



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/4/2018
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NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Minh Tran - County Executive Officer
County Executive Office
REPORT BY: Leigh Sharp, Management Analyst II - 707-253-4825
SUBJECT: Napa County Replacement Jail Update

RECOMMENDATION

County Executive Officer requests the Board receive a presentation and project update regarding the Jail replacement facility.

EXECUTIVE SUMMARY

Deputy Director of Public Works, Acting Director of Corrections, and project design consultants will present an update regarding the jail replacement project.

PROCEDURAL REQUIREMENTS

No action required.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

In 2004, the need to replace the existing downtown Napa jail was identified and the Adult Correction Master Plan was developed with collaboration between Napa County Department of Corrections, the Probation Department, the Sheriff's Office, the Offices of the District Attorney and Public Defender, Health and Human Services Agency, Napa County Courts, and the Napa Police Department. After community meetings and discussions, the Board of Supervisors determined that a replacement jail should be located outside of downtown Napa, and subsequently a site on Napa Vallejo Highway, near Syar Industries, was purchased to house the replacement jail and a re-entry facility. As part of the overall realignment of State corrections, the Board of State and Community Corrections (BSCC) initiated a variety of funding opportunities that counties could access as replacement of aging and outdated jails became necessary. Napa County was successful at obtaining over \$35 million from these sources to support the replacement jail and re-entry facility.

On August 14, 2018 the Board was presented with a status of the Jail Replacement Project. The presentation included:

- | Background on the project development;
- | Site plans overview;
- | Progress to date;
- | Financing Plan;
- | Project budget update;
- | Design criteria;
- | Project schedule;
- | Next steps

On August 14, 2018 the Board also approved and authorized the Chair to sign an agreement with Lionakis for a maximum of \$9,839,750 for the term July 31, 2018 through June 30, 2019 with an automatic extension provision for an additional year at the end of each fiscal year not to exceed four additional years for architectural/engineering and associated services for the Napa County Jail Replacement Project. Since the August update to the Board, design of the project has been progressing.

A. Schematic Design - progress to date

With the Board's approval of the Professional Services Agreement with Lionakis for architectural/engineering and associated services for the Replacement Jail Project, staff initiated the schematic design process for the project. On September 7, 2018 Lionakis and County staff met to discuss client expectations, lines of communications, the schedule and critical success factors for the project.

The schematic design process started with the conceptual program/design that was completed during an earlier phase of the project. Several design meetings attended by the project architects, specialty consultants, and staff from the Department of Corrections, Department of Public Works, County Executive Office and ITS/Communications Department have taken place over the past few month. Design for the following systems/areas have been covered:

- | Acoustics;
- | Architectural;
- | Audio-visual;
- | Civil;
- | Electrical;

- | Environmental;
- | Food Service;
- | Geo-technical
- | Landscape;
- | Mechanical;
- | Plumbing;
- | Radio;
- | Security Electronics;
- | Site Development;
- | Structural;
- | Wayfinding/Signage

Today's update to the Board will provide an overview of the schematic design process, staff's input, and significant design decisions to date.

B. Project Schedule

The project is on schedule in accordance with the following schedule presented to the Board on August 14, 2018:

- | | |
|---------------------------|------------------------------|
| Design | August, 2018 to June, 2020 |
| Pre-qualification process | June, 2019 to December, 2019 |
| Construction bids | June, 2020 to October, 2020 |
| Construction | October, 2020 to March, 2022 |
| Occupancy | March, 2022 to June, 2022 |

C. Project Budget

The project is on budget in accordance with the budget presented to the Board on August 14, 2018. A project budget update that includes expenses to date is included as attachment A to this report. Upon completion of the schematic design phase, a project cost estimate will be prepared.

D. Project Financing

Currently, the total project budget is \$128 million. Once the design consultant has completed schematic design, the project budget will be updated. The current budget does not include any costs associated with a Project Labor Agreement, which are estimated to add 10% to the construction cost of a project, or an estimated \$9.3 million for the replacement jail project.

An updated table identifying sources of financing to complete the project is included as attachment B to this report. Actuals from fiscal year 2018 have been included in the updated financing plan resulting in an overall favorable outcome, the most significant of which is the availability of an additional \$1,041,794 in from the state's Property Tax Backfill that resulted in excess Educational Revenue Augmentation Fund (ERAF).

E. Next Steps

Next steps include:

- | Completion of schematic design including all required reviews;
- | Completion of schematic design cost estimate;
- | Beginning of the design development project phase

F. Project Updates

Staff will be providing quarterly project updates to the Board through the design phase of the project and will initiate more frequent reporting once construction is initiated. Updates will include the following:

- | Progress to date;
- | Project budget;
- | Project schedule;
- | Project financing;
- | Next steps

SUPPORTING DOCUMENTS

- A . Att. A Jail Budget Update
- B . Att. B. Jail Finance Update
- C . PowerPoint Presentation (Added after meeting)

CEO Recommendation: Approve

Reviewed By: Helene Franchi