



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Steven E. Lederer
Director

MEMORANDUM

To: Napa County Board of Supervisors
Nancy Watt, County Executive Officer

From: Steven E. Lederer, Director

Date: March 24, 2014

Re: Benefits of the Pacific Coast Parcel for
New Jail Site versus Other Alternatives

The Pacific Coast site has many benefits and is more desirable than the Boca parcel, Downtown Site or the No Project Alternative for the reasons discussed below.

The Pacific Coast site is a flat parcel and is located closer to Highway SR 221 thus making construction, development, and extension of infrastructure easier and less costly compared to the Boca parcel which is hillier and further from Highway SR 221 resulting in greater costs to extend infrastructure and access to the site. At approximately 55 acres, the Boca Site is also more than double the acreage needed to accommodate the project which would have resulted in a higher purchase price had the property owners been willing to sell the property.

Many of the abandoned and dilapidated buildings that were located on the Pacific Coast site were demolished by the property owner thus saving time, demolition costs (approximately \$150,000 and 3 months) and rendering the site in "shovel ready" condition.

Development of the Pacific Coast Site could result in some unused portions of the existing Hall of Justice building being demolished or remodeled to house commercial space, offices or other County administrative functions thus generating revenue to the County and/or an additional option to locate other County administrative offices and functions.

The costs associated with acquisition of the Pacific Coast site at approximately \$6.6 million dollars with an estimated additional \$77 Million for construction and development costs are significantly lower than the projected \$114 Million needed to develop the Downtown Site Alternative or the projected \$80 Million needed to develop the Boca Parcel.

The County was awarded a grant in the amount of \$13,474,000 from the Board of State and Community Corrections for funding a portion of the new jail facilities. Pursuant to the terms of the grant, the County must possess a suitable jail site no later than April 15, 2014 to avoid forfeiture of the grant funds. The County contacted and attempted to negotiate with the owners of both the Pacific Coast site and the Boca site but negotiations with the owners of the Boca parcel were unsuccessful in that they were unwilling to sell the property. On October 15, 2013, the County entered into an option agreement with WHAL Properties, L.P. for purchase of the Pacific Coast site. Purchase of the site was expressly contingent upon the County completing its due diligence investigations of the site to determine the suitability and feasibility of constructing the new jail on the site, and upon completion of the CEQA process. From mid-October to mid-March 2014, the County conducted various environmental and economic investigations and ultimately determined that the Pacific Coast Site to be suitable and the most feasible location to construct the new jail facilities. By having already completed its due diligence investigations, the County is now in a position to act quickly to consummate the purchase and possess the Pacific Coast site prior to the grant deadline on April 15, 2014. Adoption of and acquisition of the

Pacific Coast site will ensure that the County receives the much needed grant money to assist with the construction costs for the new jail.

As to the No Project Alternative and continued use of the existing jail, the combined jail facilities consisting of portions of the Hall of Justice and the Jail Annex are approaching the end of their expected useful life. They have been in use since 1976 and 1989 respectively and both facilities currently require extensive capital investment to alleviate the deferred maintenance, functional obsolescent and code required upgrades to serve the County for the foreseeable future. The required funding to bring these facilities to acceptable levels to meet program requirements is cost prohibitive and physically impossible within the buildings current configuration and existing operational conditions. Both facilities also lack modern energy efficient features such as efficient lighting controls, water conservation measures, efficient heating, ventilation and air conditioning system. Furthermore, the forecasted cost of operations of this facility, including utilities, maintenance and capital improvements, is well above industry standards for the next life cycle of the building asset needed for the intended use.

In summary, the Pacific Coast site holds many intrinsic advantages to the schedule; overall costs, flexibility, and long range planning that make it more desirable than the other alternatives.