



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/9/2016

Agenda Placement: 6W

NAPA COUNTY BOARD OF SUPERVISORS

Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Liz Habkirk, Deputy Dir. of PW-Gen Services - 259-8321

SUBJECT: Review and Ratify Jail Freight Elevator Repair Contract, PW 16-11A

RECOMMENDATION

County Executive Officer and Director of Public Works requests that the Board review the status of the "Napa County HOJ Emergency Freight Elevator Repair, PW 16-11A" project in the Hall of Justice and find that there is a need to continue those emergency repairs in conformance with Public Contract Code Section 22050(c)(2). (4/5 vote required)

EXECUTIVE SUMMARY

The freight elevator is located in the Jail Annex and is critical to the efficient operation of the Jail. Recently, this elevator has been shut down because of unreliability and the potential consequences that could result from officers and inmates being locked in the elevator for an extended period of time. Delay from bidding the work would be several months which would significantly impact the safety of jail operations and is not feasible.

Based on the above information and the potential impacts, on July 20, 2016 the Assistant County Executive Officer (for the County Executive Officer) signed a construction contract with KONE, Inc. for \$68,290 to repair the elevator, pursuant to authority granted to her in accordance with Public Contract Code Sections 22050(b). As required by the exercise of that authority, staff returned to the Board on August 2, 2016, to request the Board (1) review and ratify the County Executive Officer's authorization of repair to the Jail Freight Elevator, and (2) find that there is a need to continue the emergency repair of the Jail Freight Elevator until PW 16-11A is completed.

In accordance with Public Contract Code Section 22050(c) staff must return to the Board to review the emergency action at every regular Board meeting date until the project is complete. Today's requested action satisfies this requirement. The project is not estimated to be completed until mid September 2016; staff will return as necessary to future Board meetings until project completion.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is categorically exempt from the CEQA pursuant to Sections 15301 (Existing Facilities) and statutorily exempt pursuant to Public Resources Code Section 21080(b) (2).

BACKGROUND AND DISCUSSION

The freight elevator is located in the Jail Annex and was commissioned in 1989 as part of the construction of the building. It features front and back doors and is the only elevator with direct access to the kitchen, located in the basement, as well as roof access to both the Hall of Justice and Jail Annex. Recently, the elevator's door operators started to break down multiple times per day causing operational impacts for the jail.

Historically, the jail freight elevator has had occasional failures to different aspects of its system, but recently the frequency of these issues has increased. Aware of these issues, the County created a capital improvement project to make significant repairs (overhaul) to the elevator. However, the project is currently in early stages having just completed the selection of an architectural firm and it will take several months before the project is in a position to be able to bid any work. Due to the most recent ongoing system failures (door operator malfunctions) which caused the elevator to be rendered unreliable and taken out of service, staff cannot wait for the traditional project process to continue (architect selection, design, bid, construction) as this delay would cause significant operational issues for the jail.

Based on the above information and the potential impacts, on July 20, 2016, the Assistant County Executive Officer (for the County Executive Officer) signed a construction contract with KONE, Inc. for \$68,290 to replace the operators, pursuant to authority granted to her in accordance with Public Contract Code Sections 22050(b). As required by the exercise of that authority, on August 2, 2016, staff requested the Board (1) review and ratify the County Executive Officer's authorization of repair to the Jail Freight Elevator, and (2) find that there is a need to continue the emergency repair of the Jail Freight Elevator until PW 16-11A is completed, and (3) find that public bidding would not have produced an advantage and would have been inappropriate, impractical, and not in the County's best interest in this instance due to the circumstances discussed in that (August 2, 2016) Board item. KONE currently provides general elevator testing and repair services to the County.

The contractor, KONE, Inc., has ordered the specialized parts for the repair and is awaiting receipt of said parts from the manufacture. Staff has requested an expedited process from the manufacture. Even with such a request granted, due to the specialized nature of the parts, delivery is still multiple weeks away. Accordingly, it is not expected the freight elevator will be repaired and the project completed until mid September, 2016. Pursuant to Public Contract Code Section 22050(c) staff will return to the Board every regular Board meeting to review this emergency action until the project is completed.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula