Jail Replacement Update

SB863 & SB844 Detention and Program Facility

Napa County Board of Supervisors
April 23, 2019

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Jail Replacement Update

- Napa County Department of Corrections and Stakeholder engagement
- Schematic Design Completion
- Schematic Design Review
  - Department of Corrections
  - Department of Public Works
  - ITS/Communications
  - Environmental Management
  - County Fire
  - State Fire

Jail Replacement Update

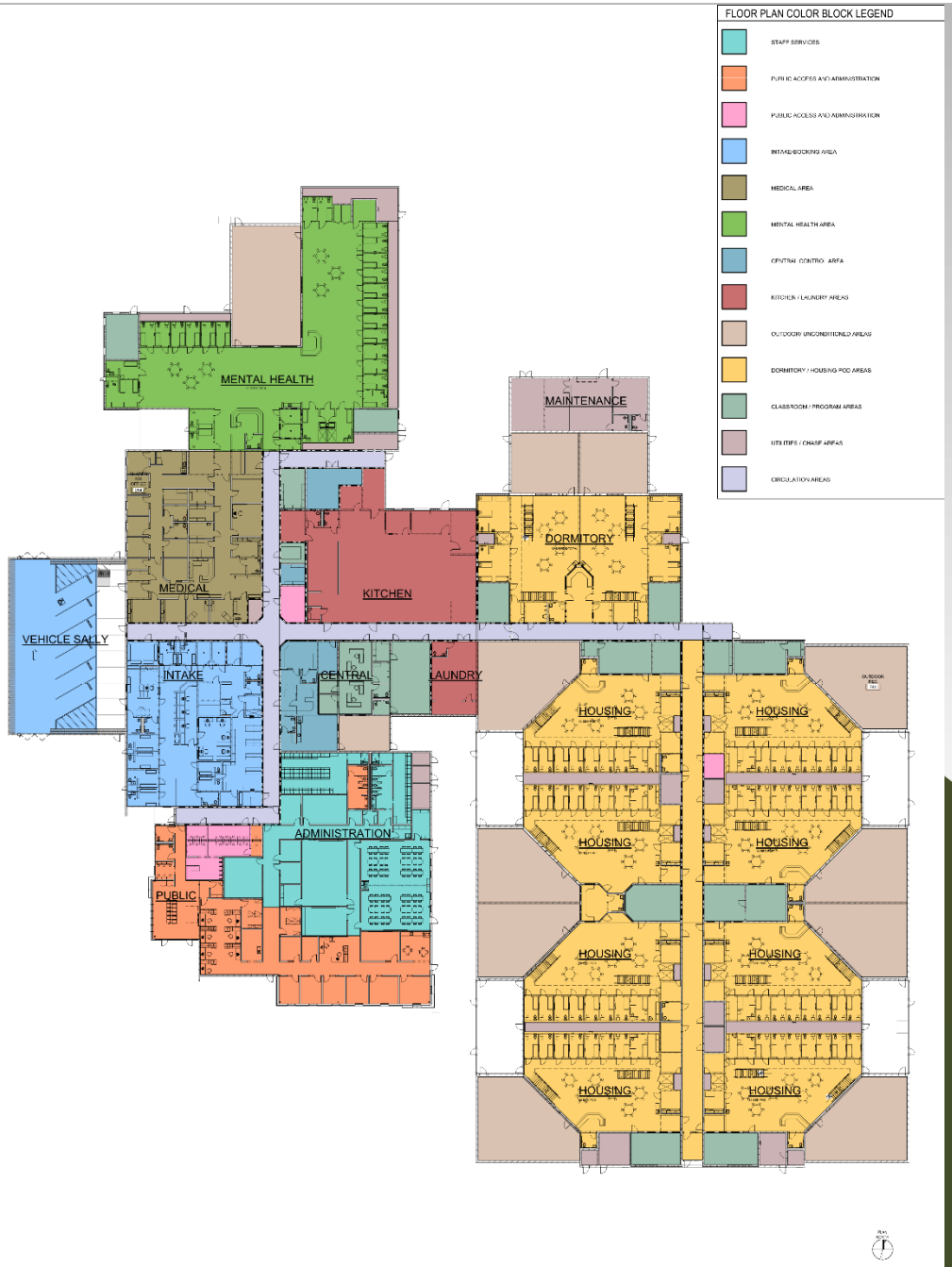
- Schematic Design Cost Estimate
  - Construction estimate $8 Million above construction budget allocation
  - **Reasons**:
    - ✓ Modifications including additional square footage for housing, kitchen, laundry spaces in transition from conceptual to schematic design phase necessitated by operational needs as deemed necessary by current Director of Corrections;
    - ✓ Significant increases in material costs due to tariffs;
    - ✓ Significant increases in labor costs;
    - ✓ As a result of schematic design geo-technical exploratory work, site development costs greater than anticipated
  - **Solution**:
    - ✓ Value Engineering

Jail Replacement Update

- Schematic Design Cost Estimate (Value Engineering)
  - Precast cells in lieu of cmu
  - Maintenance in building vs. separate maintenance building
  - HVAC modifications
  - Site work reduction/modifications
  - Emergency generators (1 vs. 2)
  - Security system modifications
  - Building component modifications

  Reduction in cost - $6 Million; $2 Million to be reduced during DD Phase

Developed Overall Floor Plan



NAPA COUNTY JAIL -COLOR BLOCK PLAN

NAPA COUNTY, CA APRIL 16, 2019

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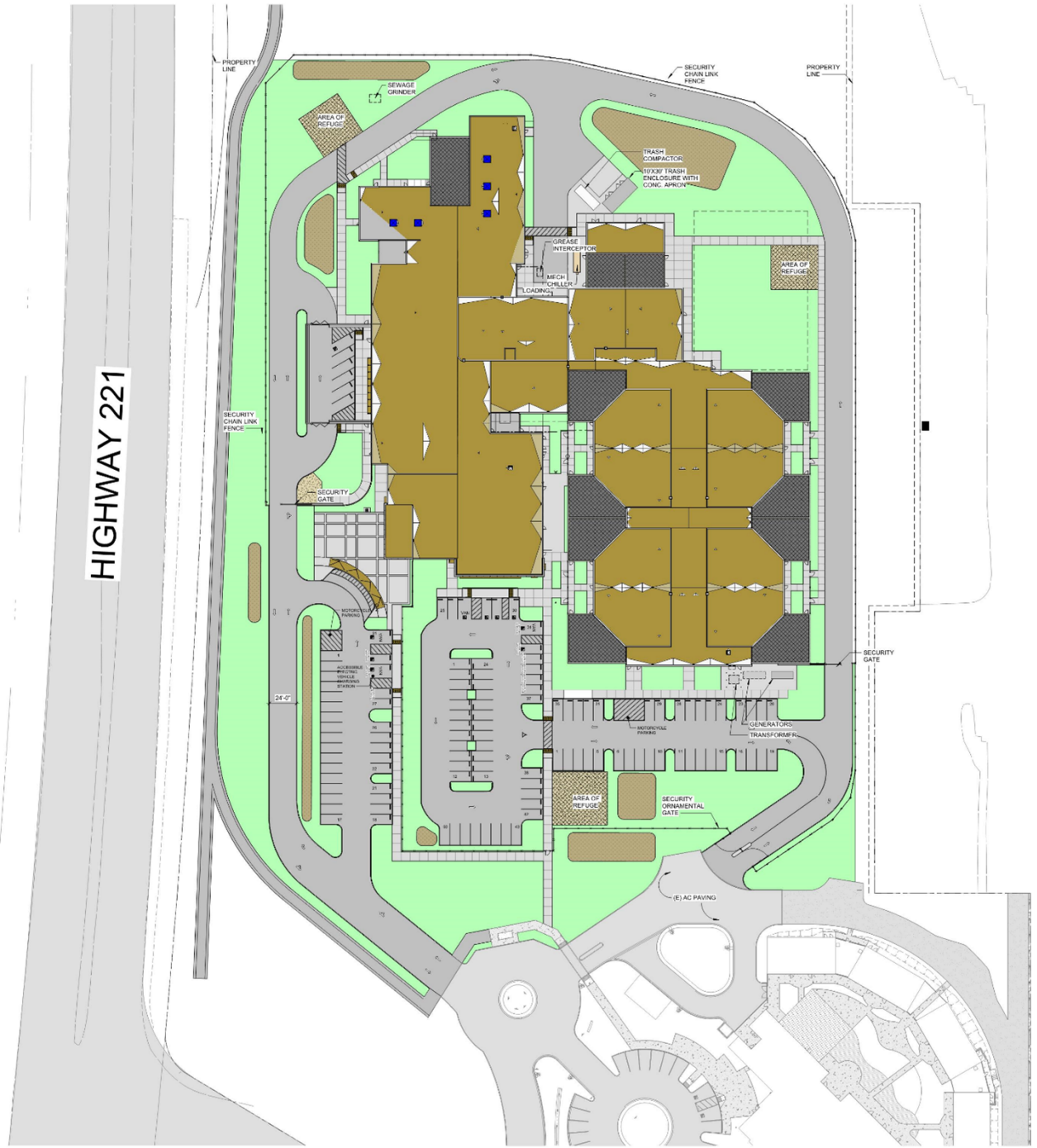
Campus Site Location Plan

Site Plan


HIGHWAY 221
PROPERTY LINE
SEWAGE GRINDER
AREA OF REFUGE
SECURITY CHAIN LINK FENCE
TRASH COMPACTOR
10'X30' TRASH ENCLOSURE WITH CONC. APRON
GREASE INTERCEPTOR
MECH CHILLER
LOADING
SECURITY GATE
GENERATORS
TRANSFORMER
SECURITY ORNAMENTAL GATE
(E) AC PAVING
24'-0"

Overall Site Design

Civic and Public Front

Civic and Public Front

Civic and Public Front

Project Schedule

- Design 8/2018 to 6/2020
  - Schematic Design - Completed
  - Design Development
  - Construction Drawings
- Pre-qualification 12/2019 to 4/2020
- BSCC approval to bid 2/2020 to 6/2020
- Construction bids 6/2020 to 10/2020
- Construction 10/2020 to 3/2022
- Occupancy 3/2022 to 6/2022

Project Budget

Napa County Replacement Jail
Project Budget

Budget Item	Budget Item Amount	Board Appropriation to date	Appropriation Amount Spent to Date	Appropriation Amount % Spent to Date	Appropriation Amount Balance	Design Phase % Complete
Construction	$86,892,887	$0	$0	0%	$0	0%
Construction Contingency	$6,082,502	$0	$0	0%	$0	0%
Design and Engineering	$9,357,539	$8,854,600	$1,432,060	16%	$7,422,540	35%
Design and Engineering Contingency	$464,877	$0	$0	0%	$0	0%
Furniture Fixture and Equipment	$4,648,769	$0	$0	0%	$0	0%
Construction Management	$5,121,208	$0	$0	0%	$0	0%
County Project Mgmt./Administration	$600,000	$300,000	$51,690	17%	$248,310	35%
Inspections and Fees	$3,895,508	$845,400	$106	0%	$845,294	0%
Onsite utilities, signalization, path	$5,056,277	$1,200,000	$81,675	7%	$1,118,325	33%
Offsite utilities & advanced demo	$5,852,513	$5,852,513	$5,638,513	96%	$214,000	98%
TOTAL	**$127,972,080**	**$17,052,513**	**$7,204,044**		**$9,848,469**	

Project Financing

Napa County Jail Financing Plan

	Total Estimated	Currently committed*	Projected to be available
General Fund	$ 41,013,625	$ 41,013,625	$ -
State grant commitment	$ 23,000,000	$ 23,000,000	$ -
Kaiser donation committed by BOS	$ 3,187,000	$ 3,187,000	$ -
Sale of Fixed Assets	$ 12,800,000	$ 5,300,000	$ 7,500,000
Excess ERAF	$ 37,804,053	$ 21,104,053	$ 16,700,000
Certificates of Participation offering	$ 10,195,116	$ -	$ 10,195,116
	$ 128,000,000	**$ 93,604,884**	**$ 34,395,116**

* actuals as of 04/15/2019

In addition, the Board has committed the Tobacco MSA fund balance to either reduce the amount of borrowing necessary or offset debt service payments needed through 2024.

Jail Replacement Update

- Change Order Process During Construction
  - Need for change order is identified:
    - ✓ County
    - ✓ Contractor
  - If identified by contractor, project team (County PM, CM, Architect) review merit of change order
  - Change order may be rejected if identified by contractor and not agreed to by County; main reason for rejection is that scope is covered under original contract.
  - If agreement that scope is a change then change order is prepared.
  - Director of Public Works has delegation authority to execute change orders;
    - ✓ Contracts up to $250,000 – 10% per change;
    - ✓ Contracts above $250,000 - 10% up to $250,000 and 5% above that amount;
    - ✓ Per Change Limit for contracts above $250,000 - $210,000
    - ✓ Aggregate Change Limit – 25% of contract amount

Jail Replacement Update

- Change Order Process During Construction
  - Change orders greater than $210,000 – Board Approval
  - Change orders greater than $50,000 – CEO Approval
- Status of change orders to be provided to Board during these periodic public updates

What's Next for Replacement Jail?

- Continuation of the design development project phase
- Design development cost estimate
- RFQ CM services
- Quarterly project updates through design

Questions & Answers

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