



## Staff Reports

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**File #:** 1710-2019, **Version:** 1

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

**From:** Eric B. Whan, Acting Public Works Director

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

**TITLE:**

Demolition of Vacant Structures at 1795 D Street and 2291 Streblow Drive

**RECOMMENDED ACTION:**

Adopt a resolution declaring that the vacant structures located at 1795 D Street and 2291 Streblow Drive are surplus property, authorizing the Public Works Director to award and execute a construction contract with Sierra Excavating for the demolition of said structures in the bid amount of \$71,559, authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$92,214, and determining that the actions authorized by this resolution are exempt from CEQA.

**DISCUSSION:**

The City of Napa owns real property at 1795 D Street and 2291 Streblow Drive. There are two derelict structures, one on each site, that no longer serve any needs for the City. Staff is requesting City Council determine the structures are excess to the City's needs, declare them as surplus property, and authorize award of a demolition contract to remove each structure and its various appurtenances. Demolition of the old buildings is part of the planning for the future of each parcel.

The property at 1795 D Street is located west of California Boulevard at the end of D Street also known as "D Street Alley". In July 2017, the City acquired the property as part of the future State Route 29 Bicycle and Pedestrian Undercrossing Project, which will provide a trail connection under State Route 29 from First Street/Browns Valley Road area to California Boulevard. Since that time, the empty structure located at this property became an attraction to nearby homeless and illegal activity and as a result has become a nuisance. The structure located at the D-Street property is a former house that has no architectural value and is in no condition to be salvaged or moved. The vacant site presents a future affordable housing opportunity with a greater allowable density.

The property at 2291 Streblow Drive is located south of Streblow Drive and near SR221 (Napa Valley Highway). The empty structure at this property served as a caretaker's residence for Kennedy Park in the past. A historical study of the former residential structure determined the structure has no historical significance or architectural value. The site is maintained by the Parks Department who have determined the building no longer serves a need for Kennedy Park, and the structure is also in no condition to be salvaged. Efforts by City staff to save and relocate the structure were made with the Napa Valley College. The college determined moving the house to their property was not feasible. The demolition of the structure is consistent with the adopted Kennedy Park Master Plan.

The project, even with both sites combined, does not trigger the demolition permit requirement of preparing a Waste Reduction and Recycling Plan. However, the debris from the site will be routed to an appropriate materials diversion facility, in route to the landfill.

Staff publicly bid the Project during the month of December 2018. On December 19, 2018, three (3) informal bids for demolition were received. The bids were as follows:

\$71,559	Sierra Excavating*
\$95,720	Yelton Company, Inc.
\$189,330	Demolition Services & Grading, Inc.

\*Apparent lowest and best bid

The Napa Municipal Code local businesses preference of a three percent (3%) bid reduction factor did not alter the bid results.

The demolition budget is proposed as follows:

Lowest and Best Bid Amount - \$71,559  
Contingency for unforeseen conditions (10% of bid) - \$7,155  
City Engineering Division Management - \$3,500  
Construction Division Management and Inspection - \$10,000

Total - \$92,214

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

#### **FINANCIAL IMPACTS:**

There are no financial impacts. Sufficient funding for the project is composed of existing appropriations for the Former Residential Structures Demolition Project (FC19PR01) adopted in the current CIP Budget.

#### **CEQA:**

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301(I) (demolition and removal of individual small structures).

#### **DOCUMENTS ATTACHED:**

ATCH 1 - Resolution

#### **NOTIFICATION:**

None.