



TITLE

Corporation Yard Relocation and Facility Upgrade Project Budget Increase

RECOMMENDATION

Adopt a Resolution increasing the Project Budget for the Corporation Yard Relocation and Facility Upgrade Project (CF23-0300) from \$1,780,000 to \$2,015,000.

CONTACT

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BACKGROUND & ANALYSIS

Background:

In 2023, City Council authorized the Corporation Yard Relocation and Facility Upgrade Project (CF23-0300) and the City Manager to execute contracts and change orders within the project budget. This project initiated the relocation of the former Public Works Corporation Yard from Wetlands Edge to the site of the former Napa Junction Elementary School. The project also included repurposing a portion of the school campus to support Parks and Recreation programming.

The original project scope envisioned reusing existing facilities for maintenance operation offices, constructing a new maintenance shop, and adapting the site to accommodate unique constraints. By late 2023, it became evident that these site constraints would require additional planning and design work. To address this, a consultant was engaged to develop a refined site plan that could support relocating essential maintenance operations to a smaller footprint.

Progress to Date:

Substantial progress has been made under the Corporation Yard Relocation project. Completed improvements include:

- A new modular office building accommodating approximately 20 staff members
- A new maintenance shop building
- A new breakroom, repurposed from an existing classroom
- Installation of a fuel island
- Perimeter fencing, security lighting, surveillance, and alarm systems
- Repurposing of two additional structures for operational use

Remaining Work:

Several key components remain to complete the relocation and fully vacate the former Corporation Yard site. These include:

- Construction of new concrete pads for material and solid waste storage
- A concrete wash bay to service the City's fleet and equipment
- Installation of covered storage over debris and material areas (as required by California stormwater pollution prevention regulations)
- Development of stormwater detention basins (as required by California stormwater pollution prevention regulations)
- Resurfacing of parking and drive areas

To proceed with vacating the old corporation yard site, the concrete pads, debris storage areas, and wash bay must be constructed as a priority. Covered storage for materials and solid waste areas will need to follow the construction of concrete areas as well as the stormwater detention features and site resurfacing. However, the remaining work will be scheduled at a future date with budget authority from Council.

The estimated total aggregate cost to complete all the remaining improvements is approximately \$1.5 million. However, staff is only requesting a budget increase of \$235,000 at this time to complete the concrete work.

Bid Process and Contract Award Recommendation:

In accordance with California Uniform Public Construction Cost Accounting Act (CUPCCAA) procedures, City staff solicited informal bids from contractors on the City's CUPCCAA list for the construction of concrete pads and the wash bay. Two bids were received, with the lowest responsive bid submitted by Coastside Concrete and Construction, Inc. in the amount of \$196,022.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Not applicable.

FISCAL IMPACT

The recommended action amends the Capital Improvement Program budget and appropriates \$78,333 each from Water Operations (Fund 510) and Wastewater Operations (Fund 540) and \$78,334 from Civic Facilities Renovation and Replacement (Fund 657) to the Corporation Yard Relocation and Facility Upgrade Project (CF23-0300) for a total authorized budget amount of \$2,015,000. There are adequate funds available in all three funds.

ENVIRONMENTAL REVIEW

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. [Resolution - Corp Yard](#)