

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-5

Urgent Routine

AGENDA DATE April 19, 2011

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Dedicate \$75,000 in Existing Budgeted Funds for Required Driveway Improvements Needed for the Construction of the Juvenile Commitment Center Project

STAFF RECOMMENDATIONS:

Approve a year-end carry over of \$75,000 in existing budgeted funds in the Chief Executive Office Plant Acquisition budget for future year budgets to make required driveway improvements prior to the completion of construction of the Juvenile Commitment Center Project (SB81) Budget Year 2012-2013.

FISCAL IMPACT:

On March 31, 2009, the Board of Supervisors acknowledged an award for up to \$18 million from the State of California to build a Juvenile Youth Treatment Facility (YTF) with funds under the Department of Corrections 2007 Local Youthful Offender Rehabilitative Construction Funding (SB 81) and directed staff to negotiate a contract with the State. On December 21, 2010, the Board of Supervisors approved the final financing plan for the SB-81 Juvenile Commitment Center Project, with a total estimated project budget of \$24,232,528. The financing plan approved includes cash match funding of \$3,389,490.
(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-225

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, DeMartini, and Vice-Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: Chairman Monteith

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

FISCAL IMPACT: (Continued)

The primary sources of cash match funding include the original \$1.725 million in Public Facility Fees previously approved for use by the Board of Supervisors, and funding of \$2,732,528 from the Criminal Justice Facilities Fund.

The financing plan also includes in-kind match funding of \$2,720,048. The primary sources of in-kind match funding will come from the value of the land, County administration, Probation administration, and Transition Team planning for the new facility. At the completion of programming, the Board of Supervisors approved that 3.7 acres at the Blue Gum site be used for the first phase of the project. Based on the County's appraisal the value of the land qualifying for the in-kind match is \$1,775,000.

The previously approved Sources for funding include the following:

Juvenile Commitment Center Sources	Amount
State Funding	\$18,000,000
Detention Public Facility Fees	\$1,450,000
Criminal Justice Public Facility Fees	\$275,000
Criminal Justice Facilities Fund	\$2,732,528
Land	\$1,775,000
Total	\$24,232,528

The previously approved Uses for funding include the following:

Juvenile Commitment Center Uses	Amount
Cash Uses for Design/Construction	\$22,457,528
Non-Cash Uses for Land/Site Acquisition	\$1,775,000
Total	\$24,232,528

Final contract negotiations are nearly complete with the State for the project to proceed. Since the State is using the lease-revenue bond approach, dedicated access to the project site is required. At this time, the Chief Executive Office is requesting approval of a year-end carry over of \$75,000 in the Chief Executive Office Plant Acquisition budget for future year budgets to make the necessary driveway improvements prior to the completion of construction of the SB-81 Juvenile Commitment Facility. It is expected this final driveway work will be completed in Budget Year 2012-2013. Existing budgeted funds are available to be dedicated to this purpose. The driveway improvements are the sole responsibility of the County because the driveway is outside of the Project Area dedicated to the State until they retire the State debt for the project. The use of the existing \$75,000 will add to the County's overall contribution to the project which will

Approval to Dedicate \$75,000 in Existing Budgeted Funds for Required Driveway Improvements Needed for the Construction of the Juvenile Commitment Center Project
Page 3

bring a new and much needed 60-bed Juvenile Commitment Center adjacent to the existing Juvenile Hall and Probation Department.

As part of the Chief Executive Office year-end closing of the County's financial records, it will be necessary to establish year-end carryover designations of current year funding for projects that will occur next fiscal year or future budget years.

DISCUSSION:

On March 31, 2009, the Board of Supervisors acknowledged an award up to \$18 million from the State of California Corrections Standards Authority for the construction of a 60-Bed Juvenile Youth Treatment Facility and directed staff to negotiate a contract with the State to build the Juvenile Youth Treatment Facility (YTF) with funds under the Department of Corrections 2007 Youthful Offender Rehabilitative Facility Construction Funding Program (SB-81).

At that time, the Board of Supervisors approved the Juvenile Justice Facilities Master Plan, created in collaboration between the Chief Executive Office, the Probation Department, and consultant, Daniel C. Smith & Associates, Inc. The Juvenile Justice Facilities Master Plan provides the County with a road map to guide the planning of its juvenile detention housing and support facilities for the next three decades, through year 2038. The intent of the Plan was to a) establish a Youth Treatment Facility (YTF) to house and rehabilitate court-committed juveniles, for which there are currently no dedicated facilities; b) to successfully secure State funding available through SB81 to fund the first phase of the YTF's construction; and, c) to establish a plan to solve the County's short and long-term juvenile detention bed needs through year 2038.

The Board of Supervisors also authorized staff to release Requests for Proposal (RFP's) for professional services including Architect, Surveyor, Soils Engineer, Phase I Environmental review, and required Property Appraisal for the project. The original projected cost for construction of the new Juvenile Youth Treatment Facility was estimated to be \$24.1 million.

Since that time, the project has proceeded to final design, successful completion of environmental review and is scheduled to be presented for project approval to the State Public Works Board in May, 2011 and the State Pooled Investment Money Board in June, 2011.

On December 21, 2010, the Board of Supervisors approved the final financing plan required by the State for the SB-81 Juvenile Commitment Center Project, with a total estimated project budget of \$24,232,528. The financing plan approved includes cash match funding of \$3,389,490.

Approval to Dedicate \$75,000 in Existing Budgeted Funds for Required Driveway Improvements Needed for the Construction of the Juvenile Commitment Center Project
Page 4

On January the Board of Supervisors approved the following actions related to the project:

- Approved the 30-year staffing and operational cost estimate as detailed in the March 20, 2009 Juvenile Justice Facilities Master Plan.
- Adopted the Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects Stanislaus County's independent judgment and analysis.
- Adopted the Mitigation Monitoring Plan pursuant to CEQA Guidelines Section 15074(d).
- Ordered the filing of a Notice of Determination with the Stanislaus County Clerk-Recorders Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075

Today's Recommended Actions

At this time, the Chief Executive Officer is requesting approval of a year-end carry over of \$75,000 in the Chief Executive Office Plant Acquisition budget for future year budgets to make the driveway improvements prior to the construction completion of the SB-81 Juvenile Commitment Facility in Budget Year 2012-2013.

POLICY ISSUES:

Approval of this action supports the Board's priority of A Safe Community and Efficient Delivery of Public Services.

STAFFING IMPACTS:

Current Capital projects staff working in collaboration with the Probation Department and the State Department of Corrections and Rehabilitation, the State Department of Finance and other State agencies will continue to implement the project.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333