



Staff Reports Details (With Text)

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Title: Downtown Public Restrooms Budget Appropriation

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Attachments: 1. ATCH 1 - Resolution

Date	Ver.	Action By	Action	Result
6/19/2018	1	CITY COUNCIL OF THE CITY OF NAPA	approved	Pass

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared By: Rosa N. Corona, Assistant Engineer

TITLE:
Downtown Public Restrooms Budget Appropriation

RECOMMENDED ACTION:

Adopt a resolution authorizing a budget appropriation in the amount of \$30,000 for the Downtown Restrooms Project and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

On December 19, 2017, City Council adopted Resolution R2017-172 authorizing the Public Works Director to award and execute a construction contract with Vila Construction Co. for the Downtown Restrooms - West Street and Main Street Parking Lots project and to approve contract amendments and charges for project services in the total amount of \$198,500. The breakdown for that total amount was:

Construction Bid Amount - \$165,416

Contingency for unforeseen conditions (10% of bid) - \$16,542

Construction Management, Inspection and Testing (10% of bid) - \$16,542

Construction proceeded with the work successfully completed and the restrooms opened to the public on April 17, 2018.

During construction, unforeseen conditions occurred that were not contemplated in the design and

affected the budget:

1. Buried man-made objects: While trenching for the new utilities, remnants of the building that was on the site prior to it being a parking lot were discovered. As a result, the contractor was directed to remove and dispose of the conflicting buried concrete/brick material encountered to install the new water, sewer, and electrical utility lines. Total extra cost = \$ 1,556
2. PG&E Electric: The Main Street location required electrical power to be provided by PG&E from a nearby electrical facility. PG&E's schedule for completing their portion of work for providing power to the restroom was double the number of contract working days for the project. This triggered a significant amount of extra construction management and work by City engineering and electrical staff to manage and perform the critical path tasks of completing the trench work, installing the City's service panel, and setting the electrical meter. Total additional cost = \$26,039.
3. Equipment Rental / Permits: The delivery of the pre-manufactured restroom buildings to the City's Corporation Yard was such that a specialized forklift was needed to unload the buildings for storage until final placement at each of the project sites. Also, the required PG&E work described above triggered the need for electrical permits and inspection from the City's Building Department. Total cost for these two items = \$ 2,405.

The above-described items result in an additional \$30,000 authorization request to enable final payment and closeout of the contract.

FINANCIAL IMPACTS:

Funding for the unforeseen conditions is proposed from the unspent General Fund appropriation in the Coombs Street One Way (ST17PW03GF). The construction of the Coombs Street One Way Project is complete with a +/- \$200,000 unencumbered balance.

SOURCES:

\$ 0	Downtown Restrooms (JL MS17PR01) (Existing Appropriations)
\$ 30,000	Coombs Street One Way (JL ST17PW03GF) (Appropriation)
\$ 30,000	TOTAL

USES:

\$ 1,556	Downtown Restrooms - Buried Man-made Objects (JL MS17PR01-57501)
\$ 26,039	Downtown Restrooms - PG&E Electrical Power (JL MS17PR01-51998)
\$ 2,405	Downtown Restrooms - Equipment /Permits (JL MS17PR01-57601)
\$ 30,000	TOTAL

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from

CEQA pursuant to CEQA Guidelines Section 15303(e) (accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences) and Section 15311(c) (placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use).

DOCUMENTS ATTACHED:

ATCH 1 - Resolution

NOTIFICATION:

None.