



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 12/20/2016

Agenda Placement: 6W

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

---

**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** Juan Arias, Engineering Manager Public Works - 259-8374

**SUBJECT:** New Jail - SB 863 & 844 - Professional Services Agreement Amendment No. 1 for Architectural/Engineering Design Services

---

### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chairman to sign Amendment No.1 to Agreement No.170593B-17 with Nacht & Lewis Architects, Inc. increasing the amount by \$19,455 for a new maximum of \$69,955 amending the scope of work to include additional architectural/engineering and associated services related to new Jail planning associated with SB 863 and SB 844 State funding.

### **EXECUTIVE SUMMARY**

The County of Napa is currently planning for the construction of a new jail. The County has been awarded \$20 Million under State Bill (SB) 844 and \$2.8 Million under SB 863. The first step in the State's process for receiving these funds is referred to as "project establishment," which consists of defining the project scope, budget and schedule with the State. The County is preparing for this project establishment step by early spring of next year, when the rules and regulations for the SB 844 funding are anticipated to be approved by the State. At that time, the County will be able to move forward into the design phase for the new jail.

On October 18, 2016 the Board approved an agreement with Nacht & Lewis Architects Inc. to assist the County with preparing for the project establishment phase by updating conceptual plans and estimates. Nacht & Lewis Architects Inc. has assisted the County with these tasks and has provided project estimates. Given that the estimates are higher than anticipated staff recommends further work in validating the latest estimates prior to moving forward with the next steps in preparing for the project establishment phase. An amendment to the Nacht & Lewis Architects Inc. agreement is necessary to provide this validation.

**FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	CIP Budget - Fund 3000, Subdivision 30005-05, Program 13025
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The services under this contract are required to assist the County with preparing for the SB 863 and SB 844 funding project establishment processes. If the County does not prepare for project establishment it will not be ready to move forward with project development including design of the new Jail.
Is the general fund affected?	No
Future fiscal impact:	Because the County is awarded money under separate legislation (SB 863 and SB 844) each funding stream must be tracked separately. Once the project is established with the State, new project programs with additional funding will be required to aid in that effort.
Consequences if not approved:	If not approved, the County will not complete estimating work and will not be able to move forward and meet the State's guidelines and may jeopardize the \$22.8 million in State funding.

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**

The County of Napa is currently planning for the construction of a new jail. On August 11, 2015, the Board of Supervisors approved the County's application for jail construction funding through the lease-revenue bond financing approved by Senate Bill (SB) 863 for the amount of \$20 million. Additionally, the Board agreed to match the award with \$46 million in County funding to construct Phase I of the new jail, including one 64-bed maximum custody unit and the majority of the facility's core services needed for full build-out, such as laundry, kitchen, and administrative areas. The County was informed that its application for SB 863 funding was approved for a partial amount of \$2.8 Million. In addition, the County has been awarded \$20 Million as part of this year's State budget approval process under SB 844. The rules and regulations for this funding source (SB 844) are anticipated to be approved by March of 2017.

The first step in the State's process for receiving these funds is referred to as "project establishment," which consists of establishing the project scope, budget and schedule with the State. The County is preparing for this project establishment step which can begin as soon as the rules and regulations for the SB 844 funding are approved by the State. Once established, the project will then be able to move forward into the design phase.

Staff has been in contact with State officials from the Board of State Community Corrections (BSCC), Department of Finance (DOF) and Department of General Services (DGS) regarding the next steps of the funding process. Staff has been advised that the overall project scope will remain consistent with the project scope as included in the SB 863 application, but that separate accounting will be required for the components of the project that are funded by each of the State sources, SB 863 and SB 844. The preliminary proposal for use of the two funding sources is for the \$20 Million from SB 844 to apply to the Treatment/Core Facility, which includes the laundry, kitchen, administrative and medical areas, while the \$2.8 Million from SB 863 will apply to the Housing Unit.

On October 18, 2016 staff recommended and the Board approved a contract with Nacht & Lewis Architects Inc. to assist the County with preparing for the project establishment phase by assisting staff with preparing the required single overall project scope, conceptual plans and estimates, along with separate conceptual plans and estimates for the SB 863 and SB 844 portions of the project as required by the State. By being prepared with the required information to submit to the State for the "project establishment" process the County will be in good position to begin project design as soon as the project is established.

Nacht & Lewis Architects Inc. assisted the County with updating conceptual plans and estimates. Given that the estimates are higher than anticipated staff recommends further work in validating the latest estimates prior to moving forward with the next steps in preparing for the project establishment phase. An amendment to the Nacht & Lewis Architects Inc. agreement is necessary to provide this validation. Staff may be returning to the Board for further amendments to the Nacht & Lewis Architects Inc. agreement for additional services depending on the results of the validation.

Nacht & Lewis Architects Inc. is not a local vendor. Staff recommends Nacht & Lewis Architects Inc. provide these services as they have been assisting the County with Jail planning services including those required for the submittal of the SB 863 funding application and they are very familiar with the County's needs in the planning of a new Jail.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula