



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/9/2016

Agenda Placement: 6L

NAPA COUNTY BOARD OF SUPERVISORS

Board Agenda Letter

TO: Board of Supervisors

FROM: Rick Marshall for Steven Lederer - Director of Public Works
Public Works

REPORT BY: Rick Marshall, Deputy Director of Public Works - Engr - (707) 259-8381

SUBJECT: Historic Courthouse Repairs - Phase 2 Professional Services Agreement for Design and Construction Management Services

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairman to sign an agreement with AECOM Technology Corporation for a maximum of \$3,344,782 for the term August 9, 2016 through June 30, 2019, with three additional annual renewal options, for design and construction management services for the repair of earthquake damage to the Napa County Historic Courthouse.

EXECUTIVE SUMMARY

The Historic Courthouse suffered significant damage during the August, 2014 South Napa Earthquake. The County contracted with a consulting team led by URS Corporation for professional services to assess the damage, design the repairs, and supervise construction of those repairs. Phase 1 of the agreement with URS covered the initial assessment phase, which is now complete. The completion of the assessment has enabled the consulting team to determine the magnitude of the effort required to prepare the designs and supervise the construction of the repairs, which is now presented as the scope of work for a new agreement for Phase 2 of the project.

The team led by URS was selected through a Request for Proposals process conducted shortly after the earthquake. Between then and now, URS Corporation was acquired by AECOM Technology Corporation. Staff looked into the specifics of the acquisition and determined it was possible to continue under the Phase 1 agreement with URS, but that it would be appropriate to enter into the Phase 2 agreement with AECOM. That change has been incorporated into the agreement which is now recommended for approval.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 1000 - Subdivision 1058001 - Program E0630
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Consultant design and construction management services are required to implement repairs to the Historic Courthouse and return the building to full service.
Is the general fund affected?	Yes
Future fiscal impact:	Design work will commence immediately upon approval of the Phase 2 agreement, and is scheduled to be completed in March, 2017. Construction of the repairs is expected to be complete in July, 2018. The cost of construction will be budgeted following the completion of the design, once an estimate is developed based on the design.
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 agreement with the courts.
Additional Information:	It is anticipated that 100% of this cost will be covered by insurance. The County has earthquake coverage for this structure and the policy's deductible has already been met.

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 Historic Courthouse suffered significant damage during the August, 2014 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 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.

The County contracted with a consulting team led by URS Corporation for professional services to assess the damage, design the repairs, and supervise construction of those repairs. Phase 1 of the agreement with URS covered the initial assessment phase, which is now complete. The contract also included the actual stabilization and weatherization of the damaged structure. The completion of the assessment has enabled the consulting team

to determine the magnitude of the effort required to prepare the designs and supervise the construction of the repairs, which is now presented as the scope of work for a new agreement for Phase 2 of the project.

Phase 2 will include the following services:

- | Design
- | Bid/Award support
- | Construction management/inspection
- | Contract administration
- | Commissioning
- | Project close-out
- | Occupancy

Phase 2 is estimated to cost \$3,344,782. The proposed schedule estimates completion of all work and reoccupancy of the structure in July, 2018, which is just into Fiscal Year 2018-19. As such, the proposed Phase 2 Agreement is structured to run through the length of FY 2018-19, with the option to renew at that time if needed.

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SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula