



Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org

Main: (707) 253-4580

Legislation Text

File #: 21-657, **Version:** 1

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works

REPORT BY: Liang Chin Su - Assistant Engineer

SUBJECT: South Campus Building B Emergency Power Project, PW 21-20 - Award of Construction Contract

RECOMMENDATION

Director of Public Works requests the following:

1. Award of the contract for the South Campus Building B Emergency Power Project, PW 21-20 to Lords Electric Inc. of Sacramento, California for their low base bid of \$798,000 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 \$992,080 in the Accumulated Capital Outlay Fund (ACO) (Fund 3000, Subdivision 3000000) with the use of its available fund balance to be transferred to Program 21064; and
 - b. Increase appropriations by \$992,080 in Program 21064 (South Campus Building B Emergency Power Project, PW 21-20) budget offset by an increase in revenue from the transfer from the ACO.

EXECUTIVE SUMMARY

Design and installation of an emergency generator and distribution system is necessary to ensure key Health and Human Services (HHS) programs housed in Napa County's South Campus Building B can continue to operate during a PG&E power outage. Some of the key services housed in Building B include the Crisis Stabilization Services (CSS), Child Welfare Services (CWS), and the Therapeutic Child Care (TCC) center, among others. While these services are provided daily, the CSS facility functions 24-hour a day for seven days per week.

Power outages and public safety power shut downs severely hamper the operations of the noted services and impact other County divisions that assist with HHS maintaining their public services. Installation of an emergency generator would address the issues associated with loss of power to Building B.

On June 8, 2021 the Board of Supervisors approved the South Campus Building B Emergency Power Project Plans and Specifications and authorized to advertise for sealed bids and opening of the bids pursuant to Section 20150.8 of the Public Contract Code. As indicated in the June 8, 2021, agenda item, a budget transfer is being requested to award the construction contract to fully fund the project.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Where is it budgeted?	The South Campus Building B Emergency Power project (Fund 3000, Sub-Division 3000504, Program 21064). Funding is coming from the ACO Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	An emergency generator is needed to maintain power to the South Campus Building B, specifically the Crisis Stabilization Services Center, a 24-hour facility, during power outages and public safety power shutoffs.
Is the general fund affected?	No
Future fiscal impact:	The anticipated completion of the project is Fall of 2021. Maintenance of the generator and Bay Area Quality Management District permit renewal fees will have an ongoing fiscal effect.
Consequences if not approved:	The South Campus Building B will not have back-up power during emergencies or public power safety shutoffs and the facility will be without electricity for the duration of the power outage and unable to provide the 24 hour psychiatric crisis center services.
County Strategic Plan pillar addressed:	Effective and Open Government

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.]

BACKGROUND AND DISCUSSION

South Campus Building B located at 2751 Napa Valley Corporate Drive periodically experiences power

outages during emergencies as well as public safety power shutoffs. Building B provides services to the public that include, but are not limited to, Crisis Stabilization Services (CSS), Child Welfare Services (CWS), Public Health and the Therapeutic Child Care (TCC) center. While all service operate on a daily basis, CSS must remain operational 24 hours a day, seven days a week.

Power outages experienced in Building B severely limit the operations of the services with respect to electronic access throughout the building and computer access from both inside the building and employees telecommuting, resulting in additional impacts to ITS communications and the Property Management division. Additionally, the power outages jeopardize the means to store essential refrigerated medications, vaccines, and substantial amounts of food for the HHS kitchen café; as well as elevating the potential risk to the security of both the public and HHS employees. The installation of an emergency generator for Building B would drastically reduce and eliminate the impacts noted above.

On February 2, 2021, the Board of Supervisors approved and authorized a Professional Services Agreement with OMM for a maximum compensation of \$53,000 to prepare a feasibility study and resulting plans to install an emergency generator. A total budget transfer of \$89,450 was requested on February 2, 2021 from the Accumulated Capital Outlay (ACO) Fund to begin the design phase of the project.

A feasibility study to evaluate the cost of providing emergency power to both Building 1A (the back of the building, which is leased to a private tenant) and Building B (the front of the building, occupied by HHS) was conducted. Public Works staff reached out to the tenant to ask if they were interested in pursuing and providing a portion of the funding for providing generator power to their section of the building but the tenant declined the offer. As a result, the County is pursuing the installation of a 350 kW generator at Building B to power only the County loads during power outages and public safety power shutoffs. Fencing design is also included to enclose the generator to provide safety for the public.

On June 8, 2021 the Board of Supervisors approved the South Campus Building B Emergency Power Project Plans and Specifications and authorized to advertise for sealed bids and opening of the bids pursuant to Section 20150.8 of the Public Contract Code. Below are the bid results from the July 8, 2021 Bid Opening:

Bidders | Base Bid

Lords Electric Inc. of Sacramento, CA | \$798,000.00

MEL Electric of Napa, CA | \$878,653.48

Solex Construction Inc. of Los Angeles, CA | \$998,000.00

PC Inc. of Grover Beach, CA | \$1,201,326.00

Mike Brown Electric Co. of Cotati, CA | \$1,288,400.00

Bockmon & Woody Electric of Stockton, CA | \$1,333,400.00

Ample Electric Inc. of Winters, CA | \$1,398,000.00

The lowest responsive base bid of \$798,000 is from Lords Electric Inc. of Sacramento, CA. The total project budget with construction management and contingency is \$1,081,530. Approval of the requested actions today will initiate construction. Construction is estimated to begin on July 26, 2021 and be completed by the fall of 2021.

Lords Electric Inc. 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. South Campus Building B Emergency Power Project, PW 21-20, Budget
2. South Campus Building B Emergency Power Project, PW 21-20, Contract