



Napa County
Board Agenda Letter

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Board of Supervisors

Agenda Date: 7/13/2021

File ID #: 21-619

TO: Board of Supervisors
FROM: Steven Lederer - Director of Public Works
REPORT BY: Daniel Basore - Engineering Supervisor
SUBJECT: Carneros Fire Station 210, PW 20-27, Award of Contract and Budget Transfer

RECOMMENDATION

Director of Public Works requests the following:

1. Award of the contract for the Carneros Fire Station 210, PW 20-27 to R O Construction, of Lower Lake California for their low base bid of \$1,398,400 and in addition award the additive alternate for a Fire Suppression System with Fire Alarm for \$89,470 for a total contract award of \$1,487,870 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 \$1,702,104 in the Fire Protection-Operations budget (Fund 2100, Sub-Division 2100000) to transfer to the Carneros Fire Station budget (Fund 2100, Sub-Division 2100500, Program 20040) offset by use of its available fund balance; and
 - b. Increase appropriations by \$1,702,104 in the Carneros Fire Station budget offset by transfer from the Fire Protection-Operations budget.

EXECUTIVE SUMMARY

The Carneros Fire Station 210 project will include construction of a new two bay volunteer fire station and associated site improvements. The Carneros Fire Station will be constructed on a recently acquired Assessor Parcel Number: 047-110-029-000 from the Carneros Resort as part of Napa County Agreement No. 8595.

Bids were opened on June 24, 2021, with the successful low bidder being R O Construction of Lower Lake, California. Therefore, Public Works is requesting the Board of Supervisors (Board) award a construction contract to R O Construction for their low bid of \$1,398,400 and in addition award the additive alternate for a Fire Suppression System with Fire Alarm for \$89,470 for a total contract award of \$1,487,870. Additionally, Public Works requests the Board approve the proposed budget transfer from the Fire Protection fund to the

project program funds.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? Yes
Is it currently budgeted? No
Where is it budgeted? On March 24, 2020, The Board of Supervisors (Board) approved a budget transfer of \$300,000 from the Fire Protection Operations budget to the Carneros Fire Station budget. Additional funds of \$1,702,104 are requested at this time from the Fire Protection Operations budget (2100, Sub-Division 2100500) to the Carneros Fire Station budget (Fund 2100, Sub-Division 2100500, Program 20040) for a project total of \$2,002,104.

Is it Mandatory or Discretionary? Discretionary
Discretionary Justification: The requested approval will allow for the construction phase of the project.

Is the general fund affected? No
Future fiscal impact: Utility bills and maintenance of the facility.
Consequences if not approved: The proposed fire station will not be constructed and Napa County will fail to meet the terms outlined in Napa County Agreement No. 8595 with the Carneros Resort.

County Strategic Plan pillar addressed: Healthy, Safe, and Welcoming Place to Live, Work, and Visit

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. 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 Phase 1 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.];[See Class 4 (“Minor Alterations to Land”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15304; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.] This project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

BACKGROUND AND DISCUSSION

County Fire previously identified a need for a new fire station in the Carneros region to replace the undersized and outdated existing station on Old Sonoma Highway. On August 27, 2019, the Board of Supervisors adopted

an Ordinance and CEQA exemptions approving a Development Agreement (Napa County Agreement No. 8595) with the Carneros Resort and Spa. The Development Agreement included the conveyance of one-acre of land on the Old Sonoma Road side of the Carneros Resort to the County for use by the County Fire Department. Ongoing negotiations with Carneros Resort resulted in a final parcel configuration of 0.57 acres which adequately meets the County's needs as a suitable site for a future fire facility.

Carneros Fire Station 210 will consist of a two bay fire station approximately 1,900 square feet in size. Water for the fire station will be supplied by the Carneros Inn Mutual Water Company. Wastewater from the fire station will be connected to the Carneros Resort existing wastewater system. Site development generally consists of driveway access, a fire truck turnaround, vehicle wash area, hose drying rack, parking area, and landscape and drainage improvements. On May 18, 2021 the Board approved advertisement of plans and specifications for the project.

On June 24, 2021, the following bids were received and opened:

| Bidders: | Base Bid: |
|---|----------------|
| R O Construction, Lower Lake, CA..... | \$1,398,400.00 |
| Kirby Construction Company, Inc. Santa Rosa, CA..... | \$1,530,000.00 |
| S & H Construction, Inc. Fremont, CA..... | \$1,588,000.00 |
| Agbayani Construction Corporation, Daly City, CA..... | \$1,891,000.00 |
| MVP Construction LLC, Martinez, CA..... | \$1,944,223.00 |

The lowest responsive base bid of \$1,398,400 is from R O Construction of Lower Lake, CA.

The total construction budget, with the addition of the additive alternate for a fire suppression system with fire alarm, construction management and contingency, is \$1,702,104. Approval of the request actions today will initiate construction. Construction is estimated to begin in July, 2021 and be completed by the summer of 2022.

R O Construction is not a local vendor however, 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. Staff reached out to the local construction contractor community by advertising the request for bids in the Napa Valley Register and the Solano-Napa Builder's Exchange, and by posting on the County website. Staff also sent "Notices to Contractors" to the local construction community. 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 and let the WIB know of its hiring needs.

SUPPORTING DOCUMENTS

1. Carneros Fire Station Budget
2. Carneros Fire Station Contract