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Agenda Date: 12/6/2016

Agenda Placement: 6G

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: Staff Secure Facility, PW 17-100 - Approval of Plans and Specifications and Authorization to Advertise for Bids

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "Napa County Staff Secure Facility Project," PW 17-100, authorization to advertise for sealed bids and opening of the bids at a time, date and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code contingent on all State approvals to bid related to the State Assembly Bill (SB) 1022 funding process.

EXECUTIVE SUMMARY

Napa County has been awarded Senate Bill (SB) 1022 funding for its Department of Corrections Re-entry Facility. Staff has been working with the State of California to obtain the various clearances required for the State's "Approval to Bid" for the Re-entry Facility. The original (and still official) name of the project with the State is the "Staff Secure Facility". This cannot be changed in State paperwork without a great deal of effort. However, in the interest of more accurately describing the function of the building, the County is using the name "Re-entry Facility" for all other purposes outside of the State contracts.

Once the State agrees that the Approval to Bid process is complete the County will move forward with advertising the project for bids. Staff anticipates receiving all State clearances for "Approval to Bid" by the end of November of 2016 or soon thereafter and recommends the Board approve plans and specifications and authorize staff to bid the project contingent on receiving required clearances for the State's "Approval to Bid".

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted?	Yes
Where is it budgeted?	Fund 3000, Subdivision 30005-05, Program 14021 (Re-entry Facility)
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The project must be let out for bids in order to move the project into the construction phase.
Is the general fund affected?	No
Future fiscal impact:	Construction costs will be incurred in Fiscal Year 2017-18.
Consequences if not approved:	The project would not go out for bids and the project could not move into the construction phase. The County could also jeopardize State funding by not moving forward into bidding and constructing the project.
Additional Information:	Current estimated project costs and funding sources for the Re-entry Facility component and the Off-site Utilities component are as follows:

A. Re-entry Facility total project costs:

1. Current estimated total project costs: \$17,224,682
2. State SB 1022 funding: \$13,474,000
3. County approved match funding to date: \$2,866,000
4. Estimated additional County match funding required - pending bid results: \$884,682

The recent 95% construction cost estimate shows that approximately \$884,682 in additional funding may be required, pending bids. Higher estimated costs are due to higher escalation costs than anticipated which include higher labor and materials costs.

B. Off-site Utilities - construction phase costs:

1. Current estimated total project costs for off-site utilities to serve both the Re-entry Facility and the Future Jail: \$4,263,000
2. County approved off-site utilities construction funding to date: \$223,000
3. Estimated County funding not previously budgeted required for construction of the off-site utilities - pending bid results: \$4,040,000

C. Funding to date:

County funding approved to date for A and B above in the amount of \$3,089,000 consisting of items A3 and B2 has been approved in the Re-entry Facility Program. Funding sources are the Accumulated Capital Outlay (ACO) and 2011 Realignment Funds.

Once bid results are received and a responsive low bid is determined, staff will update the required project budgets based on bids received and will bring

an item to the Board for award of a construction contract and any necessary budget adjustments to move forward with construction of the project.

ENVIRONMENTAL IMPACT

The proposed action is **not a project** as defined in Section 15378 of the CEQA Guidelines, which define a project as an action which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change. A Final EIR was prepared and certified by the Board of Supervisors on February 11, 2014 for the Napa County Jail Project (SCH#2013012072). The Final EIR analyzed the potential impacts resulting from the General Plan Amendment and was prepared in accordance with CEQA, the State CEQA Guidelines and the County's Local Procedures for Implementing CEQA. No further environmental review is necessary.

BACKGROUND AND DISCUSSION

On March 13, 2014, the Board of State and Community Corrections (BSCC) granted the County of Napa a conditional award of \$13,474,000 for the Staff Secure (Minimum Custody) Facility and indicated the County could begin working on the necessary approval process. The funding comes from Senate Bill 1022, Chapter 42, Statutes of 2012, also known as the Adult Local Criminal Justice Facilities Construction Financing Program.

On May 13, 2014, staff advised the Board that a qualifications-based process for the selection of a firm to provide architectural, engineering and associated services for the project had taken place and that it recommended Nacht & Lewis Architects Inc. provide those services based on their qualifications and experience. Staff recommended and the Board approved a Professional Services Agreement with Nacht & Lewis Architects Inc. to assist the County with "establishment of the project" with the State.

Subsequently, project establishment with the State was completed and on December 2, 2014 the Board approved a Professional Services Agreement with Nacht & Lewis for architectural/engineering and associated services for the design of the Re-entry Facility. The schematic design and design development portions of the design phase were then completed and the State provided preliminary plan approval. The construction document portion of the design phase has also now been completed and clearances from the State Fire Marshal and the Board of State and Community Corrections are expected by the end of November 2016. In addition, staff is working with the Board of State and Community Corrections, the State of California Department of General Services and the State of California Department of Finance on the execution of a Ground Lease and obtaining approval to advertise for bids.

The Director of Public Works requests approval of plans and specifications for the "Napa County Staff Secure Facility Project," PW 17 - 100, authorization to advertise for sealed bids and opening of the bids at a time, date and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code contingent upon all required State Assembly Bill (SB) 1022 approvals for approval to bid.

Moving forward with bidding the project will allow for the County to move forward towards beginning construction of the new Re-entry Facility in the Spring of 2017.

In addition, today's approval allows for the bidding and construction of the off-site utilities that will serve the Re-entry Facility and the future new jail. The plans being approved today include the Re-entry Facility and the off-site utilities projects. Contractors will be required to provide a bid number for the Re-entry Facility and a separate number for the off-site utilities within the bid proposal for separate accounting of the projects. Recommendation for award of a construction contract will be the lowest grand total responsive bid for the Re-entry Facility and the off-

site utilities.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula