

TO: Chairman and Members

DATE: March 14, 2013

**SUBJECT: AB 900 Phase II Jail Construction Financing
Program – Los Angeles County, Riverside County,
Sutter County and Tulare County Requests for Time Extension**

AGENDA ITEM: C-2

**ACTION: X
INFORMATION:**

RESOURCE PERSON: Charlene Aboytes

Summary:

This agenda item requests the Board of State and Community Corrections (BSCC) grant time extensions to four counties that are unable to meet the project establishment milestone requirement in the Assembly Bill (AB) 900 Phase II Request for Applications – Construction or Expansion of County Jails.

Background:

AB 900 (Chapter 7, Statutes of 2007) provided for \$1.22 billion in lease-revenue bond financing for the construction of county jail facilities, with the funding authority divided into two phases. The Corrections Standards Authority (CSA) Board conditionally awarded Phase I funding to counties beginning in May 2008. Phase II funding was awarded to counties beginning in March 2012.

On October 7, 2011 CSA released the AB 900 Phase II Request for Applications – Construction or Expansion of County Jails, as approved by the CSA Board. The Request for Applications identified the following specific project milestone requirements:

- Site assurance/comparable long-term possession within 90 days of award;
- Real estate due diligence package submitted within 120 days of award;
- Begin CEQA process within 90 days of award;
- State Public Works Board meeting – Project Established within 12 months of award; and
- Schematic design drawings/performance criteria or performance criteria and concept drawings within 18 months of award.

Funded counties are required to meet each of these milestones, showing the progress of their construction project in the planning stages and leading up to actual construction. These required project milestones, along with a project schedule submitted with each application, allow for a project's progress to be tracked by BSCC staff, and subsequent reporting of the projects' status to the BSCC. In the case of a county's project not meeting the schedule or required milestones, it allows the Board to review that county's award status and take action as may be deemed appropriate.

Los Angeles County, Riverside County, Sutter County and Tulare County each received a conditional award for AB 900 Phase II financing at the March 2012 BSCC meeting. As indicated above, within 12 months from notice of award, counties must have had their projects established by the State Public Works Board (SPWB).¹ The 12 month period for each of the four counties expires

¹ The State Public Works Board is the entity that has the ultimate approval authority and administrative oversight of the AB 900 projects due to the lease-revenue bond financing mechanism for this construction program.

in March 2013. At this time, Los Angeles County, Riverside County, Sutter County and Tulare County are unable to meet this deadline.

Beginning with Attachment A, see each of the county's requests for a time extension.

Recommendation/Action Needed:

Staff recommends the BSCC take the following actions:

- Approve the request from Los Angeles County for a time extension of nine months to prepare the necessary documentation for project establishment by the SPWB.
- Approve the request from Riverside County for a time extension of 40-days to prepare the necessary documentation for project establishment by the SPWB.
- Approve the request from Sutter County for a time extension of three months to prepare the necessary documentation for project establishment by the SPWB.
- Approve the request from Tulare County for a time extension of four months to prepare the necessary documentation for project establishment by the SPWB.



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

March 8, 2013

Ms. Charlene Aboytes
Field Representative
Board of State and Community Corrections
600 Bercut Drive
Sacramento, CA 95811

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

ASSEMBLY BILL 900 - REQUEST FOR EXTENSION STATE PUBLIC WORKS BOARD AGENDA FOR PROJECT ESTABLISHMENT PITCHESS DETENTION CENTER NEW WOMEN'S VILLAGE PROJECT

Dear Ms. Aboytes:

This is to confirm that the County of Los Angeles (County) remains committed to meeting the requirements set forth in the Assembly Bill (AB) 900 Phase II Construction of Expansion of County Jails Request for Applications (RFA) that conditionally awarded to the County \$100 million in grant funding for the proposed Pitchess Detention Center New Women's Village Project (Project).

At this time, the County is requesting from the Board of State and Community Corrections (BSCC), a nine month time extension for completing the requirements of establishing the project with the State Public Works Board (SPWB) and the submittal of performance criteria/concept drawings for State review in order to maintain AB 900 project financing. We anticipate submitting the performance criteria/concept drawings by September 15, 2013, and estimate establishment of the Project with the SPWB in December 2013.

As you are aware, the County has already met the following milestones within the specific timeframes set forth under the RFA, which are outlined below. These milestone dates are based on the County's conditional award date notification of March 15, 2012.

- Site assurance/comparable long-term possessions within 90 days of award;
- Real estate due diligence package submitted within 120 days of award; and
- Begin the California Environmental Quality Act (CEQA) process within 90 days of award.

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There are two remaining milestones that must be achieved. The first milestone is to have project establishment at the State Public Works Board (SPWB) meeting within 12 months of conditional award of March 15, 2012. The second, is to develop and submit performance criteria/concept drawings for State review by September 15, 2013. Due to the difficulties we are experiencing in the clearance of certain easements, it is unlikely the County will meet certain milestones by March 15, 2013.

Task 1 – SPWB Agenda Items

As specified in the AB 900 and Senate Bill 81 Local County Projects Capital Outlay and State Public Works Board Guidelines, the following tasks are needed to allow the SPWB to establish the Project's scope, cost and schedule and approve a resolution authorizing interim financing: SPWB Project Scope; Project Schedule; Detailed Cost Estimate by Phase; CEQA; Real Estate Due Diligence; and execution of the Project Delivery Construction Agreement (PDCA).

Given the long lead time needed for Task 1 completion, especially items related to clearing real estate due diligence, the proposed outline below provides a schedule, which details the County's process needed to prepare for the SPWB's Project establishment and approval of interim financing.

SPWB Project Scope – BSCC will prepare the Project scope based on the information provided within the County's AB 900 application and other Project-related documentation. This outstanding task will be fulfilled by BSCC.

Project Schedule – A detailed Project delivery schedule, by phase, will be provided to CDCR in Summer 2013.

Detailed Cost Estimate by Phase – A detailed Project cost summary, in the format required by CDCR (3-page summary), will be provided to CDCR in Summer 2013.

CEQA – The development of the Project's CEQA document is currently underway. The initial study and notice of preparation has cleared public review in November 2012, and the document is scheduled to be complete in July 2013. We plan to prepare the document for certification by the County's Board of Supervisors by late Summer 2013. Formal approval from the County's Board of Supervisors is required to meet this component.

Real Estate Due Diligence – the State's Department of General Services (DGS) is currently reviewing the real estate due diligence package for the Project. Ms. Jeslyn McComas requested that a plat map of the proposed Project site be submitted in order for DGS to release written review comments to the County. The requested plat map

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was transmitted to DGS on February 12, 2013, (see attached). We will inform you immediately should DGS' forthcoming review comments result in additional actions not outlined in this correspondence that have significant impacts to the Project schedule.

Further, DGS is aware of a few outstanding items that affected the title report originally submitted in the County's real estate due diligence package. These items were an existing financial encumbrance and agreements on or nearby the proposed Project site.

With regard to the financial encumbrance, the County is in the process of removing this encumbrance, which is supporting the County's short-term financing program. This action is scheduled to be complete by May 2013.

There are existing access agreements that affect the proposed Project site, which are between the County and Vintage Oil and Southern California Edison. The County is currently in the process of modifying these existing agreements that would resolve these site issues. Below is an outline of tasks needed in order to formally resolve these issues:

- Draft revised agreements review by DGS and the State Department of Finance;
- Internal review by County administrative and legal entities;
- Submittal to Vintage Oil and Southern California Edison for review; and
- Agreement execution and public recording.

These activities are anticipated to require six months to complete (September 2013). These agreements can be executed under Chief Executive Office delegated authority. Upon completion of these items, a revised Title Report will be prepared and submitted to DGS in order to confirm resolution of the outstanding items and enable due diligence approval from DGS.

Project Delivery Construction Agreement – A draft of CDCR's Project Delivery Construction Agreement (PDCA) is currently under review by the County. There currently are no similar agreements that have been executed between our agencies. Therefore, we are conservatively estimating that six months are needed to complete agreement review with the State and prepare the document for formal execution.

Formal approval of the PDCA from the County's Board of Supervisors is required to meet this component.

Further, the County will send representatives to attend the March 14, 2013, BSCC meeting when this extension request is formally considered. We plan to contact you shortly to obtain further information such as meeting time and location for the March 14th meeting.

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Concept Drawings/Performance Criteria – Submittal Deadline

Please note, the County is aware of the approaching concept drawings/performance criteria submittal deadline of September 2013. This submittal is required for counties pursuing project delivery under the Design-Build model. Recommendations to obtain professional consultant services to prepare the required documents will be presented to the County's Board of Supervisors in March 2013. Development of these items will take approximately six months to complete.

Formal approval from the County's Board of Supervisors is required to meet the submittal deadline for this item.

If you have any questions or need additional information, please contact Ms. Tracey Jue of the Chief Executive Office at (213) 893-2472 or Ms. Alicia Ramos of the Department of Public Works at (626) 300-3210.

Sincerely,



JAN TAKATA
Senior Manager, CEO

DJT:TJ:MJD

c: Department of Public Works
Sheriff's Department

LEGAL DESCRIPTION

That portion of the Rancho San Francisco, as shown on the map recorded in Book 1, Pages 521 and 522, of Patents, in the Office of the County Recorder of Los Angeles, described as follows:

Parcel A

Commencing at a 2" iron pipe with brass cap marked "SOUTHERN CALIFORNIA EDISON CO" as shown on the map recorded in Book 31, Pages 38 through 45, inclusive, of Records of Survey of said County, at the northwesterly terminus of that certain course on the westerly line of Parcel 14, said certain course shown on said map as "N.30°55'45"W 16189.73", said 2" iron pipe having a CCS83, Zone 5 (Epoch 2007.0) coordinate of North 1,992,005.52, East 6,379,614.30; thence North 65°08'28" East 1256.40 feet to the **Point of Beginning**; thence,

- 1st - North 11°15'52" East 220.20 feet; thence,
- 2nd - South 77°02'24" East 117.62 feet; thence,
- 3rd - South 78°34'15" East 780.81 feet; thence,
- 4th - South 78°07'31" East 863.78 feet; thence,
- 5th - South 23°00'36" West 524.99 feet; thence,
- 6th - North 78°45'00" West 1178.78 feet to the beginning of a tangent curve concave northerly having a radius of 875.00 feet; thence,
- 7th - Westerly along said curve through a central angle of 13°00'39", an arc length of 198.70 feet; thence,
- 8th - North 11°11'20" East 173.40 feet; thence,
- 9th - North 06°08'54" West 25.13 feet to the beginning of a non-tangent curve concave westerly, having a radius of 244.74 feet, a radial line to said point bears South 67°29'55" East; thence,
- 10th - Northerly along said curve through a central angle of 26°41'46", an arc length of 114.03 feet; thence,
- 11th - North 78°39'03" West 122.28 feet; thence,
- 12th - South 83°48'56" West 152.27 feet to the southerly prolongation of the 1st course described above; thence along said prolongation,
- 13th - North 11°15'52" East 21.78 feet to the Point of Beginning.

Parcel A containing an area of 801,709 square feet (18.40 acres), more or less.

Parcel B

A strip of land 36.00 feet wide, lying 18.00 feet on both sides of the following described line:

Commencing at a 2" iron pipe with brass cap marked "SOUTHERN CALIFORNIA EDISON CO" as shown on the map recorded in Book 31, Pages 38-45, inclusive, of Records of Survey of said County, at the northwesterly terminus of that certain course on the westerly line of Parcel 14, said certain course shown as "N.30°55'45"W 16189.73", said 2" iron pipe having a CCS83, Zone 5 (Epoch 2007.0) coordinate of North 1,992,005.52, East 6,379,614.30; thence North 65°08'28" East 1256.40 feet to the **Point of Beginning**; thence,

- 1st - South 67°00'18" West 76.11 feet; thence,
- 2nd - North 78°43'54" West 877.68 feet to the beginning of a tangent curve concave southeasterly having a radius of 595.00 feet; thence,
- 3rd - Southwesterly along said curve through a central angle of 102°57'05", an arc length of 1,069.12 feet; thence,
- 4th - South 01°40'59" East 476.11 feet to the beginning of a tangent curve concave westerly having a radius of 2,800.00 feet; thence
- 5th - Southerly along said curve through a central angle of 05°12'20", an arc length of 254.39 feet; thence,
- 6th - South 03°31'20" West 253.18 feet to the beginning of a tangent curve concave westerly having a radius of 7,000.00 feet; thence,
- 7th - Southerly along said curve through a central angle of 11°09'40", an arc length of 1,363.58 feet; thence,
- 8th - South 14°41'00" West 1,801.85 feet to the beginning of a tangent curve concave northwesterly having a radius of 660.00 feet; thence,
- 9th - Southwesterly along said curve through a central angle of 32°36'41", an arc length of 375.65 feet; thence,
- 10th - South 47°17'41" West 497.26 feet to a point hereinafter designated "Point A".

The sidelines of said strip shall terminate at the north on the general westerly line of Parcel A described hereinabove and on the south at right angles to the 10th course described hereinabove.

TOGETHER with a portion of said Rancho, described as follows:

Commencing at said "Point A"; thence at right angles to the 10th course of Parcel B described hereinabove,

- 1st - South 42°42'19" East 18.00 to the southwesterly terminus of the southeasterly sideline of hereinabove described Parcel A; thence, along the southwesterly prolongation of said southeasterly sideline,

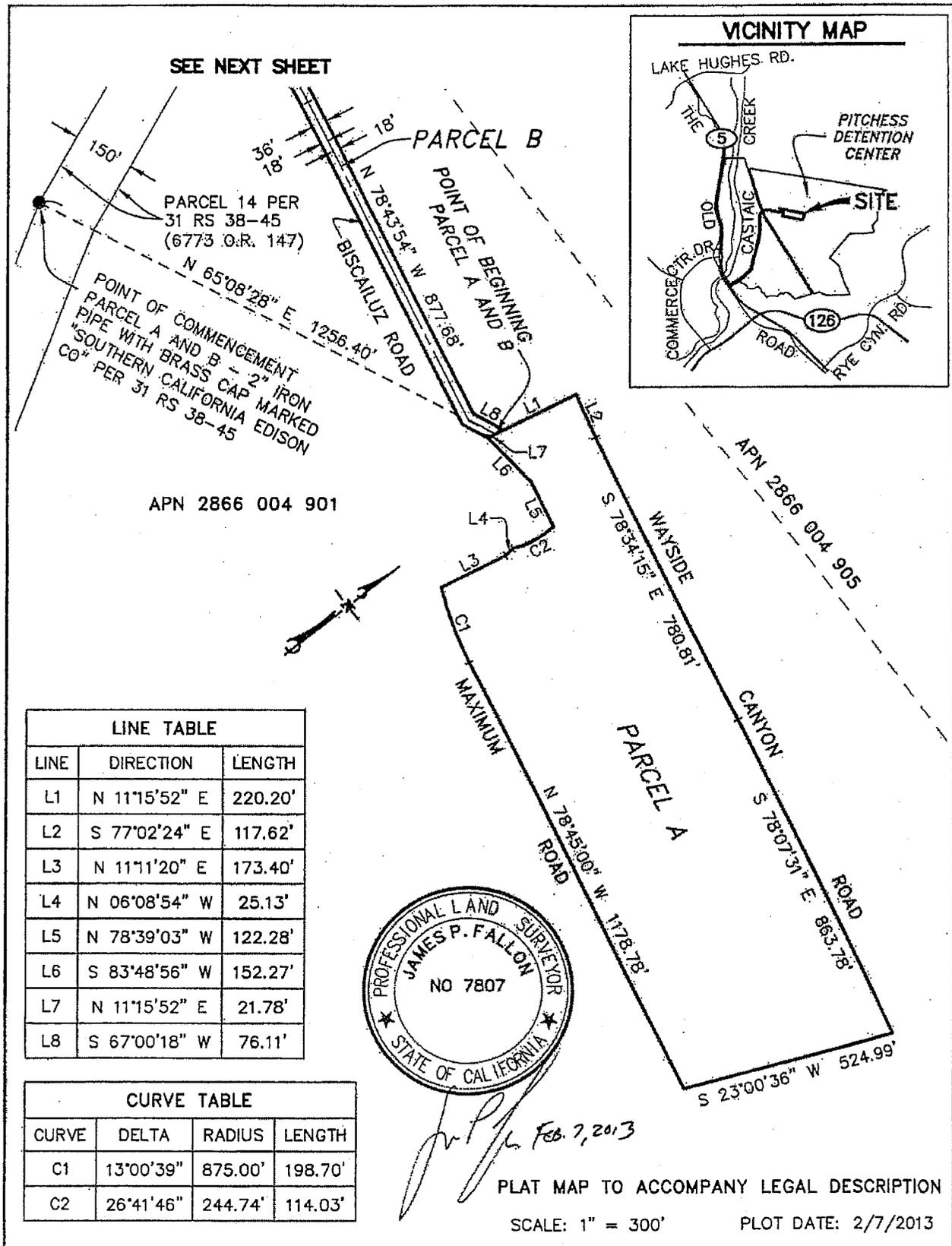
- 2nd - South 47°17'41" West 409.76 feet to the beginning of a tangent curve concave northwesterly having a radius of 1,000.00 feet; thence,
- 3rd - Southwesterly along said curve through a central angle of 14°38'54", an arc length of 255.66 feet; thence,
- 4th - South 61°56'35" West 124.04 feet; thence,
- 5th - South 63°39'18" West 237.99 feet; thence,
- 6th - South 56°17'11" West 183.73 feet; thence,
- 7th - South 60°35'09" West 26.69 feet to the general easterly line of Parcel 1 of Book D6157, Page 362 of Official Records of said County; thence along said general easterly line,
- 8th - North 30°32'45" West 32.13 feet; thence leaving said general easterly line,
- 9th - North 57°10'16" East 26.37 feet; thence,
- 10th - North 49°27'55" East 329.68 feet to the beginning of a tangent curve concave southeasterly having a radius of 570.00 feet; thence,
- 11th - Northeasterly along said curve through a central angle of 16°57'22", an arc length of 168.69 feet; thence,
- 12th - North 66°25'17" East 188.48 feet to the beginning of a tangent curve concave northwesterly having a radius of 450.00 feet; thence,
- 13th - Northeasterly along said curve through a central angle of 19°07'36", an arc length of 150.22 feet; thence,
- 14th - North 47°17'41" East 262.30 feet; thence,
- 15th - North 61°41'15" East 106.61 feet to the northwesterly prolongation of the last described 1st course hereinabove; thence along said northwesterly prolongation,
- 16th - South 42°42'19" East 18.00 feet to the **Point of Beginning**.

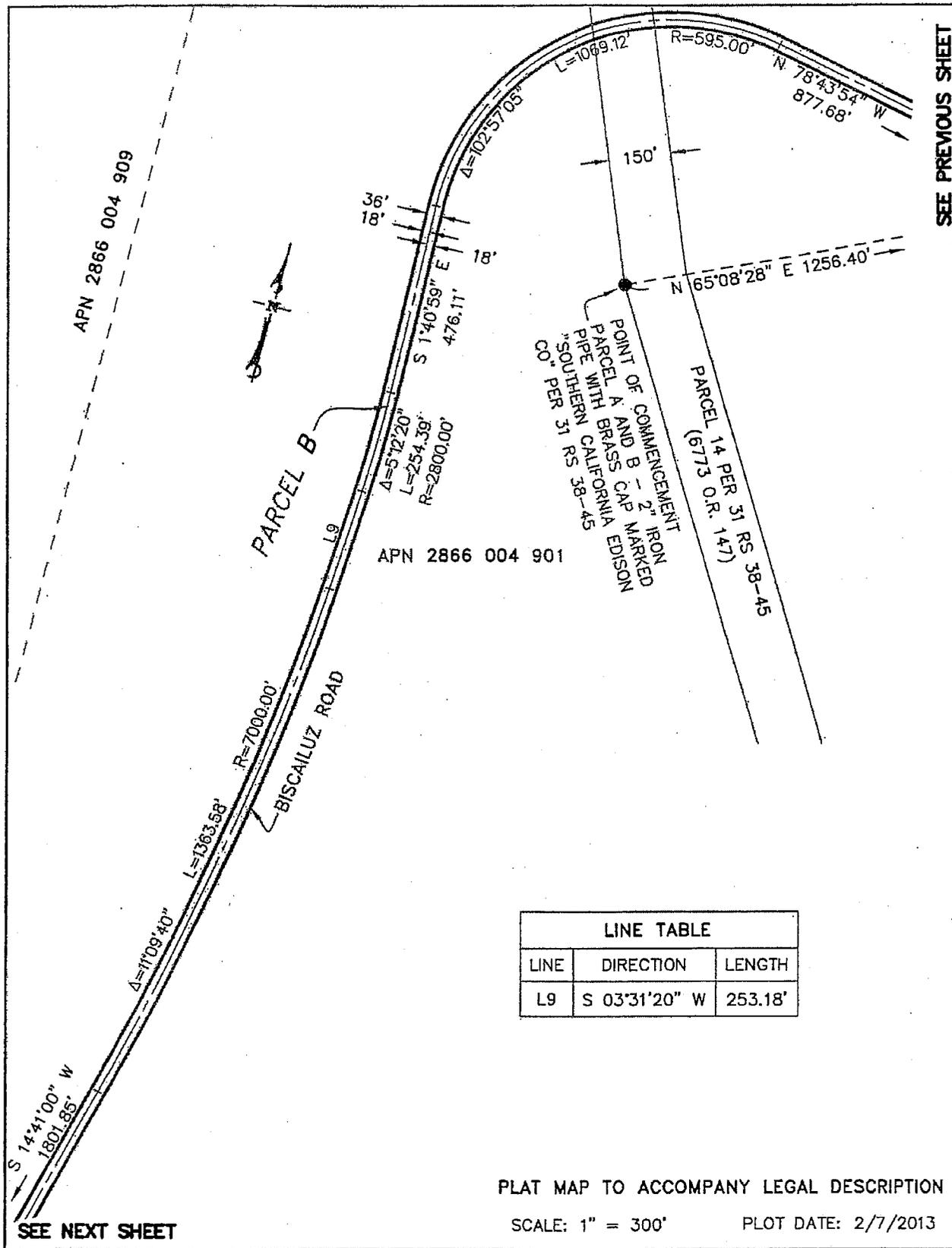
Parcel B containing an area of 340,830 square feet (7.82 acres), more or less.

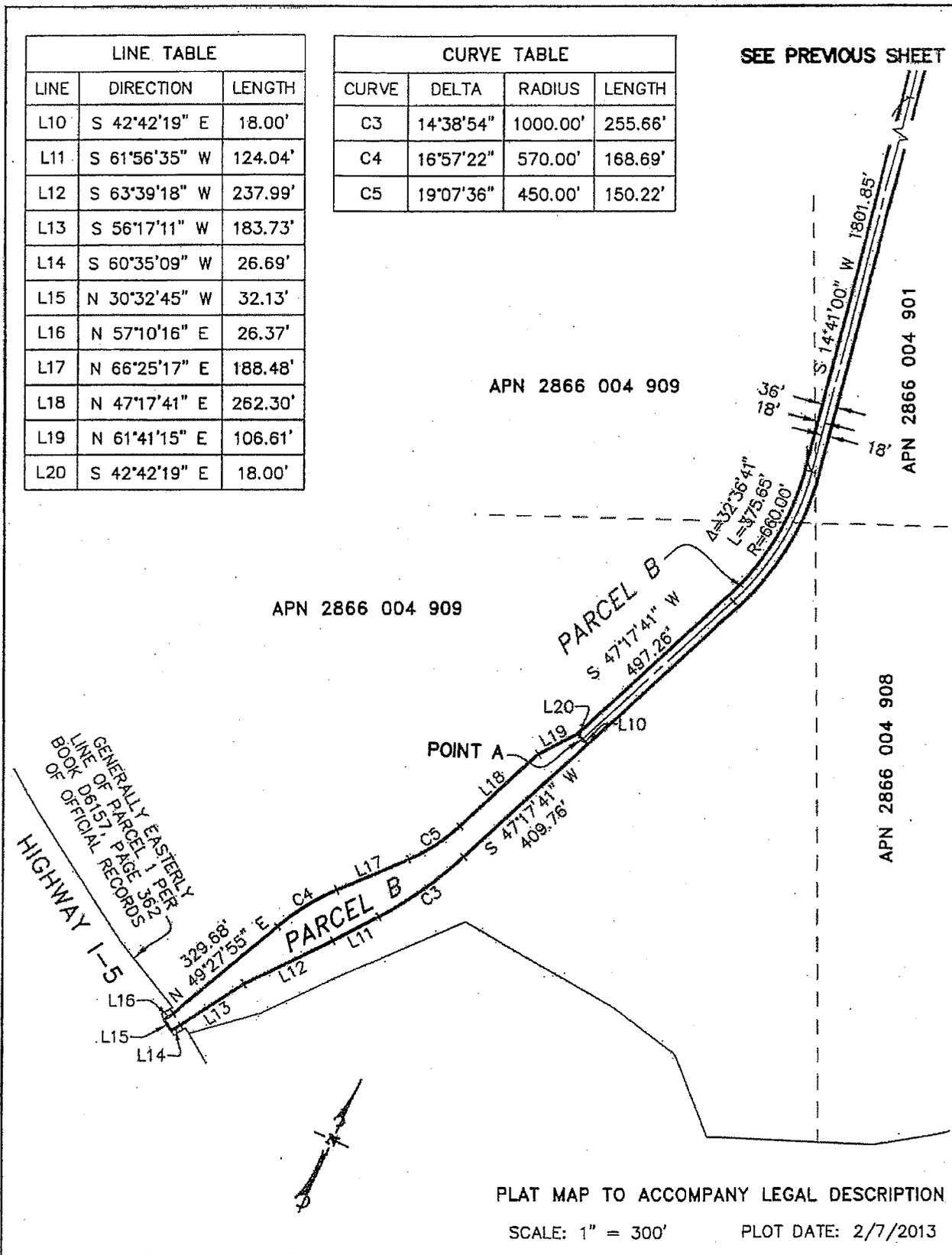
Bearings, and distances shown hereon are grid. To convert grid distances to ground distances, multiply by the combination factor of 1.00006545 as calculated at said 2" iron pipe (Point of Commencement).



James P. Fallon
Feb 7, 2013









JAY E. ORR
COUNTY EXECUTIVE OFFICER

COUNTY OF RIVERSIDE
EXECUTIVE OFFICE

GEORGE A. JOHNSON
ASSISTANT COUNTY EXECUTIVE OFFICER

ROB FIELD
ASSISTANT COUNTY EXECUTIVE OFFICER
ECONOMIC DEVELOPMENT AGENCY

BARBARA OLIVIER
ASSISTANT COUNTY EXECUTIVE OFFICER
HUMAN RESOURCES

ED CORSER
COUNTY FINANCE DIRECTOR

CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

February 11, 2013

Charlene Aboytes
Board of State and Community Corrections
600 Bercut Drive
Sacramento, CA 95811

Re: AB 900 Phase II Construction Program

Dear Ms. Aboytes:

On December 6, 2011 the Riverside County Board of Supervisors adopted Resolution No. 2011-280 which contained the assurances and information required by the California Corrections Authority for the County of Riverside to proceed with submission of a funding application under the 2011 local jail funding program. On January 11, 2012, County submitted an application to the CSA for \$100 million in funding. On March 8, 2012 County received a conditional award from the CSA in the requested amount for the construction of a correctional system expansion. It is the intention of County to use this \$100 million award to expand the capacity of County's Indio correction facility by approximately 1,200 beds.

I am in receipt of your email request from January 29, 2013 in which you stated:

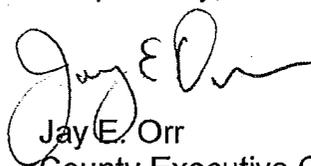
"If the County intends to proceed with this AB 900 Phase II construction program, the County must request (in writing) a time-extension from the Board of State and Community Corrections (BSCC) by February 13, 2013. Your request will be presented for the Board's consideration at their March 14th meeting. Please include in your formal request 1) how much time is requested and 2) a detailed proposed schedule/timeline that shows how the County will proceed through each of the required steps for project establishment (please see the table below – excerpted from the attached AB 900 and SB 81 Local County Projects Capital Outlay and State Public Works Board Guidelines, starting page 16). We also request that someone from your agency attend the BSCC meeting in March to respond to questions from the Board."

First, I have updated the table you sent me of design-bid-build tasks to include a timeline of when each task will be complete.

SPWB Project Scope	One to three paragraphs describing the project. See section on SBWB project scope for more information.	County has presented all required documents. CDGR will be preparing the project scope.
Project Schedule	Schedule for each phase of the project (acquisition completion, preliminary plans, working drawings and construction). See section on Project Schedule for more information.	County has provided this.
Detailed Cost Estimate by Phase	See section on Project Cost Summary (3-page estimate) for more information.	County has provided this.
CEQA	Statement that describes the current status of CEQA and status of any litigation regarding CEQA.	County has provided this. CEQA has been initiated.
Real Estate Due Diligence	Due diligence approval letter from DGS.	Due Diligence Package Submitted June 20, 2012. Joint Occupancy agreement complete and signed by local courts and county GEO (ratification scheduled for 2/26/13). Verizon antenna move agreement complete and signed by Verizon and county (surveyor attachment pending and due 2/21/13).
PDCA	The county signs PDCA, Certificate of Matching Funds and related exhibits. Additionally, the CSA agreement must be signed prior to SPWB meeting.	CDGR received the requested match information 1/25/13, it is under review. CDGR and BSGC compiling agreements for County execution.

Finally, based on the above, I believe Riverside County has shown adequate progress on the assigned tasks to warrant being included on the April 15, 2013 State Public Works Board agenda. I therefore formally request a 40-day time extension.

Respectfully,



Jay E. Orr
County Executive Officer



Sutter County

Public Works Department

Douglas R. Gault, Director

(530) 822-7450, Fax (530) 822-7109
1130 Civic Center Blvd., Suite G, Yuba City, CA 95993

February 13, 2013

Charlene Aboytes, Field Representative
Board of State and Community Corrections
600 Bercut Drive
Sacramento, CA 95811

SUBJECT: AB900 Phase II – Project Time Extension

Dear Ms. Aboytes:

The County of Sutter respectfully requests a three-month time extension until June 14, 2013 to achieve the fourth milestone of the AB 900 Phase II program, project establishment within 12 months of award.

In conjunction with state agencies, the County has worked continually to resolve an issue which arose during the Records Search phase of the Real Estate Due Diligence. County records indicated that a Violent Offender Incarceration and Truth-in-Sentencing (VOI/TIS) Incentive Formula Grant had been accepted by the County in May 1998. It funded the construction of the current Main Jail Maximum Security Housing Unit. The grant funds were awarded in a contract between the State Board of Corrections, predecessor to the Board of State and Community Corrections, and the County of Sutter; Board Contract 051-97. The contract included federal assurances pertaining to the jail structure and the property it occupies. Under contract Exhibit D, Federal Assurances, paragraph 3, the County assured and certified that it:

“Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site or facilities, or lease the facility for operation by other entities, without permission and instructions from the Office of Justice Programs, U.S. Department of Justice”.

These title restrictions on the grant funds preclude the constructed area from being modified without approval from the Federal Department of Justice. The County initially submitted the grant information to the State Department of General Services in September 2012. In November 2012, staff with the Department of General Services contacted the appropriate personnel at the Federal Department of Justice to pursue a modification to their grant assurances. Negotiations resulted in a Memorandum of Federal Assurances prepared by the State Department of General Services and approved by the Federal Department of Justice and the County of Sutter. The document, when signed by U.S. Department of Justice, Office of Justice Programs, the State of California Board of State and Community Corrections and the County of Sutter, will be recorded in the County of Sutter by March 15, 2013. The memorandum includes an exhibit which defines the property improved with the grant funds and separates this area from the land area to be improved with the AB 900 Phase II financing. The state Department of General Services will issue a Due Diligence approval letter once the document is recorded.

Additionally, the County has been investigating the impact of meeting the AB 900 Phase II financing requirement of seismic stability. The existing facilities attached to new construction must meet or exceed a seismic level 3 performance standard. We have contracted with an architectural and structural engineering design team to analyze our existing facilities and provide a specific recommendation and cost estimate to upgrade the facilities to meet the level 3 standard. During the analysis, we plan to meet

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with representatives from the Department of General Services, Board of State and Community Corrections and the Department of Finance to discuss the specific impacts to our project and our facility. The County is funding this analysis and evaluation effort. It is not included in our Cash Match Funds and we will not seek reimbursement of these costs. The Seismic Evaluation is expected to be complete by April 8, 2013.

With the Real Estate Due Diligence and the Seismic Evaluation due to be completed in the near future, Sutter County requests this time extension so we may complete these initial stages in preparation for the project design phase. We have worked steadily through the program checklist items in preparation for the State Public Works Board to establish the Project Scope, Cost and Schedule. We have included a detailed project schedule to further clarify the initial schedule submitted with our project application.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'D. Gault', with the word 'For' written below it.

DOUGLAS R. GAULT
DIRECTOR OF PUBLIC WORKS

Enclosures: Project Cost Summary
 Summary of Cost by Phase
 Funding Data & Estimate Notes
 Cash Match Fund Review with Trial Balance
 Project Schedule Update, 2/12/13

SUTTER COUNTY PUBLIC WORKS DEPARTMENT
PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT COST SUMMARY

Project: MAIN JAIL EXPANSION
Location: 1077 Civic Center Boulevard, Yuba City CA
Customer: Sheriff's Office
Design By: Dewberry Inc.
Project Manager: Neal Hay
Template: Design / Bid / Build

Preliminary Estimate: 2201 - 1
Est / Current CCCI: 5774 /
Date Estimated: 02/08/13
BIS No.: NA
Prepared By: NH
SCPW Project No.: 12201

DESCRIPTION

Expand the current facility's capacity by adding (42) beds, aggregated into (28) maximum security male beds and (14) medium security female beds. Expand and modernize the kitchen and medical facilities as well as renovate and rearrange several support areas to provide non-contact visitation rooms, an additional safety cell, an additional sober cell, an office, an interview room and an additional records storage space.

ESTIMATE SUMMARY

Site Development	\$ 685,000
Fire Sprinkler (18,675 SF)	\$ 281,993
Housing Addition (Men Max Security, 3,504 SF)	\$ 1,349,040
Housing Addition (Woman Med Security, 1,298 SF)	\$ 408,870
Woman's Activity Yard Renovation (574 SF)	\$ 103,320
Kitchen Addition (569 SF)	\$ 256,050
Kitchen Renovation (2,557 SF)	\$ 997,230
Medical Infill (1,849 SF)	\$ 526,965
Video Area Renovation (666 SF)	\$ 126,540
Non-Contact Rooms Renovation (188 SF)	\$ 39,480
Sober / Safety Cells & Office Renovation (418 SF)	\$ 129,580
Interview Renovation (92 SF)	\$ 13,800
Records Renovation (155 SF)	\$ 27,900
Observation Rooms Renovation (356 SF)	\$ 110,360
HVAC Renovations	\$ 178,000
Plumbing Renovations	\$ 160,000
ESTIMATED TOTAL CURRENT COSTS:	\$ 5,394,128
Adjust CCCI From XXXX to XXXX	\$ -
ESTIMATED TOTAL CURRENT COSTS ON JANUARY 2013:	\$ 5,394,128
Design Contingency At: 10%	\$ 539,413
Escalation to Start of Construction (24 Mos @ 0.42% / Mo.)	\$ -
Escalation to Mid Point (34 Mos @ 0.42% / Mo.)	\$ 770,281
ESTIMATED TOTAL CONTRACTS:	\$ 6,703,822
Construction Contingency At: 10%	\$ 670,382
ESTIMATED TOTAL CONSTRUCTION COST:	\$ 7,374,205

SUMMARY OF COSTS
BY PHASE

Project: MAIN JAIL EXPANSION
Location: 1077 Civic Center Boulevard, Yuba City CA
BIS No.: NA

Preliminary Estimate: 2201 - 1
Date Estimated: 02/08/13

CONSTRUCTION DURATION: 20 MONTHS
ESTIMATED CONTRACT: \$ 6,703,822 \$ 6,703,822
CONSTRUCTION CONTINGENCY: \$ 670,382 \$ 670,382
TOTAL: \$ 7,374,205 \$ 7,374,205

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL
ARCHITECTURAL AND ENGINEERING SERVICES					
A & E Design		\$ 442,452.00	\$ 442,452.00		\$ 884,904
Construction Inspection				\$ 99,551.70	\$ 99,552
Construction Inspection Travel				\$ 11,061.30	\$ 11,061
Project Scheduling & Cost Analysis				\$ 110,613.00	\$ 110,613
Advertising, Printing & Mailing			\$ 8,400.00	\$ 33,600.00	\$ 42,000
Construction Guarantee Inspection				\$ 73,742.00	\$ 73,742
SUBTOTAL A&E SERVICES	\$ -	\$ 442,452	\$ 450,852	\$ 328,568	\$ 1,221,872

OTHER PROJECT COSTS					
Special Consultants (Soil / Survey)		\$ 85,000.00		\$ 73,742.00	\$ 158,742
Materials Testing				\$ -	\$ -
Connection Fees				\$ 75,000.00	\$ 75,000
Project / Construction Management		\$ 10,500.00	\$ 13,500.00	\$ 140,000.00	\$ 164,000
Contract Construction Management				\$ 737,420.00	\$ 737,420
Site Acquisition Cost & Fees	60,000.00				\$ 60,000
Equipment (FF&E)				\$ 258,097.00	\$ 258,097
Agency Retained Items					\$ -
DVBE Assessment					\$ -
Bldg Permit / Structural Peer Review			\$ 130,502.00		\$ 130,502
Needs Assessment Update	32,620.00				\$ 32,620
Post Construction Audit				\$ 16,000.00	\$ 16,000
Post Construction Transition Planning				\$ 11,000.00	\$ 11,000
Environmental Document (NoE)	5,000.00				\$ 5,000
Due Diligence	10,000.00				\$ 10,000
SUBTOTAL OTHER PROJECT COSTS	\$ 107,620	\$ 95,500	\$ 144,002	\$ 1,311,259	\$ 1,658,381

TOTAL ESTIMATED PROJECT COST	\$ 107,620	\$ 537,952	\$ 594,854	\$ 1,639,827	\$ 2,880,253
LESS FUNDS TRANSFERRED	\$ -	\$ -	\$ -	\$ -	\$ -
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$ -	\$ -	\$ -	\$ -	\$ -
CARRY OVER	\$ -	\$ -	\$ -	\$ -	\$ -
BALANCE OF FUNDS REQUIRED	\$ 107,620	\$ 537,952	\$ 594,854	\$ 1,639,827	\$ 2,880,253

FUNDING DATA & ESTIMATE NOTES

Project: MAIN JAIL EXPANSION
Location: 1077 Civic Center Boulevard, Yuba City CA
BIS No.: NA

Preliminary Estimate: 2201 - 1
Date Estimated: 02/12/13

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>TOTALS</u>
Fund Transfers			
N/A	0	\$ -	\$ -
Total Funds Transferred			\$ -
Funds Available Not Transferred			
Chapter XXX	0	\$ 9,741,000	
Total Funds Available not Transferred			\$ 9,741,000
Total Funds Transferred and Available			\$ 9,741,000

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI Index that is current as of FEBRUARY 2013. The project estimate is then escalated for a 38 month period to an assumed construction midpoint. Additionally, the project has NOT been escalated to the assumed start of construction.

2. Estimated costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation. The project estimate is then escalated to the scheduled start of construction and then to an assumed construction midpoint in accordance with State of California Budget Letter BL 10-15.

TBD	\$ -	0	\$ -
TBD	\$ -	0	\$ -
TBD	\$ -	0	\$ -
TBD	\$ -	0	\$ -
TBD	\$ -	0	\$ -
TBD	\$ -	0	\$ -

TOTAL

3. The schedule assumes funding for the Working Drawings in FY 2012/13 and 2013/14, with Construction in FY 2014/15, 2015/16 and 2016/2017.



Sutter County

Public Works Department

Douglas R. Gault, Director

(530) 822-7450, Fax (530) 822-7109
1130 Civic Center Blvd., Suite G, Yuba City, CA 95993

Cash Match Fund Review – Main Jail Expansion Project

What is project matching fund requirement?

- \$514,000

Has county identified a source for entire matching funds amount?

- Yes. Court/Criminal Justice Development Impact Fees, Fund 0-102

Has County appropriated/reserved/set aside these funds? How?

- Yes. Fund 0-102 currently has a cash balance of \$2,132,743, of which \$1,124,000 was appropriated in FY 2011-12 for the project. The final budget resolution for FY 2012-13 will include the same appropriation, \$1,124,000, to budget for the cash match and upfront costs of the project.

What is the source of the funds?

- Court/Criminal Justice Development Impact Fees, Fund 0-102

If special fund:

Identify authority to use the funds for jail construction

- Government Code 66000-66025, The Mitigation Fee Act, established the ability for communities to establish and collect mitigation impact fees as long as the fee is reasonably related to the service provided by the local agency. The Court/Criminal Justice Development Impact Fee Fund established by Sutter County was specifically created for collection of fees to mitigate necessary future expansion of court and criminal justice-related facilities due to development. The Sutter County Board of Supervisors may, and has, appropriated these funds for this jail expansion project.

Identify source of collection of funds

- Development impact fees

Obtain current fund condition statement and fund balance forecast over the project timeline

- See attachment for Fund Balance report. Current cash balance is \$2,132,743, of which \$1,124,000 is appropriated for the jail expansion project. Future fund balance over the project timeline will vary depending upon development fees collected by Sutter County. Over the past five fiscal years (2007-08 through 2011-12) Fund 0-102 has averaged impact fee revenue of \$63,237 per year and \$0 of expenditures. Over the past three years (2009-10 through 2011-12) Fund 0-102 has averaged impact fee revenue of \$24,265 and \$0 of expenditures. Based upon the prior three year average, the fund balance of Fund 0-102 at the end of the project timeline is forecast to be \$1,855,538

after reimbursement is received for reimbursable upfront costs of the jail project. If no reimbursement has been received at that point in time, the fund balance of Fund 0-102 is forecast to be \$1,026,538. These estimates are conservative in that annual accrued interest is not included. Fund balances are therefore likely to be higher than forecast.

If General Obligation Bond fund: N/A

If other type of debt: N/A

TRIAL BALANCE

FUND: 0102 DEVELP IMPACT CRT/CRIMNL JUSTC

AGENDA ITEM C-2
ATTACHMENT C

ACCOUNT CODE/DESCRIPTION		YTD BALANCE
10100	Cash in Treasury	2,132,743.88
11400	Due Frm Other Fd	1,653.49
11410	Du Fr Oth Fd Int	11,355.57
25300	Due to Other Fds	10,748.16
31170	Rest-Fund Bal	2,086,229.90
31400	Unasgnd-Fund Bal	0.00
** FUND TOTAL		48,774.88

SUTTER COUNTY - PUBLIC WORKS DEPARTMENT MAIN JAIL EXPANSION - AB 900 PHASE II										
ID	Resource Names	Task Name	Duration	Start	Finish	Predecessors	Timeline			Task Split
							1289 days	Thu 3/8/12	Tue 2/14/17	
1	County	MAIN JAIL EXPANSION	1289 days	Thu 3/8/12	Tue 2/14/17		[Timeline bar]			
2	County	Slate Project Financing Approval	0 days	Thu 3/8/12	Thu 3/8/12		[Timeline bar]			
3	County	Real Estate Due Diligence	235 days	Mon 4/9/12	Fri 3/1/13		[Timeline bar]			
4	County	Project CEOA (NOE / Slate Clearinghouse)	43 days	Mon 4/9/12	Wed 6/6/12		[Timeline bar]			
5	County	Preliminary Title Report	11 days	Fri 4/20/12	Fri 5/4/12		[Timeline bar]			
6	County	Records Search	60 days	Mon 5/14/12	Fri 8/3/12		[Timeline bar]			
7	County	Appraisal	34 days	Tue 6/12/12	Fri 7/27/12		[Timeline bar]			
8	County	Title Exceptions Map	4 days	Mon 7/2/12	Thu 7/5/12		[Timeline bar]			
9	County	Unrecorded Right Certification Letters	5 days	Mon 8/6/12	Fri 8/10/12		[Timeline bar]			
10	County	Federal Grant Assurances - VOI Funds - 1998 Const	158 days	Wed 7/25/12	Fri 3/1/13		[Timeline bar]			
11	Consultant	Existing Building Structural Assessment	34 days	Fri 7/6/12	Wed 8/22/12		[Timeline bar]			
12	Consultant	Consultant Proposal / Contract	18 days	Fri 7/6/12	Tue 7/31/12		[Timeline bar]			
13	Consultant	Consultant Work Tasks / Prepare Report	16 days	Wed 8/1/12	Wed 8/22/12		[Timeline bar]			
14	County	Design Consultant Selection	135 days	Mon 7/30/12	Fri 2/1/13		[Timeline bar]			
25	County	Existing Building Seismic Evaluation & Seismic Retrofit	81 days	Mon 12/17/12	Mon 4/8/13		[Timeline bar]			
26	County	Consultant Proposal / Contract	27 days	Mon 12/17/12	Tue 1/22/13		[Timeline bar]			
27	County	Pre-Design Phase	5 days	Mon 2/4/13	Fri 2/8/13		[Timeline bar]			
28	County	Phase I - Study	20 days	Mon 2/11/13	Fri 3/8/13		[Timeline bar]			
29	County	Phase II - Seismic Eval	21 days	Mon 3/11/13	Mon 4/8/13		[Timeline bar]			
30	County	Seismic Retrofit Construction Cost Estimate	0 days	Mon 4/8/13	Mon 4/8/13		[Timeline bar]			
31	BSCC	State Public Works Board	91 days	Thu 2/7/13	Fri 6/14/13		[Timeline bar]			
32	BSCC	Extension Request	5 days	Thu 2/7/13	Wed 2/13/13		[Timeline bar]			
33	BSCC	Extension Consideration	17 days	Thu 2/14/13	Fri 3/8/13		[Timeline bar]			
34	County	County Project Establishment Submittals	30 days	Mon 4/1/13	Fri 5/10/13		[Timeline bar]			
35	County	Project Establishment Meeting	0 days	Fri 6/14/13	Fri 6/14/13		[Timeline bar]			
36	County	Construction Manager Consultant Selection	72 days	Mon 6/17/13	Tue 9/24/13		[Timeline bar]			
37	County	Prepare RFQ	4 days	Mon 6/17/13	Thu 6/20/13		[Timeline bar]			
38	County	County Counsel RFQ Review	10 days	Fri 6/21/13	Thu 7/4/13		[Timeline bar]			
39	County	Advertise RFQ	22 days	Fri 7/5/13	Mon 8/5/13		[Timeline bar]			
40	County	Rate Proposals	10 days	Tue 8/6/13	Mon 8/19/13		[Timeline bar]			
41	County	Award Consultant Contract	16 days	Tue 8/20/13	Tue 9/10/13		[Timeline bar]			

Date: Tue 2/12/13

Task Split

Progress Milestone

Summary Project Summary

External Tasks External Milestone

Deadline

Main Jail Expansion Project Schedule R2 P2-12-13.mpp

SUTTER COUNTY - PUBLIC WORKS DEPARTMENT MAIN JAIL EXPANSION - AB 900 PHASE II																												
ID	Resource Names	Task Name	Duration	Start	Finish	Oct '13	Nov '13	Dec '13	Jan '14	Feb '14	Mar '14	Apr '14	May '14	Jun '14	Jul '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15	Jun '15	Jul '15	
42		Execute Consultant Contract	10 days	Wed 9/11/13	Tue 9/24/13																							
43	Consultant	Schematic Design	75 days	Mon 6/17/13	Fri 9/27/13																							
44		Design Notices to Proceed / Kickoff Meeting	0 days	Mon 6/17/13	Mon 6/17/13																							
45		Schematic Design - Staff Shadowing / Workshops	8 days	Mon 6/17/13	Wed 6/26/13																							
46		Schematic Design	67 days	Thu 6/27/13	Fri 9/27/13																							
47	BSCC	SPWB Plan Review / Meeting	30 days	Mon 9/30/13	Fri 11/8/13																							
48	Consultant	Design Development with Staffing Plan	90 days	Mon 11/25/13	Fri 3/28/14																							
49	BSCC	SPWB Plan Review / Meeting	30 days	Fri 4/4/14	Thu 5/15/14																							
50	County	Staffing / Operating Cost Analysis Approved by the BoS	28 days	Fri 5/16/14	Tue 6/24/14																							
51	Consultant	Construction Drawings	130 days	Fri 5/16/14	Thu 11/13/14																							
52	BSCC	SPWB Plan Review / Meeting	30 days	Fri 12/12/14	Tue 1/22/15																							
53	County	Sutter County Plan Adoption	43 days	Fri 11/14/14	Tue 1/13/15																							
54	County	Construction Contract Tasks	88 days	Fri 1/23/15	Tue 5/26/15																							
61	Contractor	Construction (3 Years to Complete)	400 days	Wed 5/27/15	Tue 12/6/16																							
62	County	Transition - Staffing / Occupancy (Within 90 Days of Completion)	50 days	Wed 12/7/16	Tue 2/14/17																							

Legend:

- Task: [Bar]
- Split: [Bar]
- Progress Milestone: [Bar]
- Summary: [Bar]
- Project Summary: [Bar]
- External Tasks: [Bar]
- External Milestone: [Bar]
- Deadline: [Bar]

Date: Tue 2/12/13

Main Jail Expansion Project Schedule R2 P2-12-13.mpp

COUNTY OF TULARE
COUNTY ADMINISTRATIVE OFFICE



JEAN M. ROUSSEAU
County Administrative Officer

KRISTIN BENNETT
Assistant County Administrative Officer

February 8, 2013

Charlene Aboytes, Field Representative
Board of State and Community Corrections
600 Bercut Drive
Sacramento, CA 95811

Re: Request for Time Extension for Project Establishment by State Public Works Board
AB900 Phase II Project ID #A10-12

Dear Ms. Aboytes:

Tulare County received a conditional award for AB 900 Phase II Jail Construction Financing for \$60,000,000 made by the Corrections Standards Authority (CSA) Board at its meeting on March 8, 2012. Day 1 of the Project Timetable was established as March 16, 2012 based on the receipt of the Conditional Award letter.

State Public Works Board Meeting – Project Established Time Extension Request:

AB 900 Project Timetable requires that the Project be Established by the State Public Works Board within 12 months of award. For Tulare County, the Project Establishment date was set for March 16, 2013. Tulare County is requesting a time extension to the July State Public Works Board meeting, currently scheduled for July 12, 2013.

All other processes and deadlines have been reviewed and no other time line adjustments are needed or requested.

Summary

At the July 26, 2012 Board of State and Community Corrections meeting, Tulare County was granted time extensions for the submission of Site Assurance from March 16, 2012 to July 25, 2012 and the Real Estate Due Diligence Package from March 16, 2012 to August 10, 2012. Both extended milestone dates were met. These extensions were necessary as Tulare County did not own a suitable project site at the time of the AB900 Phase II application submission or by the Conditional Award on March 16, 2012.

Tulare County worked diligently to complete all steps and requirements to purchase property and complete the required due diligence item all within the complex procedures required for local governmental agencies to purchase.

Since the completion and submission of the Real Estate Due Diligence package, Tulare County has been preparing the required documentation for submission to the State Public Works Board. We underestimated the time required for review and preparation of the various items. Each of the many required components has review times by various County and State agencies including Board of State and Community Corrections, State Department of General Services, State Department of Finance, County Environmental Planning, and County Auditor. Several of the items are sequential requiring review and approval by one entity prior to the submission to the next entity.

During this time period, Tulare County conducted Request for Qualifications for both Architectural Services and Construction Management Services. The process was completed and firms have been selected and are now under contract. Securing of these consultants was an important step as their assistance was required to complete some of the required tasks.

To best meet the required time schedule for submission of materials to the State Public Works Board, it is requested that the project establishment date for Tulare County South County Detention Facility be extended from March 16, 2013 to July 12, 2013.

In order to have our project before the July State Public Works Board for project establishment, we anticipate submitting the following documents to California Department of Corrections and Rehabilitation by May 1, 2013:

- Project schedule
- Cash and in-kind match information
- Three-page estimate

The time extension will allow sufficient time to complete all required materials, review periods and submission requirements.

Thank you for your consideration.

Sincerely,



Kristin Bennett
Assistant County Administrative Officer
Tulare County AB 900 Construction Administrator