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Agenda Date: 6/16/2020
Agenda Placement: 6I

NAPA COUNTY BOARD OF SUPERVISORS
Board Agenda Letter

TO:	Board of Supervisors
FROM:	Steven Lederer - Director of Public Works Public Works
REPORT BY:	Nate Galambos, Engineering Manager - 259-8371
SUBJECT:	Award Construction Contract for Napa County Replacement Jail Early Site Work Project, PW20-100A

RECOMMENDATION

Director of Public Works requests the following:

1. Award of the contract for the "Napa County Replacement Jail Early Site Work Project," PW 20-100A to Coleman Environmental Engineering, Inc. of Upper Lake, California, for their low base bid of $1,679,000, and authorization for the Chair to sign the construction contract;
2. Cancel $2,218,750 of Designation for Capital Replacement within the Accumulated Capital Outlay Fund (Fund 3000, Sub-Division 3000000, Account 32100) (4/5 vote required); and
3. Approval of Budget Transfer No. DPW057 for the following (4/5 vote required):
    a. Increase appropriations by $2,218,750 in the Accumulated Capital Outlay Fund (Fund 3000, Sub-Division 3000000) with the use of its available fund balance; and
    b. Increase appropriations and revenue by $2,218,750 in the Replacement Jail Project Budget (Fund 3000, Sub-Division 3000505, Program 19005) offset by transfer from the Accumulated Capital Outlay Fund.

EXECUTIVE SUMMARY

On August 14, 2018, the Board of Supervisors (Board) awarded a professional services agreement with Lionakis for architectural and engineering services to design the replacement jail. During the design process, County staff and Lionakis determined that completing the site work for the project now will reduce the potential for encountering unknown and unforeseen construction obstacles during the construction of the building which would result in possible delays to the overall project schedule.

Subsequently, on March 24, 2020, the Board approved the plans and specifications and authorized the

advertisement of the Napa County Replacement Jail Early Site Work Project, PW 20-100A (Project). Bids were opened on May 21, 2020, with the lowest bid of $1,670,000 from Coleman Environmental Construction, Inc. of Upper Lake, California. Award of a construction contract and budget transfer is necessary to proceed to the construction phase of this early project site work.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Accumulated Capital Outlay (ACO) Fund (Fund 3000, Sub-Division 3000000, Program 19005).
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Performing the early site work for the replacement jail will facilitate the construction of the building and reduce the potential for delays related to unknown and unforeseen conditions underground.
Is the general fund affected?	No
Future fiscal impact:	None, the construction of the early site work is anticipated to be complete in fiscal year 2020-21.
Consequences if not approved:	The early site work for the replacement jail would not be complete and the potential for unknown and unforeseen underground conditions affecting the construction schedule for the replacement jail would not be reduced.
County Strategic Plan pillar addressed:	Effective and Open Government: Strengthen effective, efficient and fiscally responsible County operations.
Additional Information:	To fund the construction phase of the early site work Public Works staff is requesting a budget transfer in the amount of $2,218,750. A project budget update sheet is attached. All costs associated with the completion of the Project are part of the overall replacement jail project and is considered a portion of the accumulated overall project cost.

ENVIRONMENTAL IMPACT

A Final EIR was prepared and certified by the Board of Supervisors on February 11, 2014 for the Napa County Jail Project (SCH#2013012072). The Final EIR analyzed the potential impacts resulting from the General Plan Amendment and was prepared in accordance with CEQA, the State CEQA Guidelines and the County's Local Procedures for Implementing CEQA. No further environmental review is necessary.

BACKGROUND AND DISCUSSION

On May 22, 2018, the Board of Supervisors (Board) approved the financing plan for the Replacement Jail Project which includes conditionally awarded funds from Senate Bill (SB) 844 and 863. On August 14, 2018, the Board

awarded a professional services agreement with Lionakis for architectural and engineering services to design the replacement jail.

During the construction of the Re-Entry Facility, the contractor encountered unforeseen and unknown conditions while conducting the site work for the building. These unknown conditions impacted the construction schedule of the project. Therefore, to help reduce potential delays resulting from unforeseen underground conditions, Public Works staff worked with Lionakis to prepare plans and specifications entitled Napa County Replacement Jail Early Site Work, PW 20-100A (Project). The Board of Supervisors approved the Project on March 24, 2020.

Bids for the project were opened on May 21, 2020, with the following results:

CONTRACTOR	**BID**
Coleman Environmental Construction	$1,679,000
Granite Construction	$1,827,000
Broward Builders	$1,872,754
Carone & Company	$1,962,000
Art's Construction	$3,150,000

The lowest responsive bid of $1,679,000 from Coleman Environmental Construction, Inc. of Upper Lake, California is below the engineer's construction cost estimate range of $1,800,000 – $1,900,000. The bid includes a $150,000 allowance for potential overages in additional fill import, additional over excavation, or unforeseen hazardous material that may be encountered during construction.

To fund the construction phase of the early site work Public Works staff is requesting a budget transfer in the amount of $2,218,750. A project budget update sheet is attached. All costs associated with the completion of the Project are part of the overall replacement jail project and is considered a portion of the accumulated overall project cost.

Coleman Environmental Construction 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. The County provided local contractor outreach for this project by publishing the Notice to Contractor in the Napa Register. Also, the County mailed out the Notice to Contractor to various local contractors and sent to the local construction exchanges. Once the construction contract is awarded, the County will contact the Napa County Workforce Investment Board (WIB) and require the successful contractor to contact the WIB to inform them of hiring needs.

The Director of Public Works recommends the Board of Supervisors award the construction contract to Coleman Environmental Construction, Inc.

SUPPORTING DOCUMENTS

A . Jail Replacement Project Budget Update 06-16-20

CEO Recommendation: Approve

Reviewed By: Susan Kuss