



Legislation Details (With Text)

**File #:** 22-690      **Version:** 1  
**Type:** Agreement      **Status:** Agenda Ready  
**File created:** 3/24/2022      **In control:** Board of Supervisors  
**On agenda:** 5/3/2022      **Final action:** 12/31/2023

**Title:** Director of Public Works requests the following actions regarding on-call architectural services needed for the operations and maintenance of its various facilities:  
1. Approval of and authorization for the Chair to sign an agreement with Nacht & Lewis Architects for a term of 5 years and maximum compensation of \$500,000 per fiscal year; and  
2. Approval of and authorization for the Chair to sign an agreement with COAR Design Group for a term of 5 years and maximum compensation of \$200,000 per fiscal year.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Nacht & Lewis Agreement, 2. COAR Agreement

Date	Ver.	Action By	Action	Result
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**TO:** Board of Supervisors  
**FROM:** Steven Lederer - Director of Public Works  
**REPORT BY:** Frank Lucido - Engineering Manager  
**SUBJECT:** Approval of Agreements with Nacht & Lewis Architects, Inc. and COAR Design Group, for Professional Architectural Services

**RECOMMENDATION**

Director of Public Works requests the following actions regarding on-call architectural services needed for the operations and maintenance of its various facilities:

1. Approval of and authorization for the Chair to sign an agreement with Nacht & Lewis Architects for a term of 5 years and maximum compensation of \$500,000 per fiscal year; and
2. Approval of and authorization for the Chair to sign an agreement with COAR Design Group for a term of 5 years and maximum compensation of \$200,000 per fiscal year.

**EXECUTIVE SUMMARY**

The County operates and maintains a large variety of facility types and often needs architectural services in support of this

effort. Public Works advertised a request for statements of qualifications (SOQ's) on February 8, 2022 and after completion of the evaluation process has interviewed and ranked the top consultants based on qualifications. The County is now ready to enter into two on-call professional service agreements with the two top ranked consultants.

**FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Where is it budgeted?	Various Budgets as approved by the Board
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The proposed Professional Service Agreements will provide required technical services for various Napa County projects. Task orders will only be issued from Board approved budgets for specific projects as they occur. The majority of these are expected to be funded by the ACO.
Is the general fund affected?	No
Future fiscal impact:	N/A
Consequences if not approved:	It will not be possible to maintain and update various County facilities causing further deterioration and delaying code required upgrades.
County Strategic Plan pillar addressed:	Livable Economy for All

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

The County operates and maintains a large variety of facility types and often needs architectural services from a design team led by an architectural lead firm that has electrical, mechanical, civil and structural sub consultants for the following types of projects:

1. ADA upgrades
2. Generator installations
3. Vehicle charging stations
4. Roof repair, rehabilitation, modifications or replacement for all types of roofs
5. Building envelope sealing, painting and repairs
6. Window upgrades and replacements
7. Airport hangar retrofits
8. HVAC modifications
9. Interior remodels
10. Interior or exterior signage
11. Other projects that require similar skills needed to complete the projects listed in 1 to 10 above

To fill this need, Public Works advertised a request for SOQ's on February 8, 2022 and after evaluating 10 SOQ's interviewed and ranked the top three consultants based on qualifications in accordance with California Government Code Section 4526. The County is now ready to enter into an on-call professional service agreements with the Nacht & Lewis (ranked most qualified) and a separate agreement with COAR Design Group (also known as Jeff Katz Architecture and ranked second most qualified). As projects are identified, the County will first negotiate a fee and schedule with the first ranked consultant. In the event that

first ranked consultant and the County are unable to agree on a mutually acceptable a fee and schedule for a specific task order, the County then will attempt to negotiate with the next most qualified and so on. If needed, the Board may be asked to approve an agreement with the third ranked consultant at a later date.