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Agenda Date: 4/4/2017

Agenda Placement: 60

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Maiko Klieman for Steven Lederer - Director of Public Works
Public Works

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

SUBJECT: Napa County Re-entry Facility, PW 17-100 - Construction Contract Award

RECOMMENDATION

Director of Public Works requests the following actions for the "Napa County Re-entry Facility Project," PW 17-100:

1. Award of a construction contract to Vila Construction Co. of Richmond, California, for their low base bid of \$16,084,824 and authorization for the Chair to sign the construction contract contingent upon the State's approval of the contract award;
2. Approval of the cancelation of the Designation for Capital Replacement (Jail Commitment) within the Accumulated Capital Outlay (ACO) Fund in the amount of \$5,853,000 in order to increase the available fund balance within the ACO Fund(4/5 vote required); and
3. Approval of Budget Transfer No. DPW021 to fund the Re-Entry Facility Project and the Jail Replacement Project (4/5 vote required):
 - a. Increase appropriation by \$810,000 in the Courthouse Construction Sub-Division offset by the use of its available fund balance;
 - b. Increase revenue and appropriation by \$810,000 in the Re-Entry Facility Project (Program 14021) budget offset by the transfer from the Courthouse Construction Sub-Division;
 - c. Increase appropriation by \$5,853,000 in the in the ACO Sub-Division offset by the use of ACO available fund balance; and
 - d. Increase revenue and appropriation by \$5,853,000 in the Jail Replacement Project (Program 13025) budget offset by the transfer from the ACO Sub-Division.

EXECUTIVE SUMMARY

On December 6, 2017 the Board of Supervisors approved plans and specifications for the "Napa County Re-entry 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. The required State approvals were obtained and the project was let out to bid with bids opened on March 23, 2017.

Bids have been opened and a construction contract shall now be awarded to move the project into the construction phase of the project. The award will be contingent upon the State's approval of the contract award.

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): Additional funding of \$810,000 is required from the Courthouse Construction Fund. Fund 3000, Subdivision 30005-05, Program 13025 (Jail Facility): Additional funding of \$5,853,000 is required from the ACO available fund balance through the cancelation of a commensurate amount within the Designation for Capital Replacement (Jail Commitment) within the ACO.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	A construction contract shall be awarded to move the project into the construction phase. Most of the construction cost was already included in the budget based on the Engineers estimate but with the scope of work expanding to include the Off-site Utilities and Additional Demolition, adjust of the budget is required in order to move forward with the project.
Is the general fund affected?	No
Future fiscal impact:	Construction costs will be incurred in Fiscal Year 2017-18. The remaining balance of Fiscal Year 2016-17 will be rolled over to Fiscal Year 2017-18.
Consequences if not approved:	A construction contract will not be awarded and the project will not move into the construction phase. The County could also jeopardize State funding by not moving forward into construction.
Additional Information:	Total project budgets now required based on bids are as follows: <ol style="list-style-type: none"> 1. Re-entry Facility: \$16,619,232 2. Off-site utilities: \$ 6,232,375 3. Additional Jail Demolition: \$ 368,023

Budget transfer requests to fully fund the projects in order to move into the construction phase are included in this item.

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 Napa County Re-entry 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 was subsequently completed and staff worked 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 obtained approval to advertise for bids.

On December 6, 2017 the Board of Supervisors approved plans and specifications for the "Napa County Re-entry 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. The required State approvals were obtained and the project was let out to bid with bids opened on March 23, 2017.

Please note that effective with this board item the name of the project has been changed from "Napa County Staff Secure Facility" to "Napa County Re-entry Facility" to better reflect the mission of the new facility.

Bids have been opened and a construction contract shall now be awarded to move into the construction phase of the project. The award will be contingent upon the State's approval of the contract award.

Bids were requested for the Re-entry Facility, off-site utilities to serve both the Re-entry Facility and the new Jail, and additional demolition for the new Jail which will be performed ahead of new Jail construction for construction efficiencies and cost saving purposes.

Bids received were as follows:

<u>Contractor</u>	<u>Bid Amount</u>	<u>Bid Amount</u>	<u>Bid Amount</u>	<u>Bid Amount</u>
	<u>Re-entry Facility</u>	<u>Off-site Utilities</u>	<u>Additional Demolition - New Jail</u>	<u>TOTAL</u>

Vila Construction - Richmond, CA	\$11,794,609	\$3,983,529	\$306,686	\$16,084,824
AMG & Associates, Inc. - Santa Clarita, CA	\$10,167,000	\$6,327,000	\$56,000	\$16,550,000
Thompson Builders Corporation- Novato, CA	\$13,269,000	\$4,150,000	\$250,000	\$17,669,000
Stronghold Engineering, Inc. - Riverside, CA	\$15,154,100	\$3,100,000	\$498,000	\$18,752,100

Staff recommends a construction contract award contingent upon the State's approval of a construction contract award to Vila Construction Co. of Richmond, CA for their responsive bid of \$16,084,824.

Vila Construction is not a local vendor. Public Contract Code requires that the contract be awarded to the lowest responsible and responsive bidder regardless of the whether or not the low bid is local or not.

Staff reached out to the local construction contractor community including advertising the request for bids in the Napa Valley Register, the Solano-Napa Builder's Exchange, and posting on the County website. Staff also sent "Notice to Contractors" to local contractors to let them know about bidding opportunity.

It is to be noted that approximately 30% of the contract work will be performed by a local general engineering contractor.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Bret Prebula