



## Staff Reports

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**File #:** 1468-2018, **Version:** 1

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**To:** Honorable Mayor and Members of City Council

**From:** Jacques R. LaRoche, Public Works Director

**Prepared By:** John Ferons, Senior Civil Engineer

**TITLE:**

Senior Activity Center - Phase 1 Renovation; Architectural and Engineering Design Services

**RECOMMENDED ACTION:**

Approve Amendment No. 1 to Agreement No. C2017 112 with Napa Design Partners, LLC, for architectural and engineering design services for the Senior Activity Center - Phase 1 Renovation (FC16PR01) in the increased amount of \$71,200 for a total contract amount not to exceed \$213,650, authorize the Public Works Director to execute the amendment on behalf of the City, and determine that the actions authorized by this item are exempt from CEQA.

**DISCUSSION:**

The Senior Activity Center - Phase 1 Renovation Project (Project) was created based on a Feasibility Study conducted in June 2014 by Williams Architects. Subsequent to the feasibility study, the City sought to implement Phase 1, and issued an RFP to retain a local design firm to perform one specific design. No proposals were received; therefore, pursuant to City contracting policy, the City entered into a contract with Napa Design Partners.

The Project was designed by Napa Design Partners and publicly bid by the City in December 2017. The bids received were either non-responsive or exceeded the funding available and were rejected by the City. Staff and the project architect worked in collaboration to value-engineer the project with the goal to deliver a project that meets the intent of the remodel and the needs of the facility while staying within a reasonable project budget with current market conditions.

The results of the value engineering exercise were presented to City Council who directed staff to design and bid a revised scope of work and also identify an additional funding source to augment the project budget. The revised scope focused on the improvements to the buildings only, with work external to the structures planned for future Phase 2.

To re-bid the project, the plans, specifications, and engineer's cost estimate will need to be revised to reflect the revised Phase 1 design plus additional scope to address additional needs identified during the permit process with Napa County Environmental Health and City of Napa Building Division. The design revisions and additional scope triggers the need to amend Napa Design Partners contract to include:

Architectural	\$41,200
Electrical & Lighting	\$11,000
Mechanical/Plumbing	\$12,000
Structural	<u>\$ 7,000</u>
Total	\$71,200

Amendment No. 1 to the contract with Napa Design Partners is included as Attachment 1.

**FINANCIAL IMPACTS:**

There are sufficient funds in the current budget for the requested amendment to the architectural and engineering design services agreement for Phase 1 of the Senior Activity Center Renovations. Staff will return with a budget adjustment, concurrently with a contract for construction, to authorize the use of revenue from the Park Acquisition Funds to close the funding gap identified for construction of the project.

**CEQA:**

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (existing facility with interior and exterior alterations or maintenance of existing facilities).

**DOCUMENTS ATTACHED:**

ATCH 1 - Amendment No. 1 to Agreement C2017 112

**NOTIFICATION:**

None.