



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/17/2019

Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Nate Galambos, Engineering Manager - 259-8371

SUBJECT: Professional Services Agreement with Vanir Construction Management Inc. for Inspection/Construction Management and Associated Services for the Napa County Jail Replacement Project

RECOMMENDATION

Director of Public Works requests the following:

1. Approval of and authorization for the Chair to sign an agreement with Vanir Construction Management Inc. for a maximum of \$1,350,833 for the term December 17, 2019 through June 30, 2020, with an automatic extension provision for an additional year at the end of each fiscal year not to exceed four (4) years for plan check, inspection, and construction management services for the Napa County Jail Replacement Project;
2. Cancel \$1,350,833 of Designation for Capital Replacement within the Accumulated Capital Outlay Fund (Fund 3000, Sub-Division 3000000, Account 32100) (4/5 vote required); and
3. Approval of Budget Transfer No. DPW022 for the following (4/5 vote required):
 - a. Increase appropriations by \$1,350,833 in the Accumulated Capital Outlay Fund with the use of its available fund balance;
 - b. Increase appropriations and revenue by \$1,157,168 in the Replacement Jail Project Budget (Fund 3000, Sub-Division 3000505, Program 19005) offset by transfer from the Accumulated Capital Outlay Fund; and
 - c. Increase appropriations and revenue by \$193,665 in the Replacement Jail (offsite) Project Budget (Fund 3000, Sub-Division 3000505, Program 19006) offset by transfer from the Accumulated Capital Outlay Fund.

EXECUTIVE SUMMARY

Napa County has been conditionally awarded Senate Bill (SB) 844 and 863 funding for construction of the Jail Replacement project.

The Napa County Jail Replacement project is currently in the design phase. To help facilitate an efficient and cost effective design, staff is procuring professional services that includes review of design and constructability along with construction management, inspections, and associated services. Staff conducted a qualifications based process for the selection of a firm to provide the above noted services. Vanir Construction Management Inc. is recommended as the most qualified firm to provide the services to the County. Vanir Construction Management is not a local vendor.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Designation for Capital Replacement within the Accumulated Capital Outlay Fund (Fund 3000, Sub-Division 3000000, Account 32100)
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The Department of Public Works currently does not have the resources or capacity to provide the construction management services in-house given the existing project workload.
Is the general fund affected?	No
Future fiscal impact:	Construction is scheduled to begin in Fiscal Year 2020-21 and carry through to Fiscal Year 2022-23.
Consequences if not approved:	The County may not procure preconstruction, construction management, inspection, and associated services required to assist with the design and construction oversight of the project. Not procuring these services would require in-house staff being reassigned from various projects likely resulting in significant delays and cost impacts to those projects.
County Strategic Plan pillar addressed:	Effective and Open Government: Strengthen effective, efficient and fiscally responsible County operations.
Additional Information:	

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

On May 22, 2018 the Board of Supervisors approved the financing plan for the Replacement Jail Project. Napa County has been conditionally awarded Senate Bill (SB) 844 and 863 funding for its replacement jail. Upon approval of the financing plan by the Board and project establishment with the State of California, the County proceeded with the design phase of the project by retaining Lionakis for Architectural/Engineering design services

on July 31, 2018.

As part of the design phase and preparing for the construction phase, staff is proposing to retain a firm for inspection/construction management and associated services for the Napa County Jail Replacement project.

Napa County Jail Replacement - Request for Statements of Qualifications and Selection Process

On May 29, 2019, staff issued a Request for Statements of Qualifications for inspection/construction management and associated services for the Napa County Jail Replacement Project. A Statement of Qualifications (SOQ) was received from the following six firms in alphabetical order:

1. AECOM
2. CGL
3. K&B Construction Services, Inc.
4. Swinerton
5. The Bridge Group
6. Vanir Construction Management, Inc. (Vanir)

Staff from the Department of Public Works, Department of Corrections and the County Executive Office reviewed the SOQs and rated them per the following evaluation criteria:

- | Lead firm, sub-consultants and staff experience and qualifications of major public works facilities similar to the Jail Replacement Project; and
- | Ability to adequately manage the project and provide cost efficiencies.

Staff rated the six received SOQs and then proceeded to interview one firm.

Based on the information provided in the SOQs, references from previous projects, and the interview, staff recommends Vanir to provide inspection/construction management and related services for the project.

Vanir is an award-winning and full-service program, project, and construction management firm. They have been performing planning, pre-design, management and delivery of justice facilities for more than 39 years. Vanir is a woman and minority-owned corporation providing project and construction management support on many correctional facilities with a total construction value in excess of \$10-billion. Projects include the following:

- | Napa County Staff Secure Facility - SB 1022 funding;
- | Las Colinas Detention and Reentry Facility - AB900 funding;
- | California Department of Corrections and Rehabilitation, Program Management Services - BSCC funding;
- | San Mateo County Maple Street Correctional Facility - BSCC funding;
- | Colusa County New Jail Facility – SB 863 funding;
- | Yolo County Juvenile Multipurpose Facility – SB 81 funding ;
- | Yuba County Tri-County Juvenile Rehabilitation Facility – SB 81 funding; and
- | Yuba County Sheriff Facility – SB863 funding.

Vanir has extensive experience working with projects funded by SB 122, SB 81, SB863, and SB864 utilizing their in house employee who was a former Board of State and Community Corrections (BSCC) Manager who has in depth knowledge of the agency's processes and procedures. Over 80% of Vanir's work is with repeat clients, which reflects upon the quality of their services.

Napa County Jail Replacement Project- Proposed Services

In order to supplement the design phase and prepare for bidding and construction of the project, staff recommends approval of a Professional Services Agreement with Vanir to provide the required consulting services for the project. Services included are:

- | Plan check and Constructability review;
- | Assistance with Contractor Pre-qualification;
- | Assistance with BSCC;
- | Assistance with Construction Bid;
- | Inspection/Construction Management;
- | Commissioning;
- | Occupancy; and
- | Project Closeout.

Today's action will approve an agreement with Vanir to provide inspection/construction management services associated with the Napa County Jail Replacement Project and allow the County to continue with delivering the project. Vanir is not a local vendor.

This agreement covers pre-construction services for the Replacement Jail Project and pre-construction and construction services related to the early site work portion of the project. Once the Jail Replacement project is bid and staff comes back to the Board for award of a construction contract for the Jail Replacement project, staff will also bring an amendment to this agreement for Vanir Construction Management to provide construction management and associated services for the Jail Replacement Project.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Leigh Sharp