



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 5/5/2020  
Agenda Placement: 10B

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Susan Kuss for Steven Lederer - Director of Public Works  
Public Works  
**REPORT BY:** Susan Kuss, Management Analyst II - 707.253.4826  
**SUBJECT:** Napa County Replacement Jail Update

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### **RECOMMENDATION**

Director of Public Works and County Executive Officer to provide update on the Replacement Jail Project (Project).

### **EXECUTIVE SUMMARY**

Deputy Director of Public Works, Director of Corrections, Assistant County Executive Officer, and project design consultants will present an update regarding the jail replacement project.

### **PROCEDURAL REQUIREMENTS**

No action required.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No  
County Strategic Plan pillar addressed: Effective and Open Government

### **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**

### **A. Planning, Conceptual and Schematic Design**

In 2004, the need to replace the existing downtown Napa jail was identified and the Adult Correction Master Plan was developed with collaboration between Napa County Department of Corrections, the Probation Department, the Sheriff's Office, the Offices of the District Attorney and Public Defender, Health and Human Services Agency, Napa County Courts, and the Napa Police Department. After community meetings and discussions, the Board of Supervisors determined that a replacement jail should be located outside of downtown Napa, and subsequently a site on Napa Vallejo Highway, near Syar Industries, was purchased to house the replacement jail and a re-entry facility. As part of the overall realignment of State corrections, the Board of State and Community Corrections (BSCC) initiated a variety of funding opportunities that counties could access as replacement of aging and outdated jails became necessary. Napa County was successful at obtaining over \$35 million from these sources to support the replacement jail (\$23 million) and re-entry facility (\$12 million).

On August 14, 2018, the Board was presented with a status of the Jail Replacement Project and approved and authorized the Chair to sign an agreement with Lionakis for architectural/engineering and associated services for the Napa County Jail Replacement Project. Since the August 2018 update to the Board, design of the project has been progressing in coordination with staff from the Department of Corrections, Department of Public Works, County Executive Office, and ITS/Communications Department.

At the December 4, 2018 update to the Board, staff provided an overview of the schematic design process, staff's input, and significant design decisions to date.

At the April 23, 2019 update to the Board, staff provided information regarding completion of the schematic design process and a preliminary cost estimate. In addition, staff provided information about the beginning of the design development project phase. Staff also provided an update on the project schedule, budget, and financing. Lastly, staff provided the project's proposed change order process to be implemented during construction.

At the August 27, 2019 update to the Board, staff, in collaboration with the State, agreed to revise the project boundaries as related to SB 844/863 funding. The Board of State and Community Corrections (BSCC) advised that the original SB 844/863 boundaries for the proposed project were drawn very narrowly in order to provide the collateral needed for debt financing for the project. The State Department of Finance had concerns with the State being able to exercise its rights related to lease revenue bond financing in the future with the project boundaries as originally submitted. Given that debt financing is no longer necessary, staff agreed to the revised project boundaries to facilitate timely state approval, which in turn will avoid additional cost escalation were the project delayed. The Board approved two resolutions, one for each funding source to facilitate this process. The resolutions recognized the scope change that resulted from the revised project boundaries and affirmed the Board's commitment to the project, including but not limited to its financial commitment to the project with its revised scope/boundary change. In addition to the update on the design development process, cost estimate, project schedule, budget and financing, staff provided an update on the procurement process for construction management services for the project.

At the December 17, 2019 update to the Board, staff also provided an update regarding completion of the 50% construction documents phase and cost estimate and completion of the qualifications based selection process for construction management services. Staff also provided an update on the project schedule, budget and financing and project next steps. At that meeting, the Board decided to bid and construct the project without the requirement for a Project Labor Agreement (PLA). This decision was predicated on concerns that a PLA would result in increased costs, fewer competitive bids, and no guaranteed increase in employment opportunities for

Napa County residents. In a separate action on this date, the Board approved a contract with Vanir Construction Management, Inc. for construction management services.

## **B. Today's Update**

Today's update will cover the following:

### **1. Project progress to date**

The following progress has been made since the December 17, 2019 update:

- | Completion of the 95% construction documents phase and reviews;
- | Completion of the 95% construction documents cost estimate; and
- | Furniture Fixtures and Equipment (FF&E) planning (in progress);
- | Pre-qualification of contractors;
- | Early site work construction package in bid phase.

### **2. Project Schedule**

The project is on schedule in accordance with the following schedule presented to the Board on August 14, 2018, December 4, 2018, April 23, 2019, August 27, 2019, and December 19, 2019:

Design	August 2018 to June 2020
Pre-qualification process	December 2019 to April 2020
Review/Approval by State	February 2020 to June 2020
Construction bids	June 2020 to October 2020
Construction	October 2020 to March 2022
Occupancy	March 2022 to June 2022

### **3. Project Budget**

The project is on budget in accordance with the budget presented to the Board on August 14, 2018, December 4, 2018, April 23, 2019, August 27, 2019, and December 17, 2019. A project budget update that includes expenses to date is included as attachment A to this report.

On December 17, 2019 staff advised the Board that the design development phase had been completed and that the construction cost estimate associated with the completion of that process showed the project being approximately \$850,000 over the planned construction cost. Staff advised the Board it would continue to implement a value engineering process during the construction documents phase of the project to close this \$1 million gap.

A construction estimate has been prepared as part of the completion of the 95% documents phase and it shows the construction cost being approximately \$1,000,000 over the planned construction cost. Staff will continue to implement a value engineering process during the completion of the construction documents phase of the project to close this gap. (A final construction cost estimate will be prepared at the conclusion of the construction documents phase and just before the project is let out for construction bids.)

#### **4. Project Financing**

The total project budget remains at \$128 million. A final construction cost estimate will be prepared at the conclusion of the construction documents phase and just before the project is let out for construction bids.

An updated table identifying sources of financing to complete the project is included as attachment B to this report. This table reflects two significant changes since the December 2019 update. First, the previous update did not make any assumptions about how much Excess ERAF would be available in 2019/20. This update assumes all \$23.7 million of estimated Excess ERAF for FY 2019/20 will be used for the Jail project. Second, now that we have a solid estimate for FY 2019/20 Excess ERAF, we have reduced the estimated need from Tobacco MSA fund balance from \$8.9 Million to \$2 million.

#### **Recommendation:**

#### **5. Next Steps**

Next steps include:

- | Construction documents phase completion
- | Board award of construction contract for soil stabilization and site preparation
- | State approvals to initiate bidding phase of Replacement Jail

#### **6. Project Updates**

Staff will continue providing quarterly project updates to the Board through the design phase of the project and will initiate more frequent reporting once construction is underway. Updates will include the following:

- | Progress to date;
- | Project budget/change order status;
- | Project schedule;
- | Project financing; and
- | Next steps.

#### **SUPPORTING DOCUMENTS**

- A . Replacement Jail Budget Update 05-05-20
- B . Jail Financing Plan
- C . PowerPoint Presentation

CEO Recommendation: Approve

Reviewed By: Helene Franchi