



Legislation Details (With Text)

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Title: Director of Public Works requests the following actions regarding the South Campus HHSA Children Welfare Services Safety and Security Modification Project:
1. Award of the contract for the "South Campus HHSA Children Welfare Services Safety and Security Modifications Project", PW 21-28 to Pinguelo Construction, Inc. of Fairfield, California, for their low base bid of \$221,800, and authorization for the Chair to sign the construction contract; and
2. Approval of a Budget Transfer for the following (4/5 vote required):
a. Increase appropriations by \$173,288 in the HHSA CWS Administration Fund (Fund 2000, Org 2000400) with the use of available fund balance; and
b. Increase appropriations by \$173,288 in Project 22020, (Fund 3000, Org 3000504), PW 21-28 offset by transfer from the HHSA CWS Administration Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Project Budget

Date	Ver.	Action By	Action	Result
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TO: Board of Supervisors
FROM: Steven E. Lederer - Director of Public Works
REPORT BY: John Vicencio - Associate Engineer
SUBJECT: South Campus HHSA Children Welfare Services Safety and Security Modification Project, PW 21-28- Award of Contract and Budget Transfer

RECOMMENDATION

Director of Public Works requests the following actions regarding the South Campus HHSA Children Welfare Services Safety and Security Modification Project:

1. Award of the contract for the "South Campus HHSA Children Welfare Services Safety and Security Modifications Project", PW 21-28 to Pinguelo Construction, Inc. of Fairfield, California, for their low base bid of \$221,800, and authorization for the Chair to sign the construction contract; and
2. Approval of a Budget Transfer for the following (4/5 vote required):

- a. Increase appropriations by \$173,288 in the HHSA CWS Administration Fund (Fund 2000, Org 2000400) with the use of available fund balance; and
- b. Increase appropriations by \$173,288 in Project 22020, (Fund 3000, Org 3000504), PW 21-28 offset by transfer from the HHSA CWS Administration Fund.

EXECUTIVE SUMMARY

The Health and Human Services Agency (HHSA) has occupied Building A at South Campus since 2015. Since that time, staff has determined that specific modifications should be implemented to improve the safety and security for clients and staff of Child Welfare Services (CWS).

On June 21 2022, the Board of Supervisors approved plans and specifications for the "South Campus HHSA Children Welfare Services Safety and Security Modification Project, PW 21-28, and authorized the advertisement of the project.

On August 11, 2022, bids were opened with the successful low bidder being Pinguelo Construction, Inc. of Fairfield, CA for their low base bid of \$221,800. The Director of Public Works is recommending award to the successful bidder and requests authorization for the Chair to sign the construction contract.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Where is it budgeted?	HHSA CWS Administration Fund 2000, Org 2000400
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The project will provide much needed safety and security modifications to Child Welfare Services located at the County’s South Campus
Is the general fund affected?	No
Future fiscal impact:	Modifications are anticipated to be completed in FY 22/2023.
Consequences if not approved:	Staff will not be able to proceed with the modifications. The County would need to evaluate other options for the Child Welfare Services
County Strategic Plan pillar addressed:	Healthy, Safe, and Welcoming Place to Live, Work, and Visit
Additional Information	An initial rough estimate of \$250,000 was earmarked for design and construction improvements. Bids for construction have been received and evaluated, and Staff has determined it is necessary to request an updated budget to support construction activities

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 Health and Human Services (HHSA) staff located in Building A at the County’s South Campus has identified several safety and security concerns for both clients and staff in the operation of Child Welfare Services (CWS). HHSA working with the County’s Safety Officer and Public Works (PW) evaluated modifications to address these concerns and conditions that will improve the safety and security for both clients and CWS staff.

On March 8, 2022, Staff recommended utilizing the services of TLCD Architecture for a portion of the work scope because of their extensive knowledge of the South Campus facility and previous work with HHSA. These tasks consist of improving ingress/egress and providing additional security and structural improvements. This work included site review and developing bid documents for following locations:

- Lobby/Reception Modifications:
 - Replace reception area window, counter, and speaker box to provide necessary additional security

- Child Playground Modifications:
 - Increase existing surrounding wall heights and modify access to safeguard area;

Additionally, it was recommended that PW’s Property Management division be tasked to provide additional modifications to address security and safety:

- Lobby/ Reception Modifications:
 - Reconfigure doors and provide secure access at these locations.
 - Coyote Conference Room Modification:
Install door with secure emergency egress.

On June 21, 2022, the Board of Supervisors approved plans and specifications for the "South Campus HHSA Children Welfare Services Safety and Security Modification Project, PW 21-28 and authorized the Director of Public Works 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.

On August 11, 2022, the following bids were received:

<u>Contractor</u>	<u>Total Base Bid</u>
Pinguelo Construction, Inc, Fairfield, CA	\$221,800
Dyleski Family Construction, Napa, CA	\$264,803

Staff recommends award of the construction contract to Pinguelo Construction, Inc. of Fairfield, CA for their low base bid of \$221,800.

An initial budget transfer of \$250,000 was originally requested and was based on a rough estimate for design and construction improvements. This budget allowed TLCD to move forward with developing bid documents and Property Management to complete additional modifications outlined above. Staff is currently requesting a budget transfer of \$173,288 to fully fund this project. The total project budget, including engineering design, project and construction management, and contingency will be \$423,288.

Pinguelo Construction, Inc. is not a local vendor. The Public Contract Code requires that the construction contract be awarded to the lowest responsible bidder regardless of whether the low bidder is local or not.