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Agenda Date: 3/10/2015

Agenda Placement: 10A

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Juan Arias, ENGINEERING MANAGER PUBLIC WORKS - 259-8374

SUBJECT: Administration Building Earthquake Exterior Envelope and Structural Repairs - Construction Contract Award

RECOMMENDATION

Director of Public Works requests the following actions regarding the "Napa County Administration Building Exterior Envelope and Structural Earthquake Repairs Project" PW 15-18:

1. Present results of bid proposals;
2. Provide recommendation for the award of the contract; and
3. Authorize the Chair to sign the construction contract consistent with the award recommendation.

EXECUTIVE SUMMARY

The County Administration Building suffered damage during the August 24, 2014 earthquake. County staff have worked with TLCD Architecture Inc. on the assessment and design of the repairs. On January 13, 2015 the Board awarded a construction contract for interior repairs required to repair the spaces occupied by the Napa County Board of Supervisors, the County Executive Office, and County Counsel. This work is in progress and is anticipated to be completed by the end of April 2015. There are also repairs required to the exterior building envelope and to the building's braced frames.

On February 3, 2015 the Board of Supervisors approved plans and specifications for the "Napa County Administration Building Earthquake Exterior Envelope and Structural Repairs Project", PW 15-18, and authorized the Director of Public Works to advertise for sealed bids and for 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.

This action is being expedited without knowing the results of the competitive bidding process at the time of the preparation of this agenda item in order to complete the project by the end of April 2015 in order to relocate the

County Executive Office, Board of Supervisors and County Counsel to the Napa County Administration Building prior to beginning of construction of the South Campus Improvements Project.

Procedural Requirements

1. Staff report.
2. Public comment.
3. Motion, second, discussion and vote on the item.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	2014 Emergency Earthquake Division Fund 1000 - Subdivision 1058001 - Program E0130
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The project must be let out for construction bids in order to move into the construction phase.
Is the general fund affected?	Yes
Future fiscal impact:	None.
Consequences if not approved:	It is anticipated that the project will be funded by funds from FEMA, Cal OES or Insurance Reimbursement. The County may be required to pay a deductible or a General Fund match.

Additional Information:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: **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

The scope of the project is to repair structural components and exterior envelope components that were damaged by the August 24, 2014 Earthquake. The structural repairs include four steel braced frame connections and the patching of interior and exterior finishes that will need to be removed in order to access the connections. The exterior repairs include patching and repair of cracked or missing exterior wall exterior insulation finishing system (EIFS) and cement plaster system. There will also be repairs at the roof membrane, flashing, and mechanical curbs and units where damaged by the earthquake, or otherwise in disrepair. Unrelated to the earthquake

damage, repairs to the below grade concrete walls will be included to arrest current conditions that are allowing water infiltration, primarily in the Auditor's office area.

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SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan