

Jail Replacement Update



SB863 & SB844 Detention and Program Facility

Napa County Board of Supervisors
May 5, 2020



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Jail Replacement Update

- Completion of 95% construction documents phase and reviews;
- Completion of 95% construction documents phase cost estimate;
- Furniture Fixtures and Equipment (FF&E) planning (in progress);
- Pre-qualification of Contractors;
- Early site work construction package – bid phase

Jail Replacement Update

➤ Construction Cost Estimate Update

- At completion of 50% Construction Document phase the estimate was \$850,000 above construction budget allocation
- At completion of 95% Construction Document phase the estimate is \$1,000,000 above construction budget allocation
- Project will continue into Construction Documents completion Phase and the project team will look for value engineering opportunities to close this gap.

Project Schedule

- Design 8/2018 to 6/2020
 - Schematic Design - Completed
 - Design Development - Completed
 - Construction Drawings – 95% Completed
- 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

05/05/19

Napa County Replacement Jail Project Budget

Budget Item	Budget Item Amount	Board Appropriation requested today	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	0%
Construction Contingency	\$6,082,502	\$0	\$0	\$0	0%	\$0	0%
Design and Engineering	\$9,357,539	\$0	\$8,854,600	\$5,921,436	67%	\$2,933,164	95%
Design and Engineering Contingency	\$464,877	\$0	\$0	\$0	0%	\$0	0%
Furniture Fixture and Equipment	\$4,648,769	\$0	\$0	\$0	0%	\$0	0%
Construction Management	\$5,121,208	\$0	\$1,157,168	\$98,123	8%	\$1,059,045	95%
County Project Mgmt./Administration	\$600,000	\$0	\$300,000	\$237,680	79%	\$62,320	95%
Inspections and Fees	\$3,895,508	\$0	\$845,400	\$6,204	1%	\$839,196	95%
Onsite utilities, signalization, path	\$5,056,277	\$0	\$1,393,665	\$496,815	36%	\$896,850	70%
Offsite utilities & advanced demo	\$5,852,513	\$0	\$5,852,513	\$5,769,675	99%	\$82,838	99%
<u>TOTAL</u>	\$127,972,080	\$0	\$18,403,346	\$12,529,933		\$5,873,413	

Project Financing

Napa County Jail Financing Plan

	Total Estimated	Revisions	Revised estimate	Currently committed	Projected to be needed
General Fund Sources					
From Excess ERAF	\$ 44,373,865	\$ 6,854,614	\$ 51,228,479	\$ 40,986,627	\$ 10,241,852
From other sources	\$ 43,287,428	\$ -	\$ 43,287,428	\$ 43,287,428	\$ -
Sale of Capital Assets	\$ 5,300,000	\$ -	\$ 5,300,000	\$ 5,300,000	\$ -
Less cash advance for Pension ¹	\$ (13,458,148)	\$ -	\$ (13,458,148)	\$ (13,458,148)	\$ -
Repayment of cash advance-Excess ERAF	\$ 13,458,148		\$ 13,458,148		\$ 13,458,148
General Fund Subtotal	\$ 92,961,293	\$ 6,854,614	\$ 99,815,907	\$ 76,115,907	\$ 23,700,000
State grant commitment	\$ 23,000,000	\$ -	\$ 23,000,000	\$ 23,000,000	\$ -
Kaiser donation committed by BOS	\$ 3,187,000	\$ -	\$ 3,187,000	\$ 3,187,000	\$ -
Tobacco MSA	\$ 8,851,707	\$ (6,854,614)	\$ 1,997,093	\$ -	\$ 1,997,093
	\$ 128,000,000	\$ -	\$ 128,000,000	\$ 102,302,907	\$ 25,697,093

¹ Per Board action October 22, 2019

Assumption of Excess ERAF for FY 2019/20 is \$23.7 Million

What's Next for Replacement Jail?

- Construction documents phase completion
- Board award of construction contract for soil stabilization and site preparation
- State approvals to begin bidding phase for Replacement Jail

Questions & Answers



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