Jail Replacement Update

SB863 & SB844 Detention and Program Facility

Napa County Board of Supervisors
August 27, 2019
Jail Replacement Update

- Napa County Department of Corrections and Stakeholder engagement
- Design Development Completion
- Design Development Review
  - Department of Corrections
  - Department of Public Works
  - Environmental Management
  - County Fire
  - State Fire
  - Napa Sanitation District
  - City of Napa Water Department
Jail Replacement Update

- Construction Cost Estimate Update
  - At completion of Schematic Design Construction estimate $8 Million above construction budget allocation;
  - Value engineering was implemented;
  - Now, at completion of Design Development the estimate is $1 Million above construction budget allocation
  - Project will move into Construction Documents Phase and the project team will look for value engineering opportunities to close this gap.
Construction Management (CM) Services

Request for Qualifications (RFQ) issued May 29;

6 Statements of Qualifications (SOQs);

- AECOM
- The Bridge Group
- CGL
- K&B Construction Services/Apex Testing Laboratories, Inc.
- Swinerton Management & Consulting
- Vanir Construction Management Inc.

RFQ Criteria

Lead firm, sub-consultant and staff CM Experience and Qualifications for similar projects;

CM team adequately manage project and provide cost efficiencies
Jail Replacement Update

- Construction Management (CM) Services
  - Evaluation Panel – County Executive Office, Corrections, Public Works
  - Evaluation Panel Recommends Vanir Construction Mgmt. Inc.
- Qualifications and Experience
  - Las Colinas Detention and Re-entry Facility
  - Napa County Re-entry Facility
  - California Department of Corrections and Rehabilitation – Various
  - San Mateo County Maple Street Correctional Facility
  - Colusa County, New Jail Facility
  - San Diego County, Juvenile Justice Campus
  - Yolo County, Juvenile Multipurpose Facility
  - Yuba County, Tri-County Juvenile Rehabilitation Facility
Jail Replacement Update

- Construction Management (CM) Services
  - Evaluation Panel Recommends Vanir Construction Mgmt. Inc.
  - Qualified Cost Efficient Team for services required
    - AECOM - $4.45 million
    - The Bridge Group - $2.60 million
    - CGL - $4.45 million
    - K&B Construction Services/Apex Testing Laboratories, Inc. - $1.60 million
    - Swinerton Management & Consulting - $4.06 million
    - Vanir Construction Management Inc. - $3.70 million
Jail Replacement Update

- Early site-work bid package
  - Poor soil conditions identified at the site
  - In order to minimize risk to the larger project, address this situation now (2020) separate from the building contract
  - Bid and construct during optimal seasonal conditions
  - Control schedule of earthwork without tying to lease revenue bond financing requirements
  - Contract with single earthwork contractor in lieu of working through building general contractor and multiple subs
  - Avoid potential delays caused by soil conditions
  - Utilize entire site without affecting other trades
  - Minimize escalation for this activity
Jail Replacement Update

- Early site-work bid package
Project Schedule

- Design 8/2018 to 6/2020
  - Schematic Design - Completed
  - Design Development - Completed
  - Construction Drawings

- Pre-qualification 12/2019 to 4/2020

- 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**

<table>
<thead>
<tr>
<th>Budget Item</th>
<th>Budget Item Amount</th>
<th>Board Appropriation to date</th>
<th>Appropriation Amount Spent to Date</th>
<th>Appropriation Amount % Spent to Date</th>
<th>Appropriation Amount Balance</th>
<th>Design Phase % Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$86,892,887</td>
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<td>Construction Contingency</td>
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<td>Design and Engineering</td>
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<td>$8,854,600</td>
<td>$3,223,140</td>
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<td>$5,631,460</td>
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<td>Design and Engineering Contingency</td>
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<td>Furniture Fixture and Equipment</td>
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<td>Construction Management</td>
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<td>County Project Mgmt./Administration</td>
<td>$600,000</td>
<td>$300,000</td>
<td>$101,257</td>
<td>34%</td>
<td>$198,743</td>
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<tr>
<td>Inspections and Fees</td>
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<td>$845,400</td>
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<td>$845,159</td>
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<tr>
<td>Onsite utilities, signalization, path</td>
<td>$5,056,277</td>
<td>$1,200,000</td>
<td>$159,325</td>
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<td>Offsite utilities &amp; advanced demo</td>
<td>$5,852,513</td>
<td>$5,852,513</td>
<td>$5,710,513</td>
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<td>$142,000</td>
<td>99%</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$127,972,080</strong></td>
<td><strong>$17,052,513</strong></td>
<td><strong>$9,194,476</strong></td>
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## Napa County Jail Financing Plan

<table>
<thead>
<tr>
<th></th>
<th>Total Estimated</th>
<th>Currently committed*</th>
<th>Projected to be needed</th>
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<tbody>
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<td>General Fund</td>
<td>$43,287,428</td>
<td>$43,287,428</td>
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<td>State grant commitment</td>
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<td>Kaiser donation committed by BOS</td>
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<td>Sale of Fixed Assets</td>
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<td>Excess ERAF</td>
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<td>FY 2018/19 Excess ERAF-pending</td>
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<td>Tobacco MSA/Cert. of Participation**</td>
<td>$8,851,707</td>
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$128,000,000 $115,761,056 $12,238,944

* posted to FY 2018/19 as of 8/19/2019
**Amount reflects Fund Balance in the Tobacco fund
***Includes $175,109 transferred from a completed project
Jail Replacement Update
Jail Replacement Update

- SB 844/863 Project Lease Boundaries
Jail Replacement Update

- SB 844/863 Project Lease Boundaries
What’s Next for Replacement Jail?

- Construction documents phase
- State scope change approval
- Construction management pre-construction services Professional Services Agreement
- Solicit and award soil stabilization and site preparation contract
Questions & Answers