



Agenda Date: 7/26/2005
Agenda Placement: 6F

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Juan Arias, Civil Engineer , 259-8374
SUBJECT: 650 Imperial Way Fire Protection System Modifications - Approval of Plans and Specifications
and Authorization to Advertise for Bids

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "650 Imperial Way Fire Protection System Modifications Project," PW 05-04, authorization to advertise for sealed bids and 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.

EXECUTIVE SUMMARY

The County purchased an office building located at 650 Imperial Way in Napa which is currently occupied by County staff, private tenants and is visited by the public. The building must be brought up to current fire codes and the level of fire protection needs to be consistent with that provided in other County facilities. Design of the project is complete and the Director of Public Works recommends approval of plans and specifications and authorization to advertise for bids.

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?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	There is no future fiscal impact past the current fiscal year.

Consequences if not approved: 650 Imperial Way will be out of compliance with current fire codes.

Additional Information: None

ENVIRONMENTAL IMPACT

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

On December 3, 2004 the County Executive Officer/Purchasing Agent authorized Amendment No. 1 to an existing Professional Services Agreement (PSA) with Hughes Associates, Inc. of Grass Valley, California for an amount not to exceed \$21,000 for fire code feasibility and design services related to bringing the 650 Imperial Way building up to current fire code. It was determined that the scope of work necessary to bring the building up to fire code consisted of the removal of existing non-compliant fire alarm components and the standardization of fire sprinkler heads throughout the building.

In coordination with the County's Risk Manager, staff also reviewed the fire standards for purposes related to the American with Disabilities Act and consistency in fire protection for County facilities. It was determined that it was necessary to provide installation of a compliant fire alarm system, installation of horns and strobes to notify occupants in case of a fire, and installation of air duct smoke detectors. On May 24, 2005 the Board approved amendment No. 2 for an additional \$9,515 for the preparation of plans and specifications and construction administration assistance services related to the additional fire protection items.

Design work has been completed and the Director of Public Works now requests approval of plans and specifications and authorization to advertise for bids. The engineer's construction cost estimate is \$117,000.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey