



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/24/2020

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: Approval of Plans and Specifications and Authorization to Advertise for the Napa County Replacement Jail Early Site Work, PW 20-100A Project

RECOMMENDATION

Director of Public Works requests approval of plans and specifications for the "Napa County Replacement Jail Early Site Work Project," PW 20-100A, 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.

EXECUTIVE SUMMARY

On August 14, 2018, the Board of Supervisors (Board) awarded a professional services agreement with Lionakis for architectural and engineering services to design the replacement jail. During the design process, an analysis conducted by County staff and Lionakis indicates that completing the site work for the project now will reduce the potential for encountering unknown and unforeseen construction obstacles during the construction of the building which would result in possible delays to the project schedule. Therefore, staff recommends the Board approve the plans and specifications for the Napa County Replacement Jail Early Site Work Project, PW 20-100A and authorize the advertisement of the project.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Accumulated Capital Outlay (ACO) Fund (Fund 3000, Sub-Division

	3000000, Program 19005).
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Performing the early site work for the replacement jail will facilitate the construction of the building and reduce the potential for delays related to unknown and unforeseen conditions underground.
Is the general fund affected?	No
Future fiscal impact:	The construction of the early site work is anticipated to be complete in fiscal year 2020-21.
Consequences if not approved:	The early site work for the replacement jail would not be complete and the potential for unknown and unforeseen underground conditions affecting the construction schedule for the replacement jail would not be reduced.
County Strategic Plan pillar addressed:	Effective and Open Government: Strengthen effective, efficient and fiscally responsible County operations.
Additional Information:	

ENVIRONMENTAL IMPACT

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 May 22, 2018, the Board of Supervisors (Board) approved the financing plan for the Replacement Jail Project which includes conditionally awarded funds from Senate Bill (SB) 844 and 863. On August 14, 2018, the Board awarded a professional services agreement with Lionakis for architectural and engineering services to design the replacement jail. During the construction of the Re-Entry Facility, the contractor encountered unforeseen and unknown conditions while conducting the site work for the building. These unknown conditions impacted the construction schedule of the project. With this in mind, Napa County staff has worked with Lionakis to develop a set of plans and specifications entitled Napa County Replacement Jail Early Site Work, PW 20-100A, to conduct preliminary site work for the construction of the replacement jail. This work is being done to reduce the potential of unknown and unforeseen issues that may exist underground thereby reducing the potential for delays to the construction schedule related to underground site work.

The estimated construction cost for the proposed early site work is \$2,300,000 and is part of the total cost of the replacement jail project. Staff will return to the Board at contract award with a detailed project budget based on the lowest, responsive bid. Napa County staff recommends the Board approve the plans and specifications for the Napa County Replacement Jail Early Site Work Project, PW 20-100A and authorize advertisement of the project.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Susan Kuss