



# Napa County

## Board Agenda Letter

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Board of Supervisors

**Agenda Date:** 12/14/2021

**File ID #:** 21-1257

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**TO:** Board of Supervisors

**FROM:** Steve Lederer, Director of Public Works

**REPORT BY:** Nate Galambos, Engineering Manager

**SUBJECT:** Amend Agreement No. 200212B with Vanir Construction Management, Inc. for Inspection/Construction Management and Associated Services for the Napa County Replacement Jail Project.

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### **RECOMMENDATION**

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 1 to Agreement No. 200212B with Vanir Construction Management, Inc. increasing the amount by \$570,872 for a new maximum of \$1,921,705 amending the scope of work to include additional pre-construction construction management services for the Replacement Jail Project.

### **EXECUTIVE SUMMARY**

Public Works staff selected Vanir Construction Management, Inc. through a qualifications process to provide pre-construction and construction services for the Replacement Jail Project. On December 17, 2019, the Board of Supervisors (Board) awarded a professional services agreement (Agreement) to Vanir. The scope of work for the Agreement with Vanir needs to be expanded for additional construction management services during the design/preconstruction phase of the project.

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

|                                   |                                                                             |
|-----------------------------------|-----------------------------------------------------------------------------|
| Is there a Fiscal Impact?         | Yes                                                                         |
| Is it currently budgeted?         | Yes                                                                         |
| Where is it budgeted?             | New Jail Project budgets (Fund 3000, Org 3000505, Projects 19005 and 19006) |
| Is it Mandatory or Discretionary? | Discretionary                                                               |

|                                         |                                                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Discretionary Justification:            | Additional design review, coordination and documentation services are required to complete the pre-construction tasks and move the project to advertisement due to project complexity and extended regulatory agency review. |
| Is the general fund affected?           | No                                                                                                                                                                                                                           |
| Future fiscal impact:                   | Construction is scheduled to begin in Fiscal Year 2021-22 and carry through to Fiscal Year 2023-24.                                                                                                                          |
| Consequences if not approved:           | Putting the project out for advertisement would potentially be delayed and there is a higher risk of increased costs and time delays during construction.                                                                    |
| County Strategic Plan pillar addressed: | Healthy, Safe, and Welcoming Place to Live, Work, and Visit                                                                                                                                                                  |
| Additional Information                  | None                                                                                                                                                                                                                         |

### **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**

In mid- 2019 Napa County Public Works staff let a request for qualifications to obtain professional services related to pre-construction, bidding and construction management for the proposed replacement jail project. Vanir Construction Management Inc. (Vanir) was the firm chosen for their extensive experience related to the construction of correctional type facilities.

On December 17, 2019, the Napa County Board of Supervisors (Board) approved a professional services agreement (Agreement) with Vanir Construction Management, Inc. (Vanir) for pre-construction services for the Replacement Jail Project along with pre-construction, and construction management services for the early site work project that investigated and prepared the site for the replacement jail.

During the course of pre-construction reviews it has been determined that Vanir's scope of service needs to be expanded due to the intensity of review required for the project associated with the complexity of integrating all the building components, functions and security along with additional coordination and documentation services related to design review and State agency approvals. The additional service provided by Vanir is intended to assist with project approvals by State agencies and reduce the potential for cost changes and delays associated with exceptionally intricate projects such as the Replacement Jail Project. These additional services are anticipated to result in an overall project cost savings through a more efficient and timely construction phase.

Staff anticipates pre-construction management services including the amount of this amendment and construction management services will be within the overall amount estimated for construction management services required for the project. An updated budget sheet for the Replacement Jail project is attached for information. No additional budget adjustments are required as part of this item as the existing appropriations are sufficient to cover the cost of this amendment. Once staff comes back to the Board for award of a

construction contract, all final budget adjustments within the \$128 Million budget will be made to move forward into the construction and completion phase of the project.

Approval of the proposed amendment will increase the total compensation of the Agreement to \$1,921,705 for pre-construction services for the Replacement Jail Project along with additional services provided during the early site work project. PW staff will return to the Board at the time of construction award to amend the Agreement to include construction management services.