information:	None

ENVIRONMENTAL IMPACT

The proposed action is exempt from the requirements of CEQA pursuant to Section 15332 (Categorical Exemptions, Class 32) of the Guidelines, which exempts infill projects. The proposed action is also statutorily exempt pursuant to CEQA Section 15268 and Section 503 of Napa County's Local Procedures for Implementing CEQA. The project is not located in an environmentally sensitive area and its' impact on the environment is insignificant, individually and cumulatively. The Notice of Exemption was prepared and filed with the Napa County Recorder's office on December 10, 2004 following Board approval of the Parking Garage Cooperative Agreement between the County and the City of Napa on December 7, 2004.

BACKGROUND AND DISCUSSION

In October 2003, the County and the City of Napa executed a Memorandum of Understanding (MOU) pertaining to the reallocation of regional housing needs (from the County to the City) in exchange for a number of commitments on the part of the County. Among these were the commitment to jointly develop a parking facility on County-owned property. In December 2004, that commitment was further articulated in the Parking Garage Cooperative Agreement No. 6372. This Agreement addresses issues related to cost, timing, and relative responsibilities of the City and the County.

The Cooperative Agreement specifies that construction of the parking structure is to begin on July 2006. The block bounded by Third, Coombs, Fourth and Randolph Streets needs to be cleared of structures and paved surfaces so as to have a site that will facilitate beginning of construction of the new Napa/City County Parking Garage beginning in July 2006. Actual demolition is expected to occur during May and June.

On March 21, 2006 the Board of Supervisors approved plans and specifications for the "Sullivan Block Demolition Project", PW 06-10, 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 20, 2006 the following bids were received for the "Sullivan Block Demolition Project", PW 06-10:

No.	CONTRACTOR	TOTAL BASE BID
1	Kemen and Son Engineering Contractors of Paradise	\$111,960
2	ICONCO/LVI Demolition Services of Oakland	\$142,192
3	V.E.M. General Engineering of Hayward	\$153,137
4	Delta Oil field Services, Inc. of Woodland	\$159,850
5	W.C. Maloney, Inc. of Stockton	\$184,200

6	P&P Building Wrecking Services, Inc. of Sacramento	\$184,265
7	Asbestos Management Group of California, Inc. of Oakland	\$195,800
8	G.D. Nielson Construction, Inc. of Napa	\$196,750
9	Evans Brothers, Inc. of Livermore	\$198,800
10	Ferma Corporation of Mountain View	\$209,688
11	Page Construction Company of Novato	\$249,490

Staff recommends award of the Construction Contract to Kemen and Son Engineering Contractors of Paradise, California.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey