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## 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:** Dixon Haun, Associate Civil Engineer - 259-8376

**SUBJECT:** Award of Contract Capell Valley Fire Station 214 Berryessa Estates & Pope Valley Fire Station 220 Berryessa Highlands PW 14-27

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### **RECOMMENDATION**

Director of Public Works requests the Board take the following actions related to the "Capell Valley Fire Station 214 Berryessa Highlands & Pope Valley Fire Station 220 Berryessa Estates," PW14-27 (the Project):

1. Award a contract for the "Capell Valley Fire Station 214 Berryessa Highlands & Pope Valley Fire Station 220 Berryessa Estates," PW14-27 to Art's Construction Company Inc. for their low base bid of \$964,000; and
2. Award Add Alternate Bid Item No. 3 - Restroom 103 Build-out for both buildings for the total bid amount of \$40,000 and authorization for the Chairman to sign the construction contract.
3. Approval of Budget Transfer No. NCF001 making the following adjustments (4/5 vote required):
  - a. Increase appropriations by \$340,000 in the Fire Protection operating budget with an offsetting reduction in the Fire Fund balance;
  - b. Increase revenue and appropriations each by \$217,869 in the Fire - Capell Valley Satellite Volunteer Station Project budget (Program 14026); and
  - c. Increase revenue and appropriation each by \$122,131 in the Fire - Pope Valley Satellite Volunteer Station Project budget (Program 14025).

### **EXECUTIVE SUMMARY**

On June 7, 2016 the Board of Supervisors approved plans and specifications for the "Capell Valley Fire Station 214 Berryessa Highlands & Pope Valley Fire Station 220 Berryessa Estates," PW14-27 project and authorized the Director of Public Works to advertise and to open bids at a time, date, and location published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code. Bids have been opened and award of the construction contract by the Board is necessary to move into the construction phase.

Bids were opened on July 21, 2016, with a low base bid of \$964,000 from, Art's Construction Company Inc., of Fresno, California. Staff is also recommending the Board approve additive alternative #1 which provides for installing restrooms in both buildings at a total cost of \$40,000. The total contract award, including the additive alternative, is \$1,004,000.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	<p>The current budget includes appropriations for the two fire stations of \$1,500,000. However, the new revised project cost is \$1,840,000, requiring an increase in budget of \$340,000:</p> <p>Capital Improvement Program - Fire Fund, Fund - 2100, Subdivision - 2100500, Program - 14025 - Increase budget by \$122,131 Capital Improvement Program - Fire Fund, Fund - 2100, Subdivision - 2100500, Program - 14026 - Increase budget by \$217,869</p>
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	<p>Fire Station facilities will improve public safety in the Berryessa Estates (northern Pope Valley) and Berryessa Highlands (Capell Valley area). Once the construction of these facilities is completed, structures in those areas may be considered for lower Insurance Service Office (ISO) rating due to shortened emergency services response time, and potentially reduce fire insurance costs for residence of these areas.</p>
Is the general fund affected?	No
Future fiscal impact:	The project is anticipated to be completed in Fiscal Year 2016-2017
Consequences if not approved:	The Fire Station will not be built and the opportunity for residents to possibly obtain lower fire insurance rates will be unavailable for the Berryessa Estates and Berryessa Highlands areas.
Additional Information:	

### **ENVIRONMENTAL IMPACT**

**ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Categorical Exemption Class 3:** It has been determined that this type of project (including both sites) does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, cause substantial adverse change in the significance of a historical resource or extract groundwater in excess of the groundwater extraction standards as set by the Department of Public Works. [See Class 3 ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

**BACKGROUND AND DISCUSSION**

On July 21, 2016, the following bids were received for the "Capell Valley Fire Station 214 Berryessa Highlands & Pope Valley Fire Station 220 Berryessa Estates" PW 14-27:

<b><u>Contractor</u></b>	<b><u>Capell Valley</u></b>	<b><u>Pope Valley</u></b>	<b><u>Total</u></b>
Art's Construction Co Inc.	\$482,000	\$482,000	\$964,000
Helmer & Sons	\$526,357	\$568,078	\$1,094,435
Vila Construction	\$679,713	\$716,423	\$1,396,136

It is recommend that the Board award the construction contract to the low bidder, Art's Construction Company Inc., of Fresno, California, for their low base bid of \$964,000. In addition to the base contract, awarding additive alternative #1 is recommended which provides for installing restrooms in both buildings at a total cost of \$40,000. The total contract award, including the additive alternative, is \$1,004,000.

Pope Valley Fire Station 220 Berryessa Estates was originally scheduled for award on November 11, 2015. Due to bidders non compliance with Section 1771.1 of the California Labor Code and the excessive cost of the bid staff recommend the rejection of all bids. In discussion with the Project Architect in how to reduce the overall costs, it was recommended that the County downsize and rebid both fire stations as one project. Both fire station buildings are now to be identical in shape and size. Due to these actions additional design fees were incurred and the ultimate bid price, though much more cost effective than the original design, still exceeds the original budget. As such, additional funds will be needed to complete the project. Staff analysis and the bids obtained in the open market indicate that this is the most cost effective project that will achieve the County's goals.

Art's Construction Company Inc., is not a local vendor. The Public Contract Code requires construction contracts to be awarded to the lowest responsible and responsive bidder regardless of whether the low bidder is local or not. Staff outreached to local contractors by advertising the project in the Napa Valley Register, the Napa/Solano Builder's Exchange and by sending Notices to Contractors to several local contractors. In addition, the procurement opportunity was posted on the County procurement site that sends out notifications to registered local contractors.

**SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi