

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

DEPT: Chief Executive Office

BOARD AGENDA # B-12

Urgent

Routine

AGENDA DATE October 4, 2011

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval to Authorize the Chief Executive Officer and Sheriff to Submit a Letter of Interest to the State of California for AB 900 Phase II Jail Construction Funding; Accept an Update on the Master Planning and Needs Assessment Efforts Underway and Authorize a Request for Qualifications/Proposals for Architectural Design Services for Future Jail Facility Expansion

STAFF RECOMMENDATIONS:

1. Authorize the Chief Executive Office and the Sheriff to submit a Letter of Interest to the State of California Corrections Standards Authority to pursue an Invitation to submit an application for AB 900 Phase II Jail Construction Financing Program funding of up to \$80,000,000 and acknowledging the conditions of the program, including a requirement for County match funding of 10 percent.
2. Accept an update on the Master Planning and Needs Assessment Efforts underway.
3. Authorize staff to issue a Request for Proposals for professional architectural/engineer design services to initiate coordinated planning and design of multiple planned jail facility improvement and expansion projects at the Public Safety Center.
4. Authorize the Project Manager to negotiate and sign contracts and work authorizations necessary to support the analysis and planning for the AB 900 Phase II application if the Letter of Interest is accepted by the State of California.

FISCAL IMPACT:

The proposed actions to submit a Letter of Interest to the State of California pursuant to receiving an invitation from the Corrections Standards Authority to submit an application for AB 900 Phase II Jail Construction Financing will, at this stage, not obligate Stanislaus County to apply, receive or provide matching funds for future jail construction projects. The Letter of Interest and the Application for AB 900 Phase II Funds if subsequently authorized by the State, will be prepared by County staff and be based on the updated Public Safety Center Needs Assessment and Master Plan, an effort which is nearing completion, and a staffing plan, a funding and financial plan and other resources.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-605

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.

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FISCAL IMPACT: (Continued)

If the State of California accepts the County's Letter of Interest and invites Stanislaus County to submit an application for AB 900 Phase II funding, staff will return to the Board of Supervisors to adopt the updated Public Safety Master Plan and Public Safety Center Needs Assessment, and to review the proposed application including the proposed project construction elements, preliminary conditions of the AB 900 Phase II grant funding plan, County funding match requirements and the County's funding plan.

Furthermore, if invited to submit the AB 900 Phase II application, County staff will develop and review with the Board of Supervisors a comprehensive strategy to leverage State funding if the application for State funding is successful to expand jail capacity and provide needed support facilities such as Security Control, Health Services, Intake/Release/Transportation center; visitation; staff support areas; Public Safety Center infrastructure and site improvements. This comprehensive strategy will identify needed elements of the plan, their individual priority and the recommended strategy for funding and development. This comprehensive plan will identify future/unfunded needs; potential use of Public Facilities Fees and other funding sources; additional needs for County financing and long-range impacts to the County's General Fund for staffing and operations of the additional facilities needed.

AB 900 Phase II Jail Construction Financing Program. The State of California's AB 109, passed on April 4, 2011. Generally referred to as "Community Corrections" realignment, AB 109 makes significant changes in the sentencing and supervision practices. In order to reduce its prison population, starting October 1, 2011, many inmates will be sentenced to local County jails instead of State Prison.

As a result, this imposes a significant additional inmate population to Stanislaus County, as a result of the on-going state budget crisis and Court action in *Coleman/Plata vs. Schwarzenegger*, which mandates the State of California to reduce its prison population. Subsequent legislation reformulated the original State Local Detention Facility Lease Revenue Bond Financing to provide up to \$602 million in a revised program for local jail construction – up to \$80 million per county.

A total of \$200 million is available for medium-sized Counties (including Stanislaus County) with up to \$80 million per County. The State has indicated that the program criteria include one "hard" preference for funding: to fund Counties who send the highest number of inmates to State Prison (Stanislaus ranks #2 behind San Joaquin County which has already received a significant AB 900 Award in Phase 1.)

The AB 900 Phase II program has been substantially modified from the original Phase I funding applications:

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Use of Funds. The Phase II funding will be available for construction and for design and construction management. Phase I funding was available only for construction, requiring County funding of design and construction management expenses. Also the previous requirement that a State Re-Entry Facility be sited at each County receiving AB 900 funding has been dropped.

The revised AB 900 program does not require that all the beds funded by State funds result in a net increase in capacity. AB 900 Phase II funding may be used to develop support facilities; however, a main objective of the funding program has been to provide capacity needed due to State realignment of the prison inmate population. This source of construction funds is aimed directly at increasing capacity and improving local County jail facilities to assist with the significant shift of inmates from being placed in State Prisons to being placed in County Jails.

The State has also accelerated the time-table for allocation of funds. Counties must submit a Letter of Interest by October 21, 2011 prior to a State "pre-qualification" process. The State will then invite Counties to submit the detailed application if they are likely to be funded from this program. Actual applications for funding will not be due until January, 2012.

At the present time, staff anticipates that the AB 900 Phase II application would be for the full \$80 million eligible to Stanislaus County for:

1. Two 192-bed maximum security housing units
2. One 72-bed medical housing unit
3. New/expanded security administrative facilities (Security Control)
4. A Health Services unit

The estimated cost of the proposed facilities ranges between \$89.5 million and \$91.5 million; however more comprehensive project scope, schedule and cost estimates will be required prior to submittal of the AB 900 Phase II Application.

State Funds Match Requirements. The new AB 900 Phase II program will require a 10 percent match for 90 percent State funding; versus the 25 percent local match required in the AB 900 Phase I funding program.

Staff is working with the County's Municipal Finance Advisor, KNN Inc., on a comprehensive strategy to be considered by the Board of Supervisors along with the actual application and Master and Needs Assessment efforts later this calendar year. At this time County staff has considered making the County's reduced match requirement of 10 percent or \$9,500,000 along with land value (currently being appraised) by considering an internal borrowing from Tobacco Endowment Funds with

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the County General Fund repaying the principal and lost interest revenues. The additional General Fund obligation, if match funds are obtained in this manner, will be fully offset by the June 2012 satisfaction of prior debt service obligations. A full financial plan will be presented if the County is invited to apply for the AB 900 Jail Construction funds.

Siting. The original AB 900 Phase I program applications were only successful if applicant counties agreed to provide site(s) for "Re-Entry Facilities." Stanislaus County applied for a grant through the original AB 900 program; and was tentatively awarded \$38 million, but did not agree to site the State Re-Entry Facility and as a result did not receive Phase I AB900 Jail Construction funding. The Phase II program does not include any additional stated criteria at this time.

Application Process. The Phase II program requires each applicant County to submit an "Interest Statement" by October 21, 2011 to the State Corrections Standards Authority. The expression of interest, provided in the State's generic form in Exhibit A, requires the applicant County Sheriff and Chief Executive Officer (administrative officer) to acknowledge the conditions of the program: including the matching funding requirements, staffing and operational requirements of the funded facilities.

The Corrections Standards Authority will then invite applications of selected counties based on their Letter of Interest and the hard preference criteria. If invited to apply, the application will be due on January 11, 2012. County staff will return the proposed application to the Board of Supervisors for review and approval prior to the submission deadline.

The State will evaluate the applications with the intent to award full programs (rather than partial awards.) to Counties able to make the 10 percent match on a priority basis. The State intends to announce the successful program grant awards in spring of 2012. If successful in the application, the Stanislaus County Board of Supervisors would be asked to accept the award and detail program planning and design would be initiated.

Phase II funding may be used in the planning and design of the proposed facilities, with the approval of the State Public Works Board. This planning would be initiated and would be required to finalize the lease-revenue bond financing due diligence.

Additional Public Safety Center Needs. Stanislaus County will be eligible for up to \$80 million in AB 900 Phase II funds; however, this funding will only provide for development of a portion of the updated Public Safety Center Master Plan's projected needs.

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Additional needs include:

1. Site preparation and infrastructure improvements for the added capacity.
2. An Intake/Release/Transportation Center to accommodate the increased inmate population projected with the proposed facilities.
3. A Community Corrections Center (or "Day Reporting Center") to accommodate more inmates as alternatives to incarceration.
4. Staff support facilities to accommodate the increased staffing needs at the Public Safety Center.
5. A Central Plant to efficiently service the jail campus.

These additional needs are currently estimated to cost between \$36.4 million and \$42.1 million. All of these components are needed to support the additional facilities identified for AB 900 Phase II funding; but may be scaled to match the available funding resources using Public Facilities Fees. Stanislaus County has approximately \$24 million in unencumbered PFF fees at this time. County staff will develop a prioritized implementation plan concurrently with development of the AB 900 Phase II Funding Application for further review by the Board of Supervisors.

The Public Safety Center will also be the site of the Replacement Bed Project to construct a new facility to offset the jail bed capacity lost in the June 26, 2010 fire at Barracks 1 and 2 at the Honor Farm. This \$12 million project is being funded by insurance proceeds as approved by the Board of Supervisors on May 24, 2011. That project is nearing completion of the schematic design phase, which will be presented to the Board of Supervisors in November, 2011.

In order to aggressively purse State Jail Construction funds, it is also recommended that staff issue a Request for Qualifications/Proposals for professional architectural and engineering services to provide coordination of multiple projects having shared site planning, access, security, staff efficiency and constructability issues. Staff will return to the Board of Supervisors upon the review of proposals with a recommended action to initiate architectural design services at a later date to coincide with State funding approval.

At this time staff also recommend that the Board of Supervisors authorize the Project Manager to engage professional services as needed to provide supporting analysis and planning for the AB 900 Phase II application if the Letter of Interest is accepted by the State of California.

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Additional Detention-Related Needs.

Earlier this year, County staff recommended that the County get a “jump start” on planning for jail expansion and the Board of Supervisors authorized an update to both the Public Safety Center Master Plan and the Public Safety Center Needs Assessment. This work is nearing completion and the preliminary results will be summarized below. An updated Needs Assessment is a key requirement to receiving AB 900 Jail Construction Funds and as a result of this work, already underway, will be helpful in the County’s pursuit of jail construction funds from the State.

Additional Jail Beds are Needed: State funds are needed to build at least 433 *additional* Jail beds at the Public Safety Center as preliminarily identified in the Needs Assessment and Master Plan. The proposed additional capacity will meet expanded needs for detention beds, but will not replace the capacity of the downtown Modesto Men’s Jail. This facility’s aging condition will require further investment to remain operational until the 54-year old structure can be replaced. A significant investment to rehabilitate the heating, cooling and air conditioning system in the building was approved by the Board of Supervisors in the Fiscal Year 2011-2013 Final Budget. It is likely that additional funds will be needed to maintain this aging facility in the future.

Financing Scenarios. As preliminarily forecast, the combined sum of projects needed at the Public Safety Center site would total between an estimated \$125.9 and \$133.5 million, if all components were included. The final plan will be dependent on State AB 900 funding and the use of approximately \$24 million in existing Public facility fees. As a result, it is likely that all needed facilities will not be constructed in the near term, only those that can be built using State funds and primarily the existing Public facility fees. The work underway will result in a Financing Plan, similar to that adopted for the County’s SB81 Juvenile Project that maximizes non-general funds costs for construction. .

The total of the unfunded needs would likely be reduced by postponement of second-priority projects. The County would require, at a minimum, funds to meet the AB 900 Phase II County ten percent match obligations – likely to be \$9.5 million minus land value which can be used as match to the State Lease Revenue Bond financing.

County staff will prepare a detailed project funding strategy as part of the AB 900 Phase II application process, along with the plan development strategy, project elements, updated project cost estimates for review and approval of the Board of Supervisors prior to submittal of the State application.

The staff analysis will include consideration of the impact to the County’s debt capacity and long-term strategy.

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At this time, the Submission of the Letter of Interest does not obligate the County to a financing plan for any general fund expense.

DISCUSSION:

Stanislaus County's projected jail capacity needs have increased and changed in the past decade. The original Public Safety Center Master Plan development in 1991 has been closely followed to meet projected average daily population increases with the development of projects in 1994 to construct the Public Safety Center Minimum Security Housing Unit, Housing Unit "I" in 1996, and the Violent Offender Housing Unit in 1998. The need for capacity continued to grow by a little over 400 average daily population through 2009, only partially offset by the addition of 100 beds in a project to "double bunk" units at the PSC in 2007. This project marked the maximum capacity of the Stanislaus County detention system at 1,492 beds.

In the years since 2007, several factors have resulted in a reduction of jail operating capacity to a current level of 1,226 beds (as "rated" by the California Corrections Standards Authority):

- The original jail development at the Public Safety Center closely followed the Public Safety Center Master Plan (Stone, Maraccini, Patterson/Design Partnership; 1991) by constructing the "Immediate Action Plan" with 296 medium and maximum security beds. Related support security control, facilities for intake/release, staff support and medical services were included to meet the immediate needs. The kitchen, laundry and overall site infrastructure were constructed to meet long-term ("build-out") requirements.
- The original Master Plan and subsequent updates call for the eventual development of the full detention capacity at the Public Safety Center and closure of the Honor Farm and the Downtown Men's Jail.
- Additional beds were added to increase the detention capacity corresponding to increasing needs in 1994 (192 beds Minimum Security Unit); 1996 (96 beds at PSC Housing Unit I); and 1998 (84 bed Violent Offender Unit.) No additional bed capacity was added between 1998 and 2007; in 2007 100 beds were added by "double bunking" cells. At that time the jail detention capacity peaked at 1,492 beds system wide.
- Since 2009 the detention capacity has been reduced by a total of 212 beds due to deteriorated conditions in Barrack 4 at the Honor Farm and the June 2010 fire that destroyed Barracks 1 and 2. An additional 222 beds have been closed due to staffing reductions in the Sheriff's department, 150 at the Public Safety Center and

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72 at the Honor Farm. The current Board-rated capacity of the detention system is 1,226 available beds, although 1,066 beds are currently in operation due to budgetary constraints.

Issues

County Growth. Increasing Average Daily Jail Population (ADP): An update to the Jail Needs Assessment in 2007 identified a projected jail population demand to be 1,761 beds by TRG Consulting in 2009 (or 269 beds more than the system capacity of 1,492) and increasing consistent with the general County population growth through 2040 – *prior to reductions in capacity* due to loss of beds and staffing reductions.

Increasing Severity of Inmate Security Risk. Inmate Classification and Detention Housing Types: The current capacity of the County’s detention system is roughly equally divided among minimum, medium and maximum security beds. Most of the currently maximum security capacity exists within the 1957 Downtown Men’s Jail facility.

Existing Jail Capacity By Classification Type

	Total Available Beds - 2011	Minimum Security	Medium Security	Maximum Security
Public Safety Center	702	192	470	40
Men's Jail - Downtown	342	0	298	44
Honor Farm	182	182	0	0
TOTAL	1,226	374	768	84
		30.5%	62.6%	6.9%

State Realignment of Custodial Responsibilities. Governor Brown signed Assembly Bill 109 (AB 109) on April 4, 2011 making fundamental changes to California’s correctional system. AB 109 shifted responsibility for custody and community supervision of non-serious, non-violent, non-sex offenders to California’s counties. Follow on legislation in SB 87, SB 89, AB 111 and AB 117 refined the AB109 actions, setting implementation on October 1, 2011 and establishing a funding mechanism. The impact of AB 109 on Stanislaus County is estimated to increase the adult jail population by approximately 215 through June, 2012; and 400-500 inmates when the full impact of AB 900 occurs within three years. The State realignment does not return existing inmates from State prison, but will retain County inmates that would otherwise have been transferred to State prison in the future.

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Cumulative Impact on Stanislaus County Jail Needs. Two principal factors are contributing toward a shift in inmate population to a greater percentage classified as being “maximum security”:

1. Current capacity limitations of the County detention system result in greater use of alternatives to custody such as early release, alternative work programs (AWP), electronic monitoring, etc. Lesser risk “minimum security” inmates are the best candidates for early release programs.
2. Realignment of State inmate population per the Community Corrections Program will divert a significant of inmates (215 sentenced inmates in by June, 2012; ultimately 400-500 inmates) from custody in State prison to Stanislaus County detention facilities, resulting in an increased need to release lower security risk inmates to detention alternative programs.

Overall Projected Needs. The resulting projected capacity requirements (when proper classification of inmates is factored) results in a net shortfall of 443 beds; however, a greater need for maximum security rather than medium security housing is anticipated:

	Existing Capacity	Projected Need	Add'l Need / (Surplus)
Minimum Security	374	350	-24
Medium Security	768	518	-250
Maximum Security	84	801	717
TOTAL	1,226	1,669	443

In addition to the projected additional 433 beds required, the downtown Men’s Jail is experiencing significant deterioration and maintenance issues, suggesting that the 342 rated bed facility be replaced at the Public Safety Center in future years and county funds be allocated for its repair and maintenance.

Preliminary Public Safety Center Master Plan Elements

Elements of the Master Plan for detention functions are outlined below:

- Likely AB900 Funding Application for: Security Administration (Control); (2) Maximum Security Housing Pods (192 beds ea) Medical Housing Unit (72 beds);Health Services
- The construction of additional bed capacity at the Public Safety Center will also require development of selected ancillary and support facilities and required site work; Intake/Release center, staff support area, possible central plan and a Community Corrections Center (Day Reporting Program.)

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- Develop additional inmate visitation capacity using “video visitation” to minimize facilities and operational costs between multiple facilities. (Possible use of Medical Arts Building along with Coroners Office).
- Continue long-range planning needed for ultimate replacement of the Downtown Jail to include: Jail administration offices; Warehouse/Commissary/Vocational facility; Lobby and visitor processing facility; (6) Additional maximum security pods of 192 beds each; (1 ½) Pods of medium security housing; (1) Additional pod of medical housing; Additional inmate programs facilities; Expanded Central Plant (to serve long-range program); Site work (to serve long-range program).
- Significant staffing needs are anticipated for new facilities; however, new facilities would operate using existing staff for the bed replacement capacity based on inmate classification needs.
- AB900 Phase II does not require initial full occupancy.
- The Operational Cost (\$7,115,534) is preliminarily estimated based upon projected staffing needs for future construction and housing projects. Operational Cost presented here does not address current staffing recommendations included in the 2008 Crout & Sida Master Planning effort. The complete staffing analysis for the AB 900 Phase II funded projects will be presented to the Board of Supervisors with the State Funding Application prior to submittal to the State Corrections Standards Authority.

Preliminary Conclusions

The State of California’s AB 109, passed on April 4, 2011, imposes a significant additional inmate population to Stanislaus County. Subsequent legislation reformulated the original AB 109 local detention facility lease-revenue bond financing program to provide up to \$602 million in a revised program for jail construction – and up to \$80 million per county. AB 900 Phase II differs from the original program by requiring a 10% match (versus 25% in the original program), and allowing State funds to be used for design and construction administration expenses rather than construction only.

- Counties must provide a Statement of Interest to the California Corrections Standards Authority by October 21, 2011 for consideration to be invited by the State to submit an application for funding.
- It is recommended that Stanislaus County submit the required Letter of Interest for AB900 funding to the State Corrections Authority.

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Chief Executive Office and Sheriff staff met with the Board of Supervisors' Capital Facilities Committee on September 20, 2011 to review progress toward the update of the Public Safety Center Master Plan, the Public Safety Center Needs Assessment and the State of California AB 900 Phase II Financing process. The Board's Capital Facilities Committee comprised of Supervisors Monteith and O'Brien concurred with the staff recommendation to submit a Letter of Interest to the State Corrections Standards Authority concurrent with completion of the Public Safety Center Master Plan, a comprehensive funding strategy and staffing plan.

STAFFING IMPACT

The recommended actions to submit a Letter of Interest to the California Corrections Standards Authority, to accept a preliminary update to the Public Safety Center Master Plan and to initiate "master design" of the Public Safety Center projects will be conducted with existing Sheriff and Chief Executive Office staff.

If the State invites Stanislaus County to prepare an Application for AB 900 Phase II Funding, existing Sheriff and Chief Executive Office staff will assemble the application. Additional outside resources, including the County's debt capacity and public financing advisors, legal counsel will be included funded by existing budgeted and non general fund appropriations for Jail Planning.

Staffing impacts of the recommended project plan refined for the AB 900 Phase II funding application will be reviewed and approved by the Board of Supervisors prior to submittal of the Application in January, 2012.

POLICY ISSUES:

All of the actions in this item will support the Board of Supervisors' priority to strive for *A Safe Community* by increasing detention capacity to meet projected needs and minimize use of alternatives to incarceration for potentially dangerous criminals.

These actions also support the Board's priority to provide *Efficient Delivery of Public Services* in pursuing State funds by leveraging limited County resources effectively.

CONTACT PERSON:

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

EXHIBIT A



California Department of Corrections and Rehabilitation Corrections Standards Authority

AB 900 Phase II Jail Construction Financing Program Request for Applications – Step One INTEREST STATEMENT

All counties interested in participating in the Phase II funding process are required to submit this Interest Statement, Step 1 in the AB 900 Phase II Request for Applications process. Please complete this form with the county name, required signatures, dollar estimate and contact person identification, and submit to the Corrections Standards Authority (CSA) by **5:00 PM, Friday, October 21, 2011**. While providing this document is a required step in the Request for Applications process, it is not a formal commitment on the part of the County, but rather an expression of interest and intent to participate in the remainder of the process should the County be invited to submit the formal application (Step 2).

COUNTY:

The above named County acknowledges the following statements, and by providing this completed document to the CSA, is expressing its interest in participating in the application process for AB 900 Phase II jail construction financing.

1. The county acknowledges the terms and conditions set forth in the Request for Applications
2. The County is prepared to submit the application package and needs assessment upon request, and acknowledges the application due date of January 11, 2012, should the County be invited to participate at this stage.
3. Upon receipt of conditional award by the CSA Board, the County acknowledges the requirement to steadily move through the planning stages and to construction completion pursuant to the required timeframes in Section 3, Project Timetable, in the Application Form.
4. The County understands it will have to identify at the onset, following conditional award by the CSA Board, that the County contribution/project matching funds are available and not subject to future years' appropriations.
5. The County acknowledges the requirement to staff and occupy the constructed facility within 90 days of construction completion.
6. If this county has a current Phase I award and desires to relinquish its award and reapply in Phase II with funding preference for relinquishing, the County agrees to continue to assist the State in siting a reentry facility.

If known at this time, provide the amount of state financing the County anticipates it may request in its Phase II application submittal: \$. If an estimate is not known at this time, please indicate "unknown." The County is not obligated in any way to adhere to this estimated amount in the future application submittal.

While signing this Interest Statement is not a formal county action, the below persons sign and acknowledge the aforementioned on behalf of the County. The signatures of the Sheriff and County Administrative Officer shall be provided on the lines below.

Sheriff

County Administrative Officer

Name:

Name:

Date:

Date:

The County provides the following person(s) as the County contact(s) for purposes of receiving notice from CSA if/when the County is invited to submit an application for this Phase II process. Notice from CSA to the County will likely be made by email on or about October 26, 2011. Provide name, telephone number and email address for each contact person:

Name

Telephone Number

Email Address

Submit this completed form to CSA by **5:00 PM on October 21, 2011** by any one of the following methods.

- Email to adulthoodfacilityconstruction@cdcr.ca.gov ;
- Fax to (916) 322-8756; or
- Hard copy in person or mail service delivery to:

**Corrections Standards Authority
600 Bercut Drive
Sacramento, CA 95811**

Counties may wish to contact CSA staff (see below) to verify CSA's receipt of this form from the County. CSA is not responsible for Interest Statements not received by CSA by the due date and time. Late submittals will not be accepted.

Leslie Heller
Field Representative
916.323.8618
Leslie.Heller@cdcr.ca.gov

Charlene Aboytes
Field Representative
916.324.1914
Charlene.Aboytes@cdcr.ca.gov

JAIL FACILITIES PLANNING

Approval to Submit a 'Letter of Interest' to the
State of California for AB 900 Phase II
Financing

Authorize Issuance of a Request for Proposals
for Architectural Design Services for Possible
Jail Facility Expansion

Related Updates and Actions

October 4, 2011

Public Safety Center Planning / AB 900



Adam Christianson
Sheriff

Changes in County Jail Population and Needs

Community Corrections Realignment (AB 109) changes sentencing and supervision practices and increases the number of inmates held in County jail – and went into effect October 1, 2011.

Community Corrections Realignment will result in more than 400+ additional inmates in County jail.

Inmates that are a lesser risk are being referred to non-detention alternatives.

Public Safety Center Planning / AB 900



Patricia Hill Thomas
Chief Operations Officer

Changes in County Jail Population and Needs

Earlier this year Stanislaus County initiated review of Adult Detention Needs to update the Public Safety Center Master Plan and Adult Detention Needs Assessment.

The Public Safety Center Master Plan Update is being coordinated with the Honor Farm Fire Replacement Housing project.

Jail Construction Financing (AB 900 Phase II)

Eligibility does not require a net increase in bed capacity (replacement/upgrade is possible.)

Funding may be used for design, construction and construction management.

\$80 million maximum available to each eligible medium-sized County up to \$200 million total.

Jail Construction Financing (AB 900 Phase II)

AB 900 Phase II will require a 10% County “match” – rather than 25% in earlier programs, estimated at \$9.5 million including land value.

State will “pre-qualify” applicants. County must provide a “Interest Letter” to State Corrections Standards Authority by October 21, 2011.

Jail Construction Financing (AB 900 Phase II)

If the County is invited by the State, application and match commitment will be due in January 2012.

Project funding awards will be made in Spring 2012.

Strategy is being developed to obtain AB 900 funds along with use of Public Facilities Fees already collected.

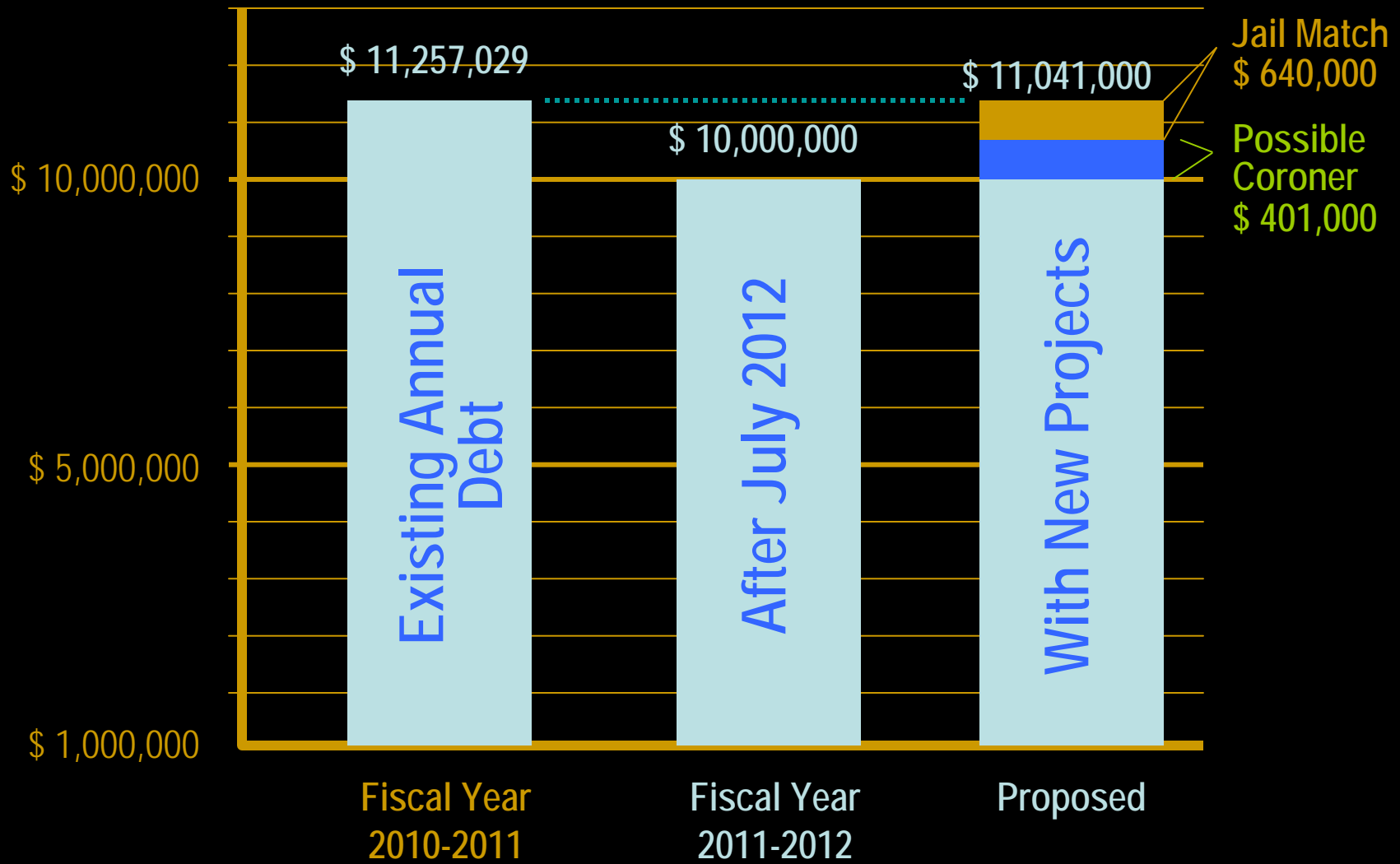
10% Match = \$9.5 million or less (including land values currently being appraised.)

Jail Construction Financing (AB 900 Phase II)

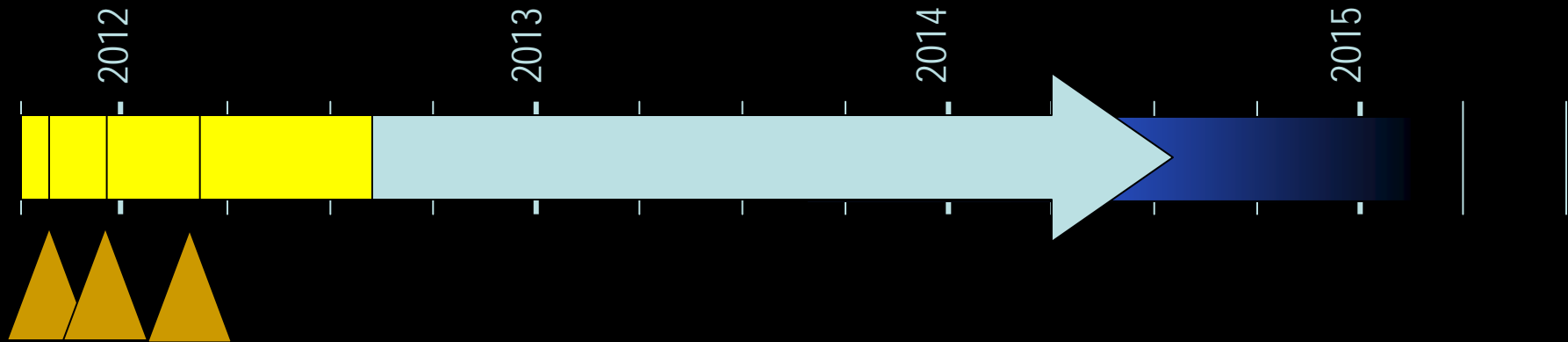
Borrowing strategy for match is being developed for consideration later this year as part of the overall Financial Plan.

The 192-bed Honor Farm Replacement project was funded from insurance proceeds approved by the Board of Supervisors on May 24, 2011.

County Debt Service Obligations



Preliminary Jail Master Plan Timeline



October 21, 2011

January 2012

April 2012

Spring 2012

County submits "Letter of Interest"

County submits AB 900-II Application

State announces funding award

Architectural Design

Construction

Changes in County Jail Population and Needs

Inmate population increasingly requires higher security jail facilities.

Stanislaus County's existing jail capacity has decreased recently: from 1,492 beds in 2007 to 1,226 rated beds currently.

- 2008: Partial closure of Honor Farm Barracks 4
- 2010: Honor Farm Barracks 1 and 2 Fire
- Reductions in Force between 2009-2011

Jail housing closed by reductions are likely to re-open due to State Realignment impact on Stanislaus County.

Preliminary Jail Needs Assessment Findings

The majority of the existing jail capacity is medium security housing:

	Total	Housing Type (Security)		
		Minimum	Medium	Maximum
Public Safety Center	702	192	470	40
Men's Jail (Downtown)	342	0	298	44
Honor Farm	182	182	0	0
TOTAL	1,226 100.0%	374 30.5%	768 62.6%	84 6.9%
Projected Need* (2020)	1,669	350	518	801
Difference	443	-24	-250	717

* Preliminary Findings

Preliminary Public Safety Center Master Planning

Public Safety Center Master Plan includes several major project needs:

(2) Maximum-Security 195-bed Housing Units

(1) 72-Bed Medical Housing Unit

New/Expanded Security Control/Admin Unit

A Health Services Unit

Site Work and Infrastructure Improvements

A Community Corrections/Day Reporting Center

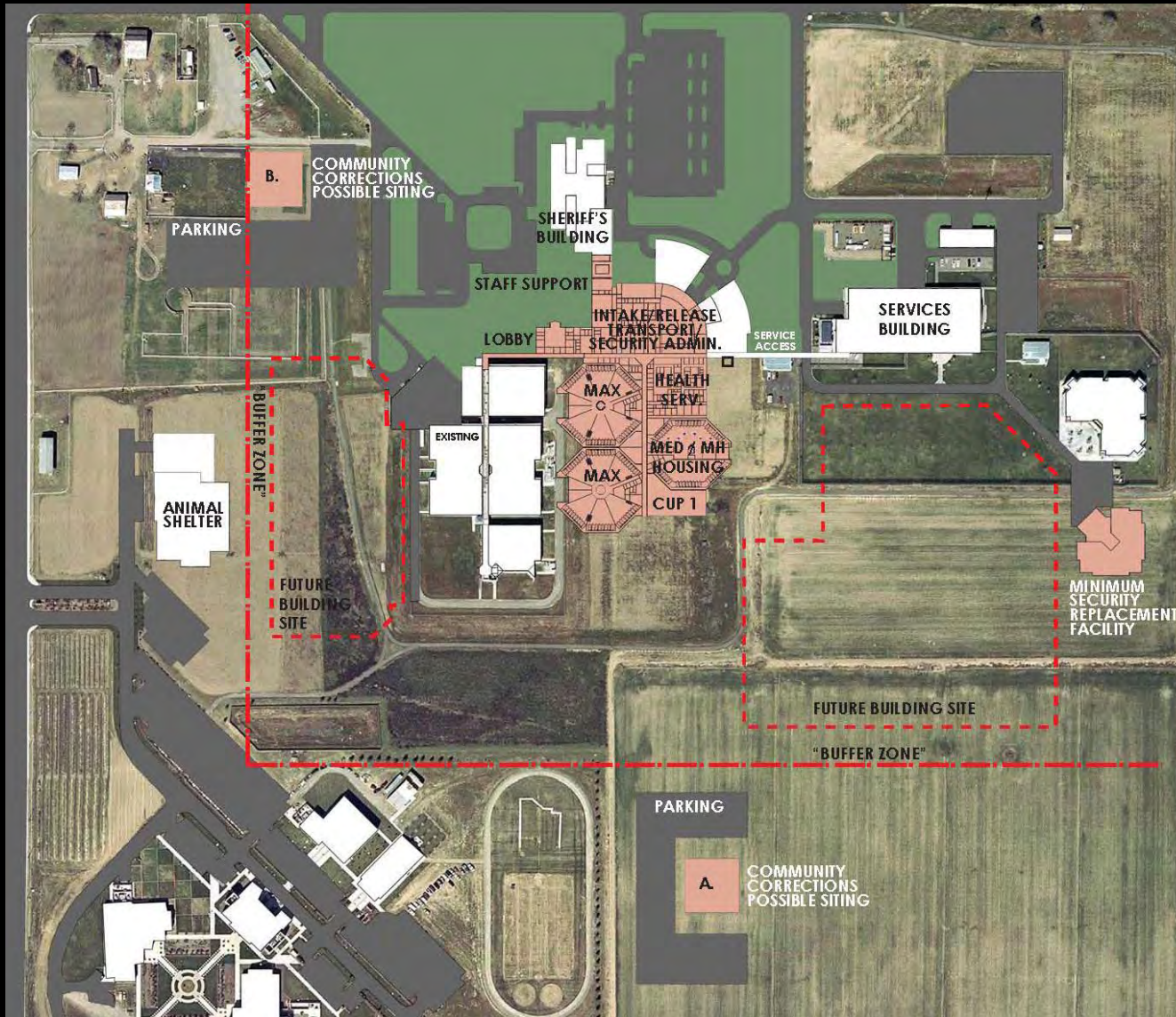
Intake/Release/Transportation Center

Public Safety Center Planning / AB 900

Public Safety Center Planning / AB 900

HACKETT ROAD

CROWS LANDING ROAD





Funding Additional Jail Project Needs

AB 900 Jail Construction Financing Program could provide for a large portion of the projected needs.

- ✓ (2) Maximum-Security 195-bed Housing Units
- ✓ (1) 72-Bed Medical Housing Unit
- ✓ New/Expanded Security Control/Admin Unit
- ✓ A Health Services Unit

Site Work and Infrastructure Improvements

A Community Corrections/Day Reporting Center

Intake/Release/Transportation Center

Recommendations

1. Authorize the Chief Executive Office and the Sheriff to submit a Letter of Interest to the State of California Corrections Standards Authority to pursue an invitation to submit an application for AB 900 Phase II Jail Construction Financing Program funding up to \$80,000,000 and acknowledge the conditions of the program, including a requirement for County match funding of ten percent.

Recommendations

2. Accept an update on the Master Planning and Needs Assessment Efforts underway.
3. Authorize staff to issue a Request for Proposals for professional architectural/engineer design services to initiate coordinated planning and design of multiple planned jail facility improvement and expansion projects at the Public Safety Center.

Recommendations

4. Authorize the Project Manager to negotiate and sign contracts and work authorizations necessary to support the analysis and planning for the AB 900 Phase II application if the Letter of Interest is accepted by the State of California.

JAIL FACILITIES PLANNING

Approval to Submit a 'Letter of Interest' to the
State of California for AB 900 Phase II
Financing

Authorize Issuance of a Request for Proposals
for Architectural Design Services for Possible
Jail Facility Expansion

Related Updates and Actions

October 4, 2011