

CITY OF NAPA CITY COUNCIL
AGENDA REPORT

CONSENT CALENDAR
AGENDA ITEM 5.D.
Date: October 02, 2012

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared by: Ernie Cabral, Associate Civil Engineer

Subject: Appropriation of Funds and Amendment to Agreement for Fire Station No. 1 Seismic Retrofit Design Services

ISSUE STATEMENT:

Adopt a resolution authorizing the appropriation of \$74,000 from the CIP Building Reserve Fund to the Fire Station No. 1 Seismic Evaluation & Retrofit Project (MS12FD02) for Phase 2 design and construction services, and authorizing the Public Works Director to execute Amendment No. 1 to Agreement C2012 42 with ZFA Structural Engineers in the amount of \$106,436 for a total contract amount not to exceed \$126,058.

DISCUSSION:

In response to concerns regarding the structural sufficiency of Fire Station No. 1, the City hired ZFA Structural Engineers in March 2012 to perform a seismic evaluation of the structure. The evaluation focused on the ability of the existing structure to withstand the Maximum Credible Earthquake (MCE).

The evaluation included extensive site reviews, forensic testing, preliminary structural analysis and coordination with Public Works and Fire Department staff as required to define seismic inadequacies, alternative repair options, construction-related fire station operational issues and potential cost impacts. The Phase 1 report provided City staff with information to select a cost effective design approach that minimizes fire station operational impacts. Phase 2 will involve actual design and preparation of construction plans based on the selected design approach.

The Phase 1 work involved analysis of two separate levels of seismic repairs. Building seismic retrofits are classified based on the building use. Typically fire stations are classified and designed as “essential facilities”, i.e., designed to remain 100% operational after being subject to ground shaking corresponding to the MCE. To provide a cost comparison, a potentially lesser design option was also analyzed. This option included what is classified as a “life/safety” level of protection, i.e., occupants and vital firefighting equipment are protected and can safely leave the building, but the building will likely not be functional following the MCE. The Phase 1 analysis concluded that the additional cost of seismic repairs to provide the “essential facilities” level of

protection were insignificant, and it was recommended that lesser design options not be explored.

During the Phase 1 analysis, roof structure seismic repairs were identified which will require construction access from the occupied building areas below. This may result in costly displacement of personnel and equipment during the course of the project. To minimize disturbance to the operation of this vital facility, it is recommended that the chronically leaking roof structure be replaced as part of this project. This provides clear access to most of the seismic repair areas from above and avoids the need to relocate personnel and equipment and minimizes disruption to the fire station's daily activities.

The Phase 2 services by ZFA Structural Engineers will result in the delivery of construction documents. Bidding and construction review/support is also included, as identified in the attached Amendment No. 1 to the existing Agreement with ZFA Structural Engineers.

In addition, Public Works staff will retain the services of a qualified consultant to perform a hazardous materials site investigation. A report will be prepared identifying any mitigation measures which shall be incorporated into the project construction documents.

The project budget is proposed as follows:

\$ 19,622	Phase 1 structural evaluation & report (completed by ZFA)
\$ 19,000	Approximate City staff charges to date
\$ 96,760	Phase 2 bid documents & construction support by ZFA
\$ 9,676	Contingency for unforeseen design conditions
\$ 28,942	Contract administration, project management and hazardous materials investigations

\$174,000 Total

The contingency, contract administration, project management, and hazardous materials investigations costs are estimates. The funds can be used interchangeably between the items listed above.

FINANCIAL IMPACTS:

Costs for the project are covered by the existing project appropriation and additional appropriations from the CIP Building Reserve Fund Balance, more specifically described as follows:

SOURCES:

\$74,000	CIP Building Reserve Fund Balance (GL 30199-25399, JL CIPRSVBLD)
\$100,000	Fire Station No. 1 Seismic Evaluation & Retrofit (MS12FD02) (existing appropriations from the Land Development Tax Fund)

\$174,000 TOTAL

USES:

\$174,000 Fire Station No. 1 Seismic Evaluation & Retrofit (MS12FD02)

\$174,000 TOTAL

CEQA:

City Staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301. The project consists of the repair and maintenance of an existing public structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

DOCUMENTS ATTACHED:

1. Attachment 1: Resolution authorizing a budget appropriation to the Fire Station No. 1 Seismic Evaluation & Retrofit Project (Phase 2), and authorizing the Public Works Director to execute Amendment No. 1 to Agreement C2012 42 with ZFA Structural Engineers.
2. Attachment 2: Amendment No. 1 to Agreement No. C2012 42 with ZFA Structural Engineers
3. Attachment 3: Project location map

NOTIFICATION:

None.

RECOMMENDED ACTION:

Staff recommends that the City Council move, second and approve each of the actions set forth below, in the form of the following motion. Move to:

Adopt a resolution authorizing a budget appropriation to the Fire Station No. 1 Seismic Evaluation & Retrofit Project (Phase 2), and authorizing the Public Works Director to execute Amendment No. 1 to Agreement C2012 42 with ZFA Structural Engineers.