



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 8/11/2015

Agenda Placement: 6R

## 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:** Frank Lucido, ENGINEERING SUPERVISOR - 259-8377  
**SUBJECT:** Hall of Justice Earthquake Repairs - PSA Amendment

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### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 4 to Agreement No. 8287 with Nacht & Lewis Architects, Inc., increasing the amount by \$135,000 for a new maximum of \$781,718 and amending the scope of work to include additional architecture and engineering services for the Hall of Justice and Jail Annex earthquake repairs.

### **EXECUTIVE SUMMARY**

Nacht & Lewis Architects, Inc. and their subcontractors have been working on repair plans for the Hall of Justice (HOJ) and the Jail Annex that suffered damage during the recent South Napa Earthquake. This amendment provides scope for additional design work resulting from planned investigation, the decision to repair areas outside of the HOJ jail cells as well as scope for insurance coordination.

Nacht & Lewis Architects, Inc. is not a local vendor.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 1000 - Subdivision 1058001 - Program E0490. Insurance proceeds and FEMA reimbursement are anticipated to offset the costs associated with this project.

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Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of the Professional Services Agreement Amendment is required in order to repair parts of the Hall of Justice.
Is the general fund affected?	No
Future fiscal impact:	Construction costs will be incurred in Fiscal Year 2015/2016 and possibly 2016/2017.
Consequences if not approved:	The Hall of Justice cannot be reoccupied which will have severe fiscal impacts.
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**

Nacht & Lewis Architects, Inc. and their subconsultants have been providing architectural/engineering services to complete repair plans for the Hall of Justice (HOJ) and the Jail Annex that suffered damage during the recent South Napa Earthquake. Nacht & Lewis Architecture, Inc. was selected through a qualifications based selection process and entered into a contract with the County in October 2014 for this work after a fee was negotiated in accordance with County and State requirements.

The County decided to proceed with a phased approach that focused on stabilizing the building and completing high priority repairs as fast as possible. The first agreement with Nacht & Lewis concentrated on evaluation of the main structure and was amended to include repair of loose grout in the 3rd floor HOJ cells once this damage was identified. Amendment No. 2 added design scope for repair of the HOJ main structure and second floor as well as scope for further structural investigation of interior walls. Amendment No.3 was a no cost amendment that refined billing rate details.

This Amendment No. 4 provides scope for additional design work needed to repair the HOJ 3rd floor grout joints, floor and wall cracking inside the corridors, dining hall, courtyard, and public bathrooms. Amendment No. 4 also includes scope for repair design of HOJ 3rd floor interior structural connection problems that were discovered after completing the investigation required by Amendment No. 2. Because a substantial portion of these repairs are expected to be paid for by our insurance, they have been involved with every step of the process to gain information and submit their opinions. This has been a valuable process but takes significant County and consultant time. Therefore scope is being added, with a cost of \$54,000, so County consultants can continue to be able to interact with the insurance company or provide support to the County on a time and material basis subject to prior County approval.

Staff anticipates returning with additional amendments as progress continues with the complicated repairs of this facility.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi