

# Jail Replacement Update



**SB863 & SB844 Detention and  
Program Facility**

**Napa County Board of Supervisors  
April 23, 2019**



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A Commitment to Service

**LIONAKIS**

# 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

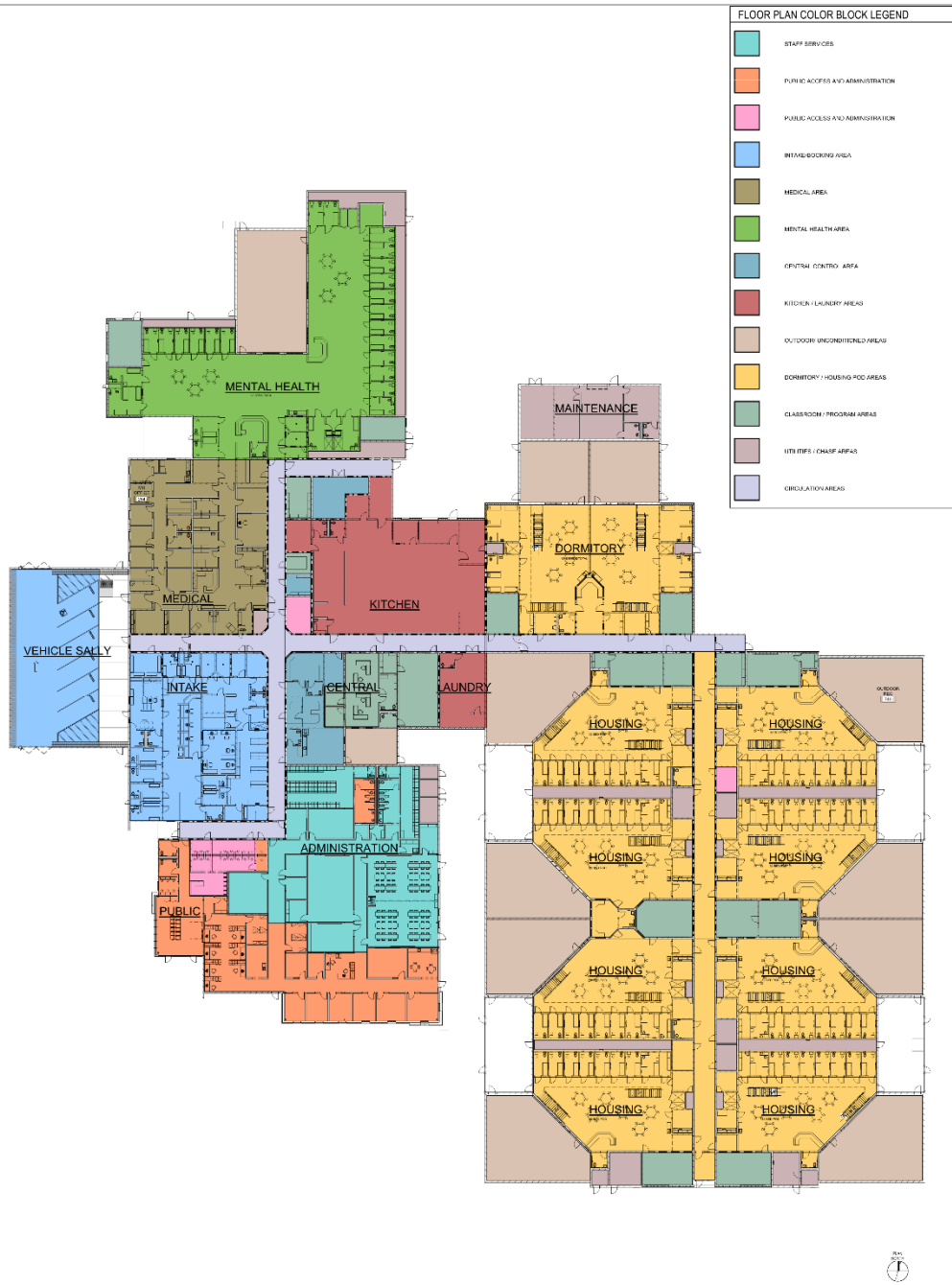
- Construction estimate \$8 Million above construction budget allocation
- **Reasons:**
  - ✓ Modifications including additional square footage for housing, kitchen, laundry spaces in transition from conceptual to schematic design phase necessitated by operational needs as deemed necessary by current 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



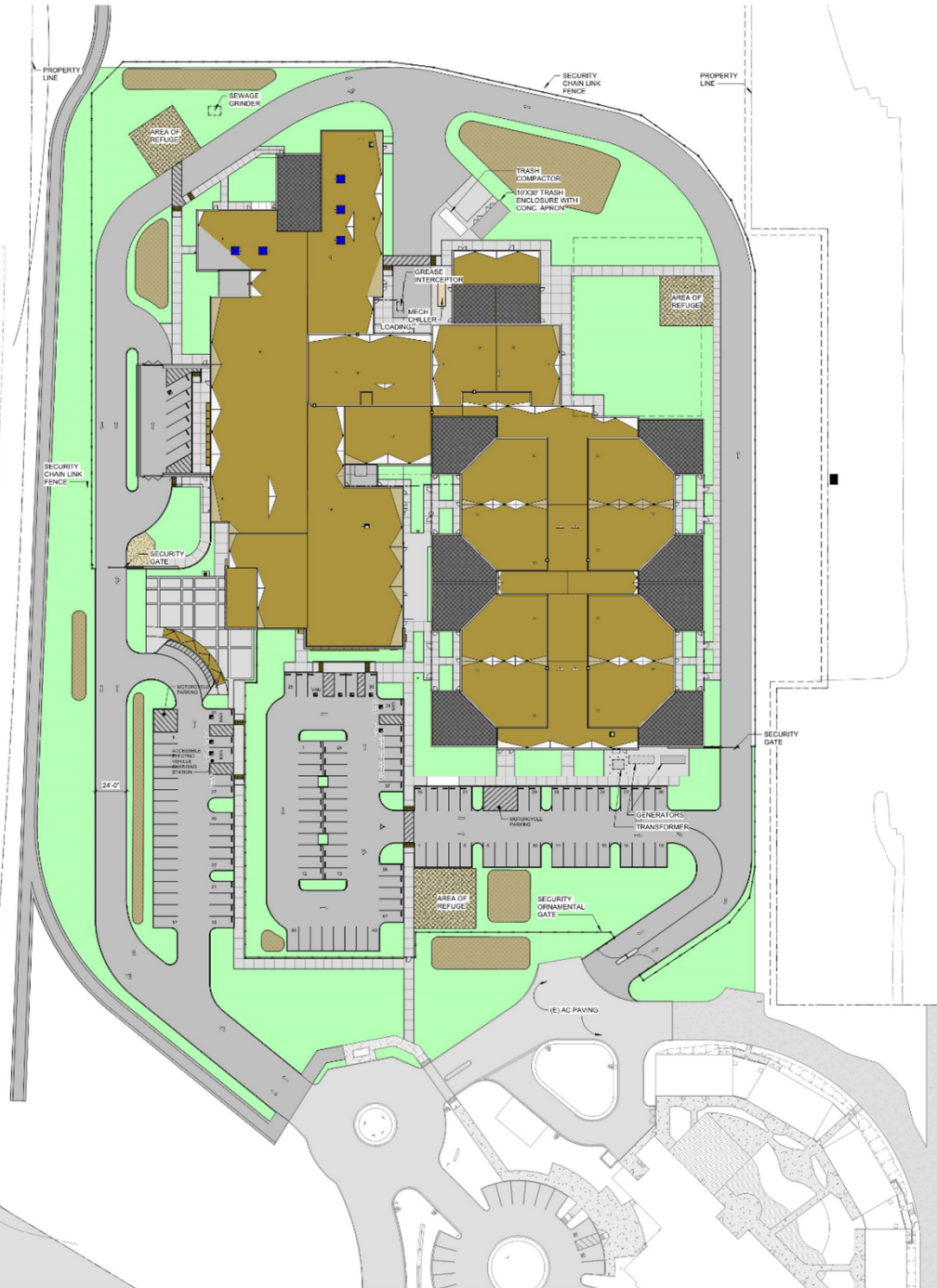
# Developed Overall Floor Plan



# Campus Site Location Plan



HIGHWAY 221



# Site Plan

# 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%
<b><u>TOTAL</u></b>	<b>\$127,972,080</b>	<b>\$17,052,513</b>	<b>\$7,204,044</b>		<b>\$9,848,469</b>	

# 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
	<u>\$ 128,000,000</u>	<u>\$ 93,604,884</u>	<u>\$ 34,395,116</u>

\* 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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