



CITY OF CALISTOGA

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Michael Kirn, City Manager
DATE: July 16, 2019
SUBJECT: Accepting as Complete the Fire Station Parking Lot Trash Enclosure Improvement Project

Approved by

Michael Kirn, City Manager

DESCRIPTION:

Consideration of a Resolution Accepting as Complete the Fire Station Parking Lot Trash Enclosure Improvement Project Constructed by Paul Coates Construction, approving a Budget Adjustment in the Amount of \$66,850 and Authorizing the City Manager to File the Notice of Completion.

RECOMMENDATION:

Consider adopting the resolution.

SUMMARY:

Consideration of a Resolution that:

1. Accepts as complete the Fire Station Parking Lot Trash Enclosure Improvement Project constructed by Paul Coates Construction.
2. Approves a Budget Adjustment in the amount of \$66,850 derived from Deutsch Proceeds and unencumbered General Fund balances.
3. Authorizes the City Manager to file a notice of completion with the Napa County Recorder.

BACKGROUND:

On October 16, 2018 City Council awarded a construction contract to Paul Coates Construction to construct the Fire Station Parking Lot Trash Enclosure Improvement

Project. On June 10, 2019 the construction of the Project was determined to be completed.

ANALYSIS:

In the mid-1990's several encroachment permits were issued to businesses, primarily restaurants, to provide space at the rear of the Fire Station parking lot for trash/recycling receptacles. Over time the area became a nuisance, visual eyesore and posed a threat to water quality due to contaminates and trash entering the Napa River.

The Project utilized to the greatest degree possible the existing concrete tote storage area, but due to slopes and site constraints there were several unforeseen issues that came up during construction that required additional effort. These included:

- Conversion of the enclosure doors from swing gates to electric roll-up. This reduced the number of parking spaces required to be taken, improved the visual appearance of enclosure, improves site security by reducing illegal dumping "over the top of the gate", and improves vector control by providing a "tight enclosure" reducing rodent and blown trash nuisances.
- Exterior painting of the block walls for visual compatibility with the surrounding area.
- Installation of electrical service to ensure the roll-up doors and security lighting would be functional 24/7.
- Improved water and sewer utilities (floor drains, new water service from the Fire Station) to minimize illicit discharge of liquids, grease and oil from the facility onto the Napa River.
- Additional site demolition, paving and concrete work and hand railings to conform to the existing grades and for ADA compliance.

The recommended Resolution approves a Budget Adjustment and accepts as complete the Project.

FINANCIAL IMPACT:

The value of the extra work exceeded the authorized budget by \$66,850. The recommended Budget Adjustment increases the appropriations in CIP Account No. 01-5582-4915 by \$66,850 derived as follows:

Amount:

\$10,364
\$25,000
\$31,486

From:

Unencumbered Deutsch Proceeds
CIP Account No. 01-5451-4915
Unencumbered general Fund Balances

CEQA REVIEW:

The recommended action is not a project under CEQA, therefore no CEQA review is required.

CONSISTENCY WITH CITY COUNCIL GOALS AND OBJECTIVES:

The recommended action supports Council Goal No. 7 - Enhance Calistoga's small-town character by making it safe and attractive.

ATTACHMENTS:

1. Resolution

RESOLUTION NO. 2019-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, ACCEPTING AS COMPLETE THE FIRE STATION PARKING LOT TRASH ENCLOSURE IMPROVEMENT PROJECT CONSTRUCTED BY PAUL COATES CONSTRUCTION, APPROVING A BUDGET ADJUSTMENT IN THE AMOUNT OF \$66,850 AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION

WHEREAS, the City of Calistoga entered into a contract on October 16, 2018 with Paul Coates Construction for the Fire Station Parking Lot Trash Enclosure Improvement Project; and

WHEREAS, Paul Coates Construction completed the work required by the contract on June 10, 2019, to the satisfaction of the City Engineer and Building Official; and

WHEREAS, The Project utilized to the greatest degree possible the existing concrete tote storage area, but due to slopes and site constraints there were several unforeseen issues that came up during construction that required additional expenditure and effort; and

WHEREAS, The additional work items included installation of electric roll-up doors for rodent and vector control, painting of the block walls for visual compatibility, installation of electrical service, improved water and sewer utilities, and additional site demolition, paving and concrete work and hand railings for ADA compliance; and

WHEREAS, The City Council now desires to accept the Project as complete.

NOW, THEREFORE BE IT RESOLVED THAT AS FOLLOWS:

1. The City Council of the City of Calistoga hereby accepts as complete the Fire Station Parking Lot Trash Enclosure Improvement Project constructed by Paul Coates Construction.
2. Approves a Budget Adjustment increasing the appropriations in CIP Account No. 01-5582-4915 by the amount of \$66,850 derived as follows:

<u>Amount:</u>	<u>From:</u>
\$10,364	Unencumbered Deutsch Proceeds
\$25,000	CIP Account No. 01-5451-4915
\$31,486	Unencumbered general Fund Balances

3. The City Manager is authorized to file a Notice of Completion with the Napa County Recorder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **16th day of July 2019**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CHRIS CANNING, Mayor

ATTEST:

IRENE CAMACHO-WERBY,
City Clerk