



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 8/27/2019  
Agenda Placement: 9E  
Set Time: 10:00 AM  
Estimated Report Time: 20 Minutes

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Minh Tran - County Executive Officer  
County Executive Office  
**REPORT BY:** Susan Kuss, Management Analyst II - 707.253.4826  
**SUBJECT:** Napa County Replacement Jail Update

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### **RECOMMENDATION**

County Executive Officer requests the following regarding the Jail Replacement Project:

1. Board receive a presentation and project update regarding the Jail replacement facility;
2. Adoption of a resolution authorizing updates to the scope of work and County cash contributions in connection with SB 844 funding; and
3. Adoption of a resolution authorizing updates to the scope of work and County cash contributions in connection with SB 863 funding.

### **EXECUTIVE SUMMARY**

Deputy Director of Public Works, Director of Corrections, and project design consultants will present an update regarding the jail replacement project and the Board will be requested to adopt resolutions modifying the funding boundaries for State Grants.

### **PROCEDURAL REQUIREMENTS**

1. Staff reports.
2. Public comments.
3. Motion, second, discussion and vote on the item.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

## **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**

### **A. Planning, Conceptual and Schematic Design**

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 (\$23 million) and re-entry facility (\$12 million).

On August 14, 2018 the Board was presented with a status of the Jail Replacement Project and approved and authorized the Chair to sign an agreement with Lionakis for architectural/engineering and associated services for the Napa County Jail Replacement Project. Since the August 2018 update to the Board, design of the project has been progressing in coordination with staff from the Department of Corrections, Department of Public Works, County Executive Office, and ITS/Communications Department.

At the December 4, 2018 update to the Board, staff provided an overview of the schematic design process, staff's input, and significant design decisions to date.

At the April 23, 2019 update to the Board, staff provided information regarding completion of the schematic design process and a preliminary cost estimate. In addition, staff provided information about the beginning of the design development project phase. Staff also provided an update on the project schedule, budget, and financing. Lastly, staff provided the project's proposed change order process to be implemented during construction.

### **B. Today's Update**

Today's update will cover the following:

#### **1. Project progress to date**

The following progress has been made since the April 23, 2019 update:

- | Completion of the design development phase;

- | Completion of the design development phase cost estimate;
- | Substantial progress on the review of the design development phase documents;
- | Issuance of a Request for Qualifications and receipt of Statements of Qualifications from six firms for construction management services

## **2. Project Schedule**

The project is on schedule in accordance with the following schedule presented to the Board on August 14, 2018, December 4, 2018, and April 23, 2019:

Design	August, 2018 to June, 2020
Pre-qualification process	December, 2019 to April, 2020
Review/Approval by State	February, 2020 to June, 2020
Construction bids	June, 2020 to October, 2020
Construction	October, 2020 to March, 2022
Occupancy	March, 2022 to June, 2022

## **3. Project Budget**

The project is on budget in accordance with the budget presented to the Board on August 14, 2018, December 4, 2018, and April 23, 2019. A project budget update that includes expenses to date is included as attachment A to this report.

At the April 23, 2019 Board meeting, staff advised the Board that at the end of the schematic design phase the construction cost estimate was \$8 million over the planned construction cost and that through value engineering the gap was reduced to \$2 Million.

The design development phase has been completed and the construction cost estimate associated with the completion of that process shows the project being approximately \$1 million over the planned construction cost. Staff will continue to implement a value engineering process during the construction documents phase of the project to close this \$1 million gap. A final construction cost estimate will be prepared at the conclusion of the construction documents phase and just before the project is let out for construction bids.

## **4. Project Financing**

The total project budget remains at \$128 million. Once the design consultant has completed the construction documents phase, the project budget will be updated once again.

An updated table identifying sources of financing to complete the project is included as attachment B to this report. The table reflects a separate line to show \$18.2 million in FY 2018/19 Excess ERAF that has been received by the County, but not yet assigned to the jail project. Staff will be making a recommendation to the Board regarding assignment of these funds later in the Board meeting, and this information is presented here for informational purposes only.

## **5. Construction Management (CM) Services**

A Request for Qualifications (RFQ) for construction management services was issued on May 29, 2019. Six Statements of Qualifications (SOQs) were received from the following firms:

- a. AECOM
- b. The Bridge Group
- c. CGL
- d. K&B Construction Services/Apex Testing Laboratories, Inc.
- e. Swinerton Management & Consulting
- f. Vanir Construction Management Inc.

Staff from the County Executive Office, Department of Corrections, and Department of Public Works reviewed the SOQs in accordance with the following Evaluation Criteria established in the RFQ:

- a. Lead firm, sub-consultant and staff CM Experience and Qualifications for similar projects
- b. CM team adequately manage project and provide cost efficiencies

Based on review of the SOQs using the evaluation criteria, the County staff reviewing team recommends Vanir Construction Management Inc. to provide construction management services for the project.

Staff anticipates returning to the Board in September of this year for award of the pre-construction services component of the construction management services.

#### **6. Project Boundary Modifications Related to State Funding Process**

The Board of State and Community Corrections (BSCC) has recently reached out to the County advising that the current SB 844/863 boundaries for the proposed project have been reviewed by the State of California Department of Finance (DoF). At the time Napa County applied for the SB844 and SB863 funding, the project boundaries and the ground lease boundaries were drawn very narrowly in order to provide the collateral needed for debt financing for the project. The DoF has concerns with the State being able to exercise its rights related to lease revenue bond financing in the future with the project boundaries as previously submitted. Given the fact that debt financing is no longer necessary, staff has, in collaboration with the state, proposed revised project boundaries related to SB 844/863 funding. These revised project boundaries will facilitate timely state approval, which is desirable in order to avoid additional cost escalation that would occur if the project were to be delayed. Staff is requesting Board approval of two resolutions, one for each funding source (attached), to facilitate this process. The proposed resolutions recognize the scope change that resulted from the revised project boundaries and affirms Board commitment to the project, including but not limited to its financial commitment to the project with its revised scope/boundary change.

#### **7. Next Steps**

Next steps include:

- | Beginning of construction documents phase.
- | Award by the Board of a Professional Services Agreement to Vanir Construction Management Inc. for construction management pre-construction services.
- | Solicit and award contract for soil stabilization and site preparation.

#### **8. Project Updates**

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

- | Progress to date;
- | Project budget/change order status;

- | Project schedule;
- | Project financing;
- | Next steps

**SUPPORTING DOCUMENTS**

- A . Replacement Jail Budget Update - 08-27-19
- B . Jail Financing Plan
- C . SB 863 Resolution
- D . SB 844 Resolution
- E . PowerPoint Presentation (Added after meeting)
- F . Correction Memo (Added after meeting)
- G . Resolution No. 2019-106 (Added after meeting)
- H . Resolution No. 107 (Added after meeting)

CEO Recommendation: Approve

Reviewed By: Leigh Sharp