



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/11/2015

Agenda Placement: 6Q

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Frank Lucido, ENGINEERING SUPERVISOR - 259-8377

SUBJECT: Professional Services Agreement with Nacht & Lewis, Inc. for professional design services for the Hall of Justice Basement Upgrades Project PW 14-11

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No.1 to Agreement No. 8077 with Nacht & Lewis Architects, Inc., increasing the amount by \$205,065 for a new maximum of \$566,125 and amending the scope of work to provide for further design changes to the basement of the Hall of Justice.

EXECUTIVE SUMMARY

Nacht & Lewis has completed plans that include maintenance and upgrades to the Hall of Justice basement including the creation of 11 new maximum security cells. The County now wishes to design additional cells so that up to 60 maximum security inmates may be housed in the basement of the Hall of Justice. Services to be rendered as a part of this amendment include architectural, electrical and mechanical engineering design services to update the existing construction plans, specifications, and an engineering estimate. Nacht & Lewis is not a local vendor.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capital Improvement Program - Fund 3000, Subdivision 30005-02, Program 14027.

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The proposed Professional Services Agreement Amendment will provide for design services for needed maintenance and upgrades in the Hall of Justice basement.
Is the general fund affected?	Yes
Future fiscal impact:	<p>The construction cost for this project is estimated to be \$5.2 million of the total project cost of \$6.7 million which includes contingency and project management.</p> <p>\$4,301,500 is currently budgeted in Fiscal Year 2015/16 for design and construction of this project. Appropriate adjustments for additional required funding will be requested from the Board during the Fall Budget Revise. As indicated during the FY 2014/15 Third Quarter Fiscal Review, staff will propose using a portion of the County's share of Pre-2004 State mandated cost reimbursement received in FY 2014/15 for the project.</p>
Consequences if not approved:	If the recommended action is not approved the required maintenance and improvements, including but not limited to the addition of needed hardened cells, will not occur. This will make managing the current jail population as a result of Realignment increasingly difficult.
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

The existing Napa County Hall of Justice was constructed in 1976 and expanded in 1989 (the Jail Annex) to increase capacity. A former "work furlough dorm unit" is located in a portion of the basement of the 1976 building that was converted from office space in the 1980's. In 1994 Nacht & Lewis Architects completed a plan for the County to do various improvements to this work furlough dorm housing area, but the renovation was only partially completed at that time. This area has served the County well but with the change in the inmate profile as a result of Realignment, the Jail requires additional maximum security cells, but currently has a limited number of cells to house this increased classification of inmate. With an increasing percentage of the inmate population now requiring more secure housing (cells) having bed space in dorm units does not benefit jail operations as this increased inmate classification cannot be housed in a dorm setting.

Nacht & Lewis has completed a feasibility study and plans for a project that includes some required maintenance and repairs to other non-secure areas of the basement, maintains the 45 person work furlough unit and adds a 20 person maximum security unit within the existing work furlough footprint. The County now wishes to eliminate the work furlough unit and add enough cells to accommodate up to 60 maximum security inmates in the basement of the Hall of Justice. Since these proposed improvements are to an existing facility with a change in occupancy type and there have been many code changes since 1974 the County will be requesting alternative means of meeting code from the Office of the State Fire Marshal (OSFM) and Board of State and Community Corrections. The

input of these two agencies has been incorporated into the feasibility study and design to date.

The construction cost for this project is estimated to be \$5.2 million of the total project cost of \$6.7 million which includes contingency and project management. Total design fees for Nacht & Lewis are \$566,125 which is within the expected range and within industry standards for design expenses, especially considering the complexity of this project.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Liz Habkirk