



Napa County

Board Agenda Letter

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Board of Supervisors

Agenda Date: 12/17/2024

File ID #: 24-2111

TO: Board of Supervisors
FROM: Steven Lederer, Director of Public Works
REPORT BY: Liang Chin Su, Assistant Engineer
SUBJECT: Approval of Plans and Specifications and Authorization to Advertise for Bids for “South Campus Building A&B Maintenance Project”, PW 21-37B

RECOMMENDATION

Approval of plans and specifications for the “South Campus Building A&B Maintenance Project,” PW 21-37B and authorization to advertise for sealed bids, and 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. (No Fiscal Impact; Discretionary)

BACKGROUND

On December 14, 2021, the Board of Supervisors approved the creation of Project 22008 and approved a Professional Services Agreement (PSA) with YEI Engineers to assess the heating, ventilation, and air conditioning (HVAC) system for necessary upgrades for buildings A and B at South Campus. Since then, YEI Engineers has completed the investigation and provided the technical memorandum to the Public Works staff. The HVAC equipment has exceeded its useful life and is unable to meet the cooling demands during the intense summer heat. The assessment also revealed that not only do the air conditioning units need to be replaced but upsized as well.

During the HVAC assessment, staff also identified several building maintenances needs which include a roof replacement for Building A and new paint and window sealant for Buildings A & B to address energy saving needs and leakage issues. On July 18, 2023, the Board of Supervisors approved a budget amendment of \$250,000 to utilize the on-call contract with Nacht & Lewis Architects, Inc. (N&L), who were selected through a Request for Qualifications, to investigate the building exteriors and provide design recommendations with cost estimates and construction timeline to properly maintain South Campus Building A and B.

Staff also conducted a benefit and cost analysis to replace existing windows on Building A to assist with the cooling needs and reduce the tonnage required from the new HVAC units. The cost of replacing all the existing single pane windows is approximately \$4 million. Replacing the windows would allow a reduction in HVAC tonnages by 12 tons per unit, which would reduce the cost of HVAC units by \$300,000. Property Management

reported most maintenance calls are regarding leaks from the windows. As a result, staff recommends to only replace the window sealant in order to address the maintenance needs.

On March 26, 2024, the Board approved and signed a PSA for a maximum of \$418,320 with N&L to prepare construction documents. Due to a lack of available funding for the whole project, the project has been split in two, with the window sealing portion approved and under construction now, and the remaining portion (roof replacement, HVAC upgrades, and painting) to be conducted in the spring of 2025. Not performing the project will inevitably lead to a situation similar to what currently exists at 1127 1st St.

On August 6, 2024, the Board approved the plans and specification for the window sealant portion of the South Campus Building A&B Maintenance Project and on September 10, 2024, the Board awarded a construction contract to Bridges Construction of Kelseyville for their low bid of \$509,760 and approved a budget amendment of \$714,664 to fund the project which is currently ongoing.

The design for the HVAC, Roof Replacement, and the painting of South Campus Building A (and B for painting only) is complete and the approval of this item will allow the project to move toward the bidding phase. The total project cost for PW 21-37B is estimated to be \$8,683,898. Staff will return to the Board later to present a detailed project budget based on the low bid and request a budget amendment from the Capital Improvement Projects Fund to award the construction contract.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	No
Where is it budgeted?	South Campus Building A&B Maintenance Project (Fund 3000, Subdivision 3000504, Project 22008), staff will return for a budget amendment for the construction contract award.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of Plans and Specifications is necessary to move the project to bidding and construction
Is the general fund affected?	No
Future fiscal impact:	The project will be in construction in FY 24-25 and will go into FY 25-26
Consequences if not approved:	The project will not go into construction and the HVAC equipment and rooftop may fail at any time due to age.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: 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.]

