County of Los Angeles
CHIEF EXECUTIVE OFFICE
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WILLIAM T FUJIOKA
Chief Executive Officer

"To Enrich Lives Through Effective And Caring Service"

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Fifth District

October 22, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

8 October 22, 2013

Dear Supervisors:

MIRA LOMA DETENTION CENTER
PROPOSED WOMEN'S VILLAGE PROJECT
REVISE PROJECT SITE, AUTHORIZE SITE ASSURANCE RESOLUTION, APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT, AND ESTABLISH CAPITAL PROJECT NO. 69719

MIRA LOMA DETENTION CENTER
PROPOSED WOMEN'S REENTRY PROJECT
ADOPT RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION UNDER THE CONSTRUCTION OF ADULT LOCAL CRIMINAL JUSTICE FACILITIES FINANCING PROGRAM PURSUANT TO SENATE BILL 1022 AND AUTHORIZE A SITE ASSURANCE RESOLUTION
FIFTH DISTRICT
(3 VOTES)

SUBJECT

This is a joint recommendation with the Sheriff to enable the County maintain eligibility for a $100 million grant under Assembly Bill 900 that was conditionally awarded to the County for a female custody facility at Pitchess Detention Center and to transfer the grant for the Project to the Mira Loma Detention Center.

These actions will also authorize the Chief Executive Officer to submit an application for funding under the Board of State and Community Corrections' Construction of Adult Local Criminal Justice Facilities Financing Program – Senate Bill 1022, which provides funding for the design and construction of reentry facilities, custodial housing, mental health, program, or treatment space, and will approve the appropriation adjustment in the amount of $120.0 million for the proposed Mira Loma Women's Village Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed recommendations are exempt from the California Environmental Quality Act, for the reasons stated in this Board letter and the record of the Project.

2. Authorize the Chairman to sign a Revised Site Assurance Resolution, which will commit a portion of the Mira Loma Detention Center property located at 45100 North 60th Street in Lancaster as the Project site for a female detention facility to be funded under Assembly Bill 900, in lieu of the Pitchess Detention Center site previously approved by the Board.

3. Establish Capital Project No. 69719 within the Fiscal Year 2013-14 Capital Projects/ Refurbishments Budget to design and construct a proposed Women's Village Project at the Mira Loma Detention Center using Assembly Bill 900 grant funds and net County cost.

4. Approve the Project budget and the appropriation adjustment in the amount of $120.0 million, which transfers AB 900 revenue offset funding in the amount of $100.0 million from the Board of State and Community Corrections' Construction of Adult Local Criminal Justice Facilities Financing Program, previously awarded to the County from the Board of State and Community Corrections, and transfers $20.0 million in net County cost, from the Fiscal Year 2013-14 Capital Projects/Refurbishments Budget, under Pitchess Detention Center Women's Village Project (Capital Project No. 77520) to the Mira Loma Women's Village Project (Capital Project No. 69719), to fully fund the proposed Project.

5. Award and authorize the Chief Executive Officer to execute an amendment to Agreement No. AO-12-086 with BonTerra Consulting to prepare an Environmental Impact Report pursuant to the California Environmental Quality Act for a proposed female medium security jail at the Mira Loma Detention Center for a revised not-to-exceed fee of $440,060, and establish the effective date following Board approval.

6. Authorize the Chairman to sign a resolution authorizing the Chief Executive Officer to submit an application, among other things, for up to $80 million in Senate Bill 1022 grant funds available under the Board of State and Community Corrections' Construction of Adult Local Criminal Justice Facilities Financing Program, for design and construction of a proposed reentry facility for female inmates at the Mira Loma Detention Center.

7. Authorize the Chairman to sign a Site Assurance Resolution, which will commit a portion of the Mira Loma Detention Center property located at 45100 North 60th Street in Lancaster as the proposed Project site for the Senate Bill 1022 Board of State and Community Corrections' Construction of Adult Local Criminal Justice Facilities Financing Program, contingent upon award of Senate Bill 1022 grant funds to the County.

8. Direct the Executive Officer of the Board of Supervisors to work with the Department of Public Works to amend the current statement of work for Vanir Construction Management, Inc. and continue to utilize the as-needed/on-call service agreement in order for Vanir Construction Management, Inc., working with relevant County departments to further develop the program for the proposed Mira Loma Detention Center, including staffing and operational costs and incorporate it into their existing study and final report to the Board.

9. Instruct the Chief Executive Officer to identify the necessary funds for Vanir Construction Management, Inc., to accomplish the above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will authorize the Chief Executive Officer (CEO) to formally request a transfer of the site for the proposed Women's Village Project being funded under an Assembly Bill (AB) 900 grant, from Pitchess Detention Center to the Mira Loma Detention Center and to expand the scope of the grant to provide for a total of 1,604 beds.

The recommended actions also authorize the CEO to submit an application for up to $80 million in Senate Bill 1022 (SB) State funding available under the Board of State and Community Corrections' (BSCC) Construction of Adult Local Criminal Justice Facilities Funding Program for design and construction of a 236 bed female reentry facility at the Mira Loma Detention Center, will approve an appropriation adjustment, will authorize the Chairman to sign a Revised Site Assurance Resolution for AB 900, and a Site Resolution for SB 1022.

None of the recommended actions represent a final approval of the proposed Women's Village Project or female reentry facility as projects at the Mira Loma site. The program, scope, cost, and schedule for each project will be prepared if the BSCC approves the County's request to transfer the AB 900 grant to the Mira Loma site and awards an SB 1022 reentry facility grant to the County .

Background – AB 900

In March 2012, the County was conditionally awarded $100 million in AB 900 funds under the Phase II Construction or Expansion of County Jails funding program to develop a 1,156 bed female detention facility at Pitchess Detention Center. The proposed Pitchess Female Detention Women's Village entailed the construction of new housing for 1,156 low to medium security female inmates, a 26-bed clinic, and site improvements. The preliminary design concept included 1,024 new dormitory beds that will include sixteen, 64-person single level dormitory cottages, plus an additional 132 existing dormitory beds, for a combined total rated bed capacity of 1,156. Pre-construction work has commenced on the proposed Project, including environmental review, site analysis, surveying, and property title review.

On March 12, 2013, the CEO presented a facility plan for the replacement of Men's Central Jail that was intended to address deteriorating facility conditions, relieve overcrowding, enhance the safety of inmates and custody staff, and improve operating efficiencies, as required by the U.S. District Court under the Rutherford case. The plan also included recommendations for the proposed 1,156 bed female detention facility at Pitchess Detention Center in order to allow the existing Century Regional Detention Facility, which currently houses female inmates, to be re-occupied by males.

On March 19, 2013, the Board directed the Executive Officer of the Board of Supervisors to retain an independent consultant and report back in 60 days with a comprehensive report, summarizing various jail facility development efforts, which have been presented to the Board over the past years, and provide development options for consideration. The Board further directed the CEO, Sheriff, and Department of Public Works (DPW) to report back with recommendations on the feasibility of transferring the Women's Village Project from Pitchess to Mira Loma and any actions necessary to maintain AB 900 grant eligibility.

Mira Loma Alternative

Mira Loma became available as an alternative site for the AB 900 funded female detention facility at Pitchess following the Immigration and Customs Enforcement (ICE) Bureau's termination of its

contract with the Sheriff at Mira Loma. The vacation of Mira Loma by ICE left detention beds and existing infrastructure that could be renovated, and with the construction of two additional dormitories, to accommodate the 1,156 low to medium security female inmates required under the AB 900 grant.

Utilization of Mira Loma as an alternative site also presents fewer real estate title issues. Under AB 900, the County is required to grant the State a leasehold interest to the Project site to provide security for the bonds that will be issued by the State to fund the program. As an initial milestone, the County is required to provide evidence of clear title to the site that will be committed to the State's bonds. During the real estate due diligence review of the Pitchess site, easements by Southern California Edison and Vintage Oil Corporation required significant time to resolve and delayed the County's compliance with this State requirement. The BSCC ultimately approved the County's request for an extension to December 2013 to complete the clearance of title activity. A review of the Mira Loma site has indicated that real estate title issues will not be a concern at the site and the extended deadline could still be met.

Cost and capacity are also factors that favor the Mira Loma site. Refurbishment of the Mira Loma site to provide 1,156 beds for female inmates is estimated to cost $66.0 million and will include refurbishment of the kitchen, clinic, inmate processing center, laundry, water system, steam plant, and site infrastructure. The AB 900 grant would fund $60.0 million with a County match of $6.0 million. The remaining $40 million in AB 900 funds, combined with $4.0 million in County matching funds, would provide an additional 448 beds at the facility. In total, transfer of the AB 900 grant to Mira Loma would provide 1,604 low to medium security beds versus 1,156 beds at Pitchess, and would reduce the level of required net County cost from $94.7 million at Pitchess to $10.0 million at Mira Loma.

The program for the 448 additional beds will be developed by Vanir in consultation with the Sheriff, Mental Health and Public Health Departments. The goal of the program is to better integrate custody with mental health and substance abuse rehabilitative services and provide a direct linkage to reentry type of programs. Project approval by the Board will not be considered to be "final" until the Board certifies the required environmental documentation and awards a design-build agreement.

Maintaining AB 900 Eligibility

In order to maintain AB 900 grant eligibility, the County must formally request a transfer of the grant to the Mira Loma site at the BSCC Board's November 2013 meeting. An adopted Revised Site Resolution of the Board of Supervisors approving the transfer, project description, and preliminary project budget and schedule must be submitted as part of the County's request.

If the BSCC approves the grant's transfer, the CEO and the Sheriff will work with Vanir to return to the Board with a detailed description of the proposed custody and rehabilitation program for the 1,604 beds at Mira Loma, and a detailed description of the proposed Project, that will be submitted to the BSCC for approval in the fall of 2014.

SB 1022 Reentry Program

Mira Loma provides opportune space for the development of a reentry housing facility for incarcerated females. Funding under SB 1022 allows for the development of a reentry program that would directly benefit the female detention facility envisioned under AB 900, by providing a facility that houses comprehensive, intensive, and structured programming addressing independent living skills, vocational skills, and education based practices. Additionally, it will allow for an increased

focus and an extension on the treatment cycle for mental health and substance abuse (co-occurring) disorders.

Development of such a program and a facility plan has commenced. Vanir will work with the CEO, Sheriff, Mental Health and Public Health Departments to define the reentry program and develop a plan that integrates the rehabilitation program with the 1,604 bed custody program at the Mira Loma site. The reentry facility, itself, will provide space to accommodate the reentry program and will also provide 236 beds in a minimum security custody setting. The addition of reentry beds at the Mira Loma site will increase the total custody capacity to 1,840 female inmates.

If the Board authorizes the submission of an application for SB 1022 grant funding, Vanir will continue development of the proposed reentry program and facility plan.

SB 1022 Application

SB 1022 was enacted on June 27, 2012 and offers a total of $500 million in funding to California counties for the design and construction of any custodial housing, reentry program, mental health, or treatment space. On July 23, 2013, the SB 1022 grant was formally issued. Grants under SB 1022 are limited to a maximum amount of $80.0 million for counties with a population greater than 700,000 and will fund up to 90 percent of a project's costs. Local counties are responsible for providing any combination of cash match and/or in-kind match for the remaining 10 percent in project costs. The CEO is preparing its SB 1022 Application and asking for full funding consideration of $80.0 million under the grant.

The Request for Proposal (RFP) for the "Construction of Adult Local Criminal Justice Facilities" issued by the BSCC pursuant to SB 1022 legislation requires that funding preference be given to counties that are most prepared to proceed successfully with this financing in a timely manner. Applicants considered most prepared to proceed will have completed these four preference criteria:

1. Commitment of adequate county contribution funds;
2. Initial real estate due diligence package submittal;
3. Documentation evidencing CEQA compliance has been completed; and
4. Review of and authorization to execute the financing program project documents.

Completion of item 1 above is mandatory for preference consideration; however, applicants with the most preference criteria completed will be considered most prepared and, therefore, will achieve preferential funding. With respect to the remaining criteria, the CEO has completed a preliminary review of the real estate title issues at the Mira Loma site and found the property to be free of encumbrances. A full due diligence package should be completed in December, 2013.

With regards to California Environmental Quality Act (CEQA) compliance, approval of the recommended actions will authorize the initiation of the environmental review and preparation of an Environmental Impact Report (EIR). It is anticipated that a final EIR will be prepared for consideration by the Board by November 1, 2014.

The deadline for submitting the SB 1022 application is October 24, 2013. Accordingly, the attached resolutions authorizing the grant application and identifying a Project site must be adopted today if the Board intends to apply for $80.0 million under this grant. If we are awarded a grant under SB 1022 for the County's Mira Loma Correctional and Reentry Facility (CRF), we will return to the Board with an analysis and recommendations regarding acceptance of the awarded grant. In no event will a grant award be accepted without further approval by the Board.

In order to maintain eligibility of grant funding under the AB 900 program, and to qualify for the SB 1022 grant program, the Board must adopt the revised Site Assurance Resolution for the AB 900 Project, adopt a resolution to apply for the SB 1022 grant, and adopt a Site Assurance Resolution for the proposed SB 1022 Project. (Attachments A, B and C, respectively)

Vanir, Jail Plan, and Mira Loma

In early 2013, the Board authorized an independent study of the Jail Plan to develop options for meeting the needs of the existing and future jail population. The Independent Consultant, Vanir Construction Management (Vanir), studied the jail system and developed five options for consideration. Two of these options considered the reopening of Mira Loma for female inmates, although only one of the options considered using AB 900 grant funds to offset construction costs.

Although Vanir has developed options that consider the use of Mira Loma, the proposed Projects will not interfere with the Vanir Jail Facilities study, nor will they interfere with the overall Jail Facilities plan. The Vanir options were developed conceptually for the overall jail system. However, the main focus of Vanir's study and proposed options is on the Consolidated Correctional Treatment Facility (CCTF) to replace the existing Men's Central Jail. The revised CCTF will accommodate the acute male and female medical/mental health inmates within the jail system, which is distinct from the inmate population that would be housed at the proposed Mira Loma Projects.

Ultimately, the proposed Mira Loma Project will be incorporated in Vanir's independent consultant study.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 1), by planning for new and replacement facilities that enhance operational efficiency and minimize energy and water consumption/usage.

FISCAL IMPACT/FINANCING

An appropriation adjustment to transfer AB 900 revenue offset funding in the amount of $100.0 million and $20.0 million in net County cost from the Fiscal Year (FY) 2013-14 Capital Projects/Refurbishments Budget, under Pitchess Detention Center Women's Village Project (Capital Project No. 77520) to the Mira Loma Female Women's Village Project (Capital Project No. 69719), is attached and recommended for Board approval. (Attachment D)

If SB 1022 funds are conditionally awarded to the County subsequent to approval and submission of the application, the CEO will return to your Board to seek authorization to accept these funds, and will be transferred to a new Capital Project at that time.

BonTerra Consulting has agreed to provide the EIR services for the proposed Mira Loma Correctional and Reentry Facility Project for a $440,060, total not-to-exceed fee. The negotiated fees for these services have been reviewed by the CEO and are considered reasonable for the respective scope of work.

The recommended contract award will be funded by net County cost appropriated in the FY 2013-14 Capital Projects/Refurbishments Budget under Capital Project No. 69719 subsequent to the

appropriation adjustment transferring $120 million in revenue offset funding and net County cost from Capital Project No. 77520. Funds remaining in Capital Project No. 77520 will remain appropriated until such time they are reallocated in subsequent Board actions. Upon conditional award of SB 1022 funding, the CEO will return to the Board to seek authorization to transfer funds from Capital Project No. 77520 to a new Capital Project, specifically for SB 1022, to satisfy the 10 percent funding preference criterion designated in the SB 1022 RFP.

Operational Costs

The proposed Mira Loma Women's Village will use an indirect supervision model where custody staff (i.e., deputies and custody assistants) will not be stationed in any particular control room, but will freely walk and interact among the female inmates. Three different staffing models will be used for each component of the Mira Loma Correctional and Reentry Facility Project: 1) Traditional Custody Housing for 1,156 female inmates, 2) Transitional Custody Housing for 448 female inmates; and 3) Reentry Housing for 236 female inmates. The staffing model assumes a tiered structure, where more custody staff are required for the traditional custody housing, and less are required for the Transitional and Reentry components.

The operational cost for Traditional Custody Housing component, which was previously reported to the Board, is approximately $55.2 million annually, and consists of 427.0 Full Time Employees (FTE) (Attachment E). The remaining two components are being analyzed to determine total staffing and operational costs, and will be reported to your Board once those numbers are finalized. The following lists the number of staff for the Traditional Custody Housing component, along with estimated operational costs:

Traditional Custody Housing (1,156 Female Inmates)

- 262.0 Custody Positions
- 110.0 Medical Positions
- 23.0 Food and Facilities Services Positions
- 32.0 Transportation Services Positions

The total operational cost for 427.0 FTE positions and one-time and ongoing Services and Supplies is approximately $55.2 million annually.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Award of any agreement will not result in unauthorized disclosure of confidential information and will be in full compliance with Federal, State, and County regulations. The agreement will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities (GROW) Programs; Board Policy 5.060, Report of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

If approved in future actions by the Board, the proposed Project will include 1 percent of the

estimated design and construction costs to be allocated to the Civic Art Special Fund per the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009. The Civic Art fees would be transferred to the Civic Art Special Fund upon the Board's approval of the total Project budget after completion of the Project's architectural and engineering scoping documents.

ENVIRONMENTAL DOCUMENTATION

The recommended actions, including amending Agreement No. AO-12-086 with BonTerra Consulting, will have no potential impact on the environment and are exempt from the CEQA. The recommended actions are exempt because they involve activities that constitute feasibility or planning studies for possible future actions that are not approved or adopted by the Board, and do not involve approval of a plan legally binding on future activities pursuant to Section 15262 of the State CEQA Guidelines. In addition, and in the alternative, these recommended actions are excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions would authorize a government funding mechanism that does not involve the commitment to a specific project that may result in a potentially significant physical impact on the environment. No activity which would constitute a project under CEQA would be commenced unless the Board takes prior further action to consider and act upon the appropriate environmental review pursuant to CEQA and approve a project.

The appropriate environmental documentation will be provided for the Board's consideration when we return to the Board to request Project approval and the Board retains its discretion to approve, modify, or disapprove the project based upon CEQA or any other grounds.

CONTRACTING PROCESS

Since the prior scoping solicitation process was specifically for the Pitchess Detention Center site, a new solicitation process must be conducted for the architectural and engineering project scoping for the Mira Loma site. The CEO will return to the Board in February 2014 for authorization to proceed with an award for architectural and engineering scoping for the proposed Project. The award of a contract for architectural and engineering scoping and authorization to proceed in February 2014 are milestones that must be met to maintain AB 900 and SB 1022 grant eligibility. The EIR contract with BonTerra can proceed with an amendment that changes the proposed project for the Draft EIR to Mira Loma, because the original contract scope required analysis of Mira Loma as a proposed alternative site in the Draft EIR for the Pitchess site.

Approval of the recommended amended consultant services agreement with BonTerra will initiate the EIR process, which is scheduled to take approximately 11 months to complete.

On June 7, 2012, the Board awarded a consultant services contract to BonTerra Consulting to prepare a program EIR for the Pitchess Detention Center New Women's Village Housing Project for a not-to-exceed fee of $451,850. Work commenced on the EIR and a total of $233,532.50 was expended to date. CEQA requires a range of reasonable alternatives to a proposed Project, and its proposed location, be examined in the EIR. The site at Mira Loma would have been an EIR alternative for the Pitchess project site, and the Pitchess site will be an EIR alternative for the Mira Loma Project site. The shift of the proposed Project from the Pitchess site to the Mira Loma site requires an amendment to the consultant services agreement, but it does not require re-solicitation of the EIR services consultant contract because the Mira Loma site was already anticipated as an alternate site requiring analysis to complete the scope of work in compliance with CEQA. BonTerra

Consulting has agreed to provide the amended environmental impact report services for the proposed Mira Loma Project for a $440,060, total not-to-exceed fee. The negotiated fees for these services have been reviewed by the CEO and are considered reasonable for the respective scope of work. The recommended contract amendment will be funded by net County cost currently appropriated in the FY 2013-14 Capital Projects/Refurbishments Budget under Capital Project No. 77520.

Through an alternatives analysis process, which considered locating the Women's Village at the Mira Loma Detention Center rather that the Pitchess Detention Center, it was determined that the Mira Loma Detention Center site may be a preferable location to house female inmates. As such, the Pitchess EIR was put on hold awaiting the determination of the proposed location of 1,156 female beds.

It is now recommended that the Women's Village Project should be analyzed with the preferred project site at the Mira Loma Detention Center. Additionally, the Women's Village Project effort has been augmented to include the development of step-down transitional housing space, reentry programs, mental health programs, and/or treatment space. Therefore, the Women's Village Project description will be revised and re-defined as the "Women's Village at Mira Loma Correctional and Reentry Facility Project" and will constitute the proposed Project description for purposes of CEQA review.

A standard agreement, in the form previously approved by County Counsel, will be used.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects as a result of authorizing the recommended actions.

CONCLUSION

Please return one adopted copy of this Board letter and adopted copies of the attached resolutions to the Chief Executive Office, Facilities and Asset Management Division; the Sheriff's Department, Facilities Planning Bureau; and the Department of Public Works, Project Management Division II.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

LEROY D. BACA
Sheriff

WTF:LDB:SHK
DJT:TJ:MJD:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Mental Health
Public Health
Public Works

ATTACHMENT A

AB 900 PROJECT SITE ASSURANCE RESOLUTION
REVISED

WHEREAS, Assembly Bill 900 (AB 900), the Public Safety and Offender Rehabilitation Services Act, which was signed into law on May 3, 2007, authorizes the California Department of Corrections and Rehabilitation (CDCR), the State Public Works Board (PWB), and a participating county to enter into a construction agreement in order to acquire, design, and construct a local jail facility approved by the Corrections Standards Authority (CSA);

WHEREAS, the CSA has issued a Request for Proposals (RFP) for Construction or Expansion of County Jails for the purpose of entering into such agreements and disbursing funds in support of such construction;

WHEREAS, the County was notified on March 15, 2012, by the CSA that it had been granted a conditional award of $100,000,000 to augment funding for the design and proposed construction of a female medium security jail facility at the Pitchess Detention Center, to be located at 29330 The Old Road, Castaic, California;

WHEREAS, the County seeks approval to transfer project site from the Pitchess Detention Center to the Mira Loma Detention Facility;

WHEREAS, the County will proceed, subject to Board action considering the appropriate environmental review pursuant to CEQA and subsequent project approval, with the proposed construction of a female low to medium security jail facility at the Mira Loma Detention Facility, to be located at 45100 North 60th St., Lancaster, CA 93536;

WHEREAS, the AB 900 grant requires that the County provide a site assurance of the proposed project site within ninety (90) days of receipt of CSA's notice of conditional award; and

BE IT RESOLVED hereby by the Board of Supervisors of the County of Los Angeles as follows:

1. Assures that the County has project site control of the local jail facility that is identified (Mira Loma Detention Facility) through either fee simple ownership of the site or comparable long-term possession of the site, and right of access to the project sufficient to assure undisturbed use and possession of the site, and will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the Corrections Standards Authority, for so long as State Public Works Board Lease-Revenue Bonds secured by the financed project remain outstanding.

2. That the County attests that cost or current fair market land value for the proposed new or expanded jail facility is approximately $332,000.

The foregoing resolution was on the 22nd day of October, 2013, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which Board so acts.

SACHI A. HAMAI, Executive Officer
Board of Supervisors of
The County of Los Angeles

By Rachelle Smitherman
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By
Principal Deputy County Counsel

ATTACHMENT B

SB 1022 GRANT APPLICATION RESOLUTION

WHEREAS, the Public Safety and Offender Rehabilitation Services Act, which was signed into law on May 3, 2007, authorizes the California Department of Corrections and Rehabilitation (CDCR), the State Public Works Board (PWB), and a participating county to enter into a construction agreement in order to acquire, design, and construct a local jail facility approved by the Board of State and Community Corrections (BSCC);

WHEREAS, Senate Bill 1022 (SB 1022), which was signed into law on June 27, 2012, authorizes PWB to issue revenue bonds, notes, or bond anticipation notes to finance the acquisition, design, and construction of approved adult local criminal justice facilities;

WHEREAS, the BSCC has issued a Request for Proposals (RFP) for Construction of Adult Local Criminal Justice Facilities for the purpose of entering into such agreements and disbursing funds in support of such construction;

WHEREAS, the RFP requires each county submitting a proposal to include a resolution approved by its Board of Supervisors.

BE IT RESOLVED hereby by the Board of Supervisors of the County of Los Angeles as follows:

78058

1. That the County of Los Angeles has identified the following key staff:

   County Construction Administrator: Shari Afshari, Deputy Director, County of Los Angeles Department of Public Works

   Project Financial Officer: Jan Takata, Senior Manager, County of Los Angeles Chief Executive Office

   Project Contact Person(s): Gary T.K. Tse, Director, Facilities Planning, County of Los Angeles Sheriff's Department ; and

   Tracey Jue, Manager, County of Los Angeles Chief Executive Office

2. That the Board authorizes Brence Culp, Chief Deputy, CEO to sign the RFP Agreement and submit the proposal for funding in accordance with the requirements of the RFP.

3. That the County of Los Angeles assures that it will adhere to State requirements and terms of the agreements between the County, the BSCC, and PWB in the expenditure of any State financing allocation and County contribution funds.

HOA.1015822.1

4. That the County of Los Angeles is seeking funding preference for its proposed project within the Adult Local Criminal Justice Facilities Construction Financing Program. As such, the Board of Supervisors of Los Angeles County does hereby represent, warrant, and covenant as follows:

   a. That the County cash contribution funds, as described in the documentation accompanying the County's SB 1022 Financing Program Proposal Form, have been derived exclusively from lawfully available funds of the County.

   b. That the payment of the County cash contribution funds for the proposed adult local criminal justice facility project (i) is within the power, legal right, and authority of the County; (ii) is legal and will not conflict with or constitute on the part of the County a material violation of, a material breach of, a material default under, or result in the creation or imposition of any lien, charge, restriction, or encumbrance upon any property of the County under the provisions of any charter instrument, bylaw, indenture, mortgage, deed of trust, pledge, note, lease, loan, installment sale agreement, contract, or other material agreement or instrument to which the County is a party or by which the County or its properties or funds are otherwise subject or bound, decree, or demand of any court or governmental agency or body having jurisdiction over the County or any of its activities, properties or funds; and (iii) has been duly authorized by all necessary and appropriate action on the part of the governing body of the County.

   c. That the County cash contribution funds and the proposed adult local criminal justice facility project are not and will not be mortgaged, pledged, or hypothecated by the County in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest by the County. In addition, the County cash contribution funds and the proposed adult local criminal justice facility project are not and will not be mortgaged, pledged, or hypothecated for the benefit of the County or its creditors in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest in favor of the County or its creditors. The County shall not in any manner impair, impede or challenge the security, rights and benefits of the owners of any lease-revenue bonds sold by the State Public Works Board for the proposed adult local criminal justice facility project or the trustee for the lease-revenue bonds.

   d. That the proposed adult local criminal justice facility project in the County's SB 1022 Financing Program proposal is authorized to proceed in its entirety when and if there is Board of Supervisors

approval of CEQA compliance and project documentation and when and if state financing is awarded for the proposed adult local criminal justice facility project within the SB 1022 Financing Program and such financing is accepted by the Board of Supervisors.

5. That the County is seeking funding preference for submittal of the complete initial real estate due diligence package.

6. That the County is seeking funding preference for submittal of documentation evidencing the execution of a contract for CEQA compliance services for an Environmental Impact Report for the proposed site with a timeframe for completion of 11 months.

7. That the County is seeking funding preference associated with review of and authorization to execute the project documents required within the SB 1022 Financing Program. As such, the Board of Supervisors of Los Angeles County does hereby approve the framework of details for the various agreements necessary involving county and state entities for the adult local criminal justice facilities construction projects, set forth in the *SB 1022 Final RFP*, which includes the framework for the Project Delivery and Construction Agreement, the Board of State and Community Corrections Jail Construction Agreement, the Ground Lease, the Right of Entry for Construction and Operation, and the Facility Sublease. The Board of Supervisors, or their designees (collectively, the "Authorized Officers"), acting alone, is hereby authorized for and in the name of the County to execute, and the Clerk to the Board of Supervisors is authorized to attest, the Project Delivery and Construction Agreement, the Board of State and Community Corrections Jail Construction Agreement, the Ground Lease, the Right of Entry for Construction and Operation, and the Facility Sublease, conforming substantially to the framework of details hereby approved, with such non-substantial additions thereto and changes therein as are required by the BSCC or the State Public Works Board to effectuate the SB 1022 Financing Program and as condition to the issuance of the Bonds. Approval of such changes shall be conclusively evidenced by the execution and delivery thereof by any one of the Authorized Officers each of whom, acting alone, is authorized to approve such changes.

   Each of the Authorized Officers is authorized to execute these respective agreements at such time and in such manner as is necessary within the SB 1022 Financing Program. Each of the Authorized Officers is further authorized to execute, acknowledge and deliver any and all documents required to consummate the transactions contemplated by the Project Delivery and Construction Agreement, the Board of State and Community Corrections Jail Construction Agreement, the Ground Lease, the Right of Entry for Construction and Operation, and the Facility Sublease.

8. That the County certifies that it is not and will not be leasing housing capacity in this SB 1022 financed adult local criminal justice facility to any other public or private entity for a period of 10 years beyond the completion date of the adult local criminal justice facility.

9. That the County will safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations), within ninety (90) days of the project's completion.

10. That the County will provide a site assurance for the local jail at the time of the proposal or not later than ninety (90) days following the CSA's notice of Intent to Award.

11. That the County has project site control of the local jail facility that is identified (Mira Loma Detention Facility) through either fee simple ownership of the site or comparable long-term possession of the site, and right of access to the project sufficient to assure undisturbed use and possession of the site, and will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the Board of State and Community Corrections, for so long as State Public Works Board Lease-Revenue Bonds secured by the financed project remain outstanding..

12. That the County attests that cost or current fair market land value for the proposed new or expanded jail facility is approximately $93,400.

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HOA.1015822.1

The foregoing resolution was on the 22nd day of October, 2013, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which Board so acts.

SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of the
County of Los Angeles

By: LaChelle Smithermon
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By: [illegible]
Principal Deputy County Counsel

HOA.1015822.1

ATTACHMENT C

PROJECT SITE ASSURANCE RESOLUTION
SENATE BILL 1022

WHEREAS, Senate Bill 1022 (SB 1022), the Public Safety and Offender Rehabilitation Services Act, which was signed into law on May 3, 2007, authorizes the California Department of Corrections and Rehabilitation (CDCR), the State Public Works Board (PWB), and a participating county to enter into a construction agreement in order to acquire, design, and construct a local jail facility approved by the Board of State and Community Corrections (BSCC);

WHEREAS, Senate Bill 1022 (SB 1022), which was signed into law on June 27, 2012, authorizes PWB to issue revenue bonds, notes, or bond anticipation notes to finance the acquisition, design, and construction of approved adult local criminal justice facilities;

WHEREAS, the BSCC has issued a Request for Proposals (RFP) for Construction of Adult Local Criminal Justice Facilities for the purpose of entering into such agreements and disbursing funds in support of such construction;

WHEREAS, the County will proceed with the proposed construction of a female reentry facility and auxiliary program space on a portion of the Mira Loma Detention Facility located at 45100 North 60th St., Lancaster, CA 93536, subject to a conditional award being granted to augment funding under the SB 1022 program and Board action considering the appropriate environmental review pursuant to CEQA with subsequent project approval;

78059

WHEREAS, the SB 1022 grant requires that the County provide a site assurance of the proposed project site at the time the proposal is submitted, or within ninety (90) days of receipt of BSCC's notice of conditional award for financing; and

BE IT RESOLVED hereby by the Board of Supervisors of the County of Los Angeles as follows:

1. Assures that the County has project site control of the local jail facility that is identified (Mira Loma Detention Facility) through either fee simple ownership of the site or comparable long-term possession of the site, and right of access to the project sufficient to assure undisturbed use and possession of the site, and will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the Board of State and Community Corrections, for so long as State Public Works Board Lease-Revenue Bonds secured by the financed project remain outstanding.

2. That the County attests that cost or current fair market land value for the proposed new or expanded jail facility is approximately $93,400.

The foregoing resolution was on the 22nd day of October, 2013, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which Board so acts.

SACHI A. HAMAI, Executive Officer
Board of Supervisors of
The County of Los Angeles

By LaChelle Smitherman
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By
Principal Deputy County Counsel

ATTACHMENT D

PINK

BA FORM 03/13

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

October 22, 2013

AUDITOR-CONTROLLER:
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2013-14

3 - VOTES

SOURCES	USES
BA DETAIL - SEE ATTACHMENT (Page 1 of 1)	BA DETAIL - SEE ATTACHMENT (Page 1 of 1)

SOURCES TOTAL: $ 220,000,000

USES TOTAL: $ 220,000,000

JUSTIFICATION

Transfers AB 900 revenue offset funding in the amount of $100.0 million from the Board of State and Community Corrections' Construction of Adult Local Criminal Justice Facilities funding program, previously awarded to the County from the Board of State and Community Corrections, and transfer $20.0 million in net County cost, from the 2013-14 Capital Projects/Refurbishments Budget, under Pitchess Detention Center Female Women's Village Project (Capital Project No. 77520) to the Mira Loma Women's Village Project (Capital Project No. 69719), to fully fund the proposed Project.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

AUTHORIZED SIGNATURE Tracey Jue, CEO Manager

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)
8 OCT 22 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

- [ ] ACTION
- [x] RECOMMENDATION
- [x] APPROVED AS REQUESTED
- [ ] APPROVED AS REVISED

AUDITOR-CONTROLLER BY Karen Shikaime

B.A. NO. 026 Oct 11 2013

CHIEF EXECUTIVE OFFICER BY [signature]

Oct 11 2013

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
DEPARTMENT OF CHIEF EXECUTIVE OFFICE
FISCAL YEAR 2013-14
3 - VOTES

SOURCES		USES	
SHERIFF'S DEPARTMENT Pitchess Detention Ctr New Barracks A01-CP-6014-65046-77520 Capital Assets-Building and Improvements DECREASE APPROPRIATION	$ 120,000,000	SHERIFF'S DEPARTMENT Pitchess Detention Ctr New Barracks A01-CP-88-8752-65046-77520 State-Other/Capital Projects DECREASE REVENUE	$ 100,000,000
SHERIFF'S DEPARTMENT SH-Mira Loma Women's Village Project A01-CP-88-8752-65046-69719 State-Other/Capital Projects INCREASE REVENUE	$ 100,000,000	SHERIFF'S DEPARTMENT SH-Mira Loma Women's Village Project A01-CP-6014-65046-69719 Capital Assets-Building and Improvements INCREASE APPROPRIATION	$ 120,000,000
TOTAL	$ 220,000,000	TOTAL	$ 220,000,000

BA# 026 Karen Shikuma 10/11/13

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

8 OCT 22 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

ATTACHMENT E

STAFFING COSTS

Staffing for Pitchess Women's Village Model (1,156 Females) - June 2012 Option 13C

	Number of Positions	Salaries and Benefits*	On going S&S	One time S&S	Total
Custody	198	$21,127,000	$1,782,000	$1,188,000	$24,097,000
Medical	110	$12,963,000	$990,000	$660,000	$14,613,000
FOOD	16	$926,000	$144,000	$96,000	$1,166,000
Subtotal	324	$35,016,000	$2,916,000	$1,944,000	$39,876,000
Bus Transportation	32	$4,442,000	$288,000	$192,000	$4,922,000
TOTAL	356	$39,458,000	$3,204,000	$2,136,000	$44,798,000

* Updated to 13/14 Employee Benefit Rates
Note: No FSB personnel were added in this option

Staffing for Mira Loma Model (1,156 Females)

	Number of Positions	Salaries and Benefits*	On going S&S	One time S&S	Total
Custody	262	$29,034,000	$2,358,000	$1,572,000	$32,964,000
Medical**	110	$12,963,000	$990,000	$660,000	$14,613,000
FOOD and FSB	23	$1,596,000	$207,000	$138,000	$1,941,000
Subtotal	395	$43,593,000	$3,555,000	$2,370,000	$49,518,000
Bus Transportation[1]	32	$4,181,000	$270,000	$1,274,000	$5,725,000
TOTAL	427	$47,774,000	$3,825,000	$3,644,000	$55,243,000

*Updated to 13/14 Employee Benefit Rates
**Note - staffing from Option 13C for PDC Village females
[1] One time S&S includes 2 buses and 1 van

Staffing for Mira Loma Model (1,040 Females)

	Number of Positions	Salaries and Benefits *	On going S&S	One time S&S	Total
Custody	262	$29,034,000	$2,358,000	$1,572,000	$32,964,000
Medical	95	$10,819,000	$855,000	$570,000	$12,244,000
FOOD and FSB	23	$1,596,000	$207,000	$138,000	$1,941,000
Subtotal	380	$41,449,000	$3,420,000	$2,280,000	$47,149,000
Bus Transportation[1]	32	$4,181,000	$270,000	$1,274,000	$5,725,000
TOTAL	412	$45,630,000	$3,690,000	$3,554,000	$52,874,000

*Updated to 13/14 Employee Benefit Rates
[1] One time S&S includes 2 buses and 1 van