



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/8/2015

Agenda Placement: 6D

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 - Amendment 1 to Professional Services Agreement for Architectural/Engineering Feasibility Design Services

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 1 to Agreement No. 8438 with Nacht & Lewis Architects Inc. increasing the amount by \$83,520 for a new maximum of \$112,990 amending the scope of work to include additional architectural and associated services for the planning of the new Jail and associated facilities.

EXECUTIVE SUMMARY

The County of Napa is currently planning for the construction of a new Jail. As part of planning for determining the total required project funding, staff has recommended exploring the feasibility of demolishing the existing Jail facilities in downtown Napa once a new Jail is constructed. On October 20, 2015 the Board approved a Professional Services Agreement (PSA) for Nacht & Lewis Architects Inc. to provide architectural/engineering and associated services to conduct and prepare a feasibility analysis and report that will include a conceptual plan and cost estimate for the demolition of the existing downtown Jail facilities and the construction of a small court holding building downtown.

A plan that includes the demolition of existing Jail facilities will have to include construction of a communications facility at the new Jail site for the relocation of communications functions currently housed at the existing Jail. Amendment No. 1 to the PSA with Nacht & Lewis Architects Inc. will provide for a cost estimate for this required facility as well as cost validations for the new jail and the demolition of the existing jail. This information is necessary to plan the overall funding required to deliver the new Jail and associated projects including demolition of existing facilities, a court holding facility in downtown Napa and a Communications facility at the new Jail site.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	CIP Budget - Fund 3000, Subdivision 30005-05, Program 13025, currently has \$400,000 budgeted in FY 2015/16. However, there is a need to increase the budget to \$500,000 and staff is planning to include that as part of the annual Budget Revise coming to the Board for approval in December. This CIP Budget is funded by the Accumulated Capital Outlay Fund, which has funding from the General Fund.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	None anticipated.
Consequences if not approved:	Planning activities for the new Jail may be affected.
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 has been informed that its application for SB 863 funding has been approved for a partial amount of \$2.8 Million.

However, additional funding will need to be secured for full build-out of the new jail, which could also include the future demolition of the existing downtown facility and construction of a small court holding building in its place, for inmates with court appearances. In order to evaluate potential funding for these options, it is necessary to have our jail planning architectural consultant develop cost estimates for them.

Approval of the Professional Services Agreement in October 2015 by the Board will allow for Nacht & Lewis Architects Inc. to provide architectural/engineering and associated services to conduct and prepare a feasibility analysis and report that will include a conceptual plan and cost estimate for the demolition of the existing downtown Jail facilities and the construction of a small court holding building downtown.

A plan that includes the demolition of existing Jail facilities will have to include construction of a communications

facility at the new Jail site for the relocation of communications functions currently housed at the existing Hall of Justice facility. Amendment No. 1 to the PSA with Nacht & Lewis Architects Inc. will provide for a cost estimate for this required facility. In addition, this amendment provides for an update and peer review/validation of the estimated costs of the new 366 bed jail and validation of the conceptual cost estimate for the jail demolition. This information is necessary to plan the overall funding required to deliver the new Jail and associated projects including demolition of existing facilities, a court holding facility in downtown Napa and a Communications facility at the new Jail site.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Liz Habkirk