



Staff Reports Details (With Text)

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Date	Ver.	Action By	Action	Result
9/3/2019	1	CITY COUNCIL OF THE CITY OF NAPA	adopted	Pass

To: Honorable Mayor and Members of City Council

From: Julie Lucido, Public Works Director

Prepared By: Rosa Corona, Assistant Engineer

TITLE:
Third Street Parking Lot

RECOMMENDED ACTION:

Adopt a resolution authorizing the Public Works Director to award and execute a construction contract with Ghilotti Bros., Inc. for the Third Street Parking Lot in the bid amount of \$852,914; authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$1,029,875; authorizing a budget appropriation in the amount of \$308,575; and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

The proposed parking lot on the vacant parcels on the north side of Third Street, east of the railroad, has been discussed for at least 10 years and would provide a total of 87 parking spaces. This new parking lot would support destinations both east and west of Soscol Avenue; including Stone Brewery, the Oxbow Market, businesses located along Third Street, and the River Trail. During the busier times, this lot would also be expected to accommodate patrons of the Main Street businesses, the Oxbow Commons, Veteran's Park, the fairgrounds, and beyond.

In April 2017, Council approved a General Plan and Zoning Amendment to re-designate the land use for the three parcels at 750 Third Street from Traditional Residential Infill (TRI-190) to Mixed Use (MU-532) and to rezone the parcels from Traditional Residential (RT-5) to Gateway Mixed Use (MU-G) to facilitate the construction of a paved parking lot (APN's: 006-132-001, -002, -006). In January 2018,

a budget adjustment to transfer funds in a total amount of \$417,519 from the Cinedome and Napa Sanitation District parking lot projects to fund the design and construction of the Third Street Parking Lot (Project) was authorized through Resolution R2018-003. At the time, a total amount of \$69,040 was encumbered for civil and landscape design services, leaving an amount of \$348,479 for construction and staff time.

As discussed above, the Project consists of 87 parking spaces (71 standard spaces, 3 compact spaces, 4 accessible Americans with Disabilities Act compliant spaces, and 9 motorcycle spaces). The Project was presented to the Planning Commission for approval of a Use Permit. The Planning Commission approved the Project on December 2018 through Resolution PC2018-32. At the same time, both the civil and landscape consultants presented probable construction cost to the City in the amount of \$478,808 and \$116,000, respectively, bringing the total construction cost to \$594,808. To complete the project, the standard 10% contingency, permit fees (use permit, building permit, water fees), and construction management time, material testing and inspection costs were applied and the total project delivery cost was determined to be \$837,519. This caused a project budget deficiency of approximately \$420,000. The allocation of additional Parking Funds to deliver the project was approved through the adoption of the budget for the Fiscal Years 2019/20 and 2020/21 in the June 18, 2019 City Council meeting (Resolution R2019-070).

As the Project continued to develop, revisions to the scope of work were required including; a new water service line by contractor to meet City Standards (initially the work was proposed as a work order for city water crew), off-site and additional on-site electrical infrastructure (PG&E infrastructure and additional lights plus concrete pillars to set lights on), landscape and irrigation (to meet City Standards), screen fencing (at residential interface), and infrastructure to support future electric vehicle charging stations. The combination of the scope of work revisions, adjustments in quantities and increases in unit prices increased the probable construction cost to \$731,200. The project delivery cost which includes contingency, permit fees, inspection, testing and construction management time was determined to be \$895,990.

Staff publicly bid the Project during the month of August with an engineer's estimate of probable construction cost of \$731,200. On August 21, 2019, five (5) formal bids for construction were received. The bids were as follows:

\$ 852,914.00	Ghilotti Bros., Inc., San Rafael, CA*
\$ 869,497.00	O.C. Jones, Berkeley, CA
\$1,027,141.77	Team Ghilotti, Petaluma, CA
\$1,040,892.11	Granite Construction, Ukiah, CA
\$1,110,503.00	BHM Construction, Napa, CA

*Apparent lowest and best bid

The construction budget is proposed as follows:

Lowest and Best Bid Amount	\$	852,914
Contingency for unforeseen conditions (10% of bid)	\$	85,291
Construction Management and Inspection	\$	35,000
Engineering Design Management	\$	15,000
<u>Materials Testing</u>	\$	<u>18,000</u>

Project Delivery Total \$ 1,006,205

The contingency, contract administration, construction management, inspection costs, and geotechnical testing are estimates. The funds can be used interchangeably between the items listed above.

Another option for City Council to consider is rejecting all bids and developing value engineering options to reduce the Project costs prior to rebidding the Project. The Project was originally scoped with limited design features, similar to the temporary parking lot constructed at the former Cinedome site. The proposed parking lot had been considered a potentially semi-temporary use because the property is capable of accommodating other land uses in the future. Items such as landscaping, specialized lighting, and electrical vehicle charging station infrastructure were added to the Project to comply with City parking lot standards to obtain a Use Permit through the Planning Commission.

Modification of the design criteria would be expected to result in a reduction of costs, however, an amendment to the Use Permit would be required to be approved by the Planning Commission to include a modification to City design standards. Should this alternative be selected, the project would be delayed until next year. The property has acted as an informal parking area for multiple years and numerous complaints from the neighbors have been received. In response to those on-going concerns, the lot would be closed to the public until the project can be redesigned, bid and constructed.

FINANCIAL IMPACTS:

The existing Project budget is insufficient to cover the Project costs to award the construction contract. An additional budget appropriation from the Parking Special Revenue Fund will be required to award the construction contract and construct the Project. Parking replacement revenue from the Flood Control District's mitigation fee (a component of the Parking Special Revenue Fund) has been identified as a suitable funding source. As of August 31, 2019, the Flood Control Districts revenue balance was \$3,832,838. An approval of the recommended action would leave \$3,524,463 in unallocated Flood Control District parking replacement funds for future parking projects, specifically the planned parking garage.

SOURCES:

\$ 721,300 Third Street Parking Lot (JL MS18CD03)
(Existing Appropriations)

\$ 308,575 Parking Special Revenue Fund (29304-24203)
(Additional Appropriation)

\$ 1,029,875 TOTAL

USES:

\$ 852,914 Third Street Parking Lot (JL MS18CD03) -
Construction Contract (JL MS18CD03-54501)

\$ 85,291 Third Street Parking Lot (JL MS18CD03) -
10% Contingency (JL MS18CD03-54501)

\$ 68,000 Third Street Parking Lot (JL MS18CD03) -
Construction Management, Engineering, Inspection and Testing
(JL MS18CD03-57601)

\$ 23,670 Third Street Parking Lot (JL MS18CD03) -
Permit fees, equipment, advertising
(JL MS18CD03-57601)

\$ 1,029,875 TOTAL

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (minor alteration of existing facilities involving negligible or no expansion of use beyond that existing at the time of determination).

DOCUMENTS ATTACHED:

ATCH 1 - Resolution

NOTIFICATION:

None