



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/14/2018
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Estimated Report Time: 30 Minutes

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, Deputy Director of Public Works - Engineering - 259-8374

SUBJECT: New Napa County Jail Project - Professional Services Agreement for Architectural/Engineering Design Services

RECOMMENDATION

Director of Public Works requests the following approvals for the New Napa County Jail Project:

1. Approval of and authorization for the Chair to sign an agreement with Lionakis for a maximum of \$9,839,750 for the term July 31, 2018 through June 30, 2019 with an automatic extension provision for an additional year at the end of each fiscal year not to exceed four additional years for architectural/engineering and associated services for the New Napa County Jail Project;
2. Creation of new Capital Improvement Project (CIP) Programs within Fund 3000, Sub-Division 3000505 for the New Jail Project (Program 19005) and the New Jail (offsite) Project (Program 19006);
3. Cancel \$11,200,000 of Designation for Capital Replacement within the Accumulated Capital Outlay Fund (Fund 3000, Sub-Division 3000000, Account 32100); and
4. Approval of Budget Transfer No. DPW005 for the following (4/5 vote required):
 - a. Increase appropriations by \$11,200,000 in the Accumulated Capital Outlay Fund with the use of its available fund balance once the Designation for Capital Replacement is canceled for the same amount;
 - b. Increase appropriations and revenue by \$10,000,000 in Program 19005 offset by transfer from the Accumulated Capital Outlay Fund; and
 - c. Increase appropriations and revenue by \$1,200,000 in Program 19006 offset by transfer from the Accumulated Capital Outlay Fund.

(CONTINUED FROM JULY 31, 2018)

EXECUTIVE SUMMARY

On May 22, 2018 the Board of Supervisors approved the financing plan for the New Jail Project. Napa County has been awarded Senate Bill (SB) 844 and 863 funding for its New Jail. Staff has been working with the State of California to "establish the project" prior to beginning design of the facility and that process has been completed. With approval of the financing plan by the Board and project establishment with the State of California, the County may proceed to the design phase of the project.

Staff conducted a qualifications based process in the spring of this year for the selection of a firm to provide architectural, engineering and associated services for the project. Staff recommends Lionakis to provide these services. Today's action will approve an agreement with Lionakis to provide design consulting services associated with the New Jail Project and allow the County to move forward on the project.

Lionakis is not a local vendor. Lionakis has included a local subconsultant as part of their team.

PROCEDURAL REQUIREMENTS

1. Staff Report
2. Public Comment
3. Motion, second, discussion and vote on the item.

FISCAL 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). There's approximately \$37.5 million in the Designation for Capital Replacement in the ACO Fund. The request is to cancel part of that designation and transfer to the two projects.
	Although the design phase costs under this Professional Services Agreement are not SB 844/863 reimbursable they are considered cash matching costs for the SB 844/863 funding. \$22.8 Million in construction phase costs are eligible for SB844/863 State reimbursement.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	Design and construction costs will be incurred this year and will continue in to future years.
Consequences if not approved:	The project may not move into the Schematic Design Phase and SB 844 and 863 funds may be jeopardized.
Additional Information:	The \$1,360,250 difference between the budget transfer of \$11,200,000 and the Lionakis proposed design contract of \$9,839,750 accounts for the other design phase costs for the items listed below. Design phase contingencies are not included. If necessary, any future amendments for design services to the Lionakis contract will be accompanied by a corresponding budget transfer. The budget transfer amounts are required for the project's anticipated design phase costs including:

- | Consultant design costs;
- | State of California Agency fees including those of the State Fire Marshal and State of California Department of General Services;
- | Utility connection fees;
- | Plan check and permit fees;
- | County staff project management costs

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 May 22, 2018 the Board of Supervisors approved the financing plan for the New Jail Project. Napa County has been conditionally awarded Senate Bill (SB) 844 and 863 funding for its New Jail. Staff has been working with the State of California to "establish the project" prior to beginning design of the facility and the process has been completed. With approval of the financing plan by the Board and project establishment with the State of California, the County may proceed to the design phase of the project.

A. New Napa County Jail - Request for Qualifications and Selection Process

On February 23, 2018, staff issued a Request for Statements of Qualifications for architectural, engineering and associated services for the New Napa County Jail.

Statements of Qualifications (SoQs) were received from the following nine firms:

1. AECOM
2. Arrington Watkins Architects, Inc. in association with CGL
3. Dewberry
4. DLR Group
5. HOK
6. KMD Architects
7. Lionakis
8. MEI Architects
9. TreanorHL/TLCD Architecture

Staff from the Department of Public Works, Department of Corrections and the County Executive Office reviewed the SoQs and rated them per the following evaluation criteria:

- | Lead firm, sub-consultants and staff experience and qualifications;
- | Project understanding and approach;

- | Lead firm, sub-consultants and staff demonstrated proven knowledge of project area characteristics.

Staff rated the nine received SoQs and then proceeded to interview the following four top-ranked firms:

1. Dewberry
2. DLR Group
3. KMD Architects
4. Lionakis

Based on the information provided in the SoQs, references from previous projects, and the interviews, staff recommends Lionakis to provide architectural, engineering and related services for the project. Lionakis is a 109 Years + old company that has extensive correctional facility design experience encompassing county jails, juvenile halls and medical and mental health facilities. Lionakis's in-house Criminal Justice Team, led by Maynard Feist, has experience designing more than 2.7 million square feet and 3,800 beds for 39 correctional facilities in the last 25 years. This experience includes having worked with the Board of State Community Corrections (BSCC) and the State Fire Marshal (SFM).

Projects include the following:

- | Stanislaus County - SB1022 Re-entry & Enhanced Alternatives to Custody Training Center (REACT)
- | Monterey County - AB900 Jail Housing Addition
- | Tuolumne County - SB1022 and AB900 New Jail
- | Trinity County - SB863 New Jail
- | Yolo County - AB 900 Main Jail Expansion and Renovation
- | Stanislaus County - SB 81 New Juvenile Commitment Facility
- | Stanislaus County - Barracks Replacement
- | Yolo County - SB863 Leinberger Jail Replacement
- | Shasta County - SB81 New Juvenile Rehabilitation Facility
- | San Joaquin County - SB 1022 Detention and Program Facility
- | Orange County - SB81 Juvenile Hall Multi-Purpose Rehabilitation Center

Since the implementation of State Lease Revenue Bond Funding, Lionakis has been helping California counties navigate the complex funding processes for AB900, SB81, SB1022 and now SB863 and SB 844 Lease Revenue Bond Financing. Lionakis has extensive experience guiding client agencies through each phase of the process from the development of an initial funding application to Project Establishment, State Public Works Board (SPW) Approval and ultimately Department of Finance (DOF) Approval to bid. Lionakis provided a very well-developed summary of their project understanding. In addition Lionakis also provided an excellently-developed project approach that included a project development flowchart and schedule. Lionakis has included one local Napa County sub-consultant in their team for the civil engineering aspects of the project.

B. New Napa County Jail - Proposed Services

In order to begin project design immediately upon establishment of the project by the State, Staff recommends approval of a Professional Services Agreement with Lionakis to provide the required design consulting services. Services are included for the following phases:

- | Schematic Design
- | Design Development

- | Construction Documents
- | Agency Review
- | Bidding
- | Construction Support
- | Project Close-out

In addition to architectural services the following consulting services are required for the design of the project and are included in the scope:

- | Audiovisual and Acoustics
- | Civil Engineering
- | Cost Estimating
- | Electrical Engineering
- | Food Services
- | Geo-technical
- | Interior Design
- | Landscape Architect
- | Mechanical Engineering
- | Radio Engineering
- | Security Electronics
- | Structural Engineering
- | Wayfinding

Today's action will approve an agreement with Lionakis to provide design consulting services associated with the New Jail Project and allow the County to move forward on the project. Lionakis is not a local vendor. Lionakis has included a local subconsultant as part of their team.

SUPPORTING DOCUMENTS

A . Jail Replacement Budget

CEO Recommendation: Approve

Reviewed By: Helene Franchi