



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 9/9/2014

Agenda Placement: 7N

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: PSA Amendment Approval - Jail Planning

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairman to sign Amendment No. 1 to Agreement No. 8119 with Nacht & Lewis Architects, Inc. increasing the amount by \$139,160 for a new maximum of \$299,760 amending the scope of work to include architectural/engineering services for preliminary planning of the new jail including pre-design in preparation for applying for SB 863 funding for the new jail.

EXECUTIVE SUMMARY

On May 13, 2014 the Chairman signed an Agreement with Nacht & Lewis Architects Inc. for a maximum of \$160,600 for the term May 13, 2014 through June 30, 2014, with an automatic renewal provision, for architectural, engineering and associated services for the Napa County Department of Corrections Staff Secure (Minimum Custody) Facility. Napa County has been awarded State Bill (SB) 1022 funding for its Department of Corrections Staff Secure (Minimum Custody) Facility. Staff has been working with the State of California to establish the project prior to beginning design of the facility, as required by SB 1022, and anticipates completion of project establishment in November of 2014.

County staff have now been informed that the State will be releasing an additional Request for Proposals for jail construction funding in early 2015 under State Bill (SB) 863. Staff recommends moving forward with necessary jail preliminary planning including pre-design to apply and meet the RFP deadlines for this funding opportunity. Staff also recommends that Nacht & Lewis provide the necessary architectural/engineering services for this effort given their expertise related to correctional facilities and their knowledge of the new jail site including utility master planning work performed to date related to the Staff Secure Facility.

Nacht & Lewis Architects Inc. is not a local vendor. Nacht & Lewis Inc. has included local subconsultants as part of their team.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	CIP Budget - Fund 3000, Subdivision 30005-05, Program 13025
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Architectural and engineering services are required for jail preliminary planning including predesign in order to submit a complete SB 863 application funding for the new jail construction.
Is the general fund affected?	No
Future fiscal impact:	Design and construction costs for the project are anticipated in future fiscal years and will be budgeted accordingly.
Consequences if not approved:	Preliminary planning including predesign for the new jail may not move forward and the County may not be competitive in the SB 863 funding application.
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

On October 15, 2013 the Board adopted a resolution authorizing the submittal of an SB 1022 application for the Napa County Department of Corrections Staff Secure (Minimum Custody) Facility in the amount of \$14,985,000, satisfying various preference criteria and authorizing execution of the necessary application documents by the Director of Corrections. The Board also approved a budget transfer increasing appropriations in the General Fund Capital Improvement Projects budget with offsetting revenue from the Accumulated Capital Outlay Fund in the amount of \$913,000 to serve as the County's required matching funds for the project.

On March 13, 2014, the Board of State and Community Corrections (BSCC) granted the County of Napa a conditional award of up to \$13,474,000 for the Staff Secure (Minimum Custody) Facility. The funding comes from SB 1022, Chapter 42, Statutes of 2012, also known as the Adult Local Criminal Justice Facilities Construction Financing Program. Staff was notified that Napa County could now complete the necessary approval process as outlined in the Request for Proposals and that BSCC staff would begin working with Napa County to navigate the approval process. On May 13, 2014 the Board approved a Professional Services Agreement for Nacth & Lewis Architects, Inc. to provide architectural/engineering services related to the project establishment with the State. Project establishment is anticipated to be completed in November 2014, at which point, the County will proceed forward with the design of the project.

County staff have now been informed that the State will be releasing an additional Request for Proposals for jail

funding in early 2015 under State Bill (SB) 863. Staff will be recommending applying for funding with the BSCC through SB 863 to fund, in part, the construction of the jail. Staff recommends moving forward with necessary jail preliminary planning including pre-design to apply and meet the RFP deadlines for this funding opportunity. Staff also recommends that Nacht & Lewis provide the necessary architectural/engineering services for this effort given their expertise related to correctional facilities and their knowledge of the new jail site specifically including utility master planning work performed to date related to the Staff Secure Facility which will also be necessary for a SB 863 application. This will provide schedule and cost benefits in preparation for the new funding opportunity.

The scope of services includes programming, conceptual design and cost estimating for a 366-bed jail, a reduced plan for a 256-bed jail, and a master plan for the build-out of the jail to 526-bed in a future phase. All scenarios will have an emphasis on the necessary support functions, utilities, physical plant and housing structure to maximize the County's flexibility in efficient design and possible phased construction with a minimum goal of housing all female inmates and those housed on the current 3rd floor, including medical, mental health, "special housing", protective custody and administrative segregation, of the Hall of Justice "old jail" in the new facility. Also, since design of the Staff Secure Facility is proceeding ahead of the new jail's design, the County will utilize the utility infrastructure master planning work that is completed for the staff secure project and the jail utility master plan. These preliminary efforts are limited in scope and will assist the County in developing a competitive response to the State's RFP for funding. However, although the work related to the RFP response will be useful during the full architectural design and planning once this phase of the project occurs, regardless of the State's RFP, the full architectural design and planning services will be subject to Public Works procurement requirements.

The recommended services for this effort include:

- | Agency coordination assistance;
- | Updating the Napa County Jail inmate population profile;
- | Preliminary traffic engineering;
- | Architectural space program;
- | Conceptual planning/site master planning;
- | Supplemental topographic survey; and
- | Project cost estimate.

Staff will be returning to the Board with all necessary information and documents to apply for this new funding opportunity for the Jail.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Liz Habkirk