

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS** Date: **MARCH 11, 2008**
From: *MB* **JAMES DURFEE / JOEL SWIFT** *JS*
Subject: **APPLICATION TO THE PUBLIC SAFETY AND OFFENDER
REHABILITATION SERVICES ACT OF 2007 FOR PHASE I OF THE
SOUTH PLACER ADULT CORRECTIONS FACILITY, PROJECT NO.
4764**

ACTION REQUESTED / RECOMMENDATION: It is requested that your Board:

- 1) Authorize staff to submit an application to the California Department of Corrections and Rehabilitation (CDCR)/Corrections Standards Authority (CSA) – Public Safety and Offender Rehabilitation Services Act of 2007 in the amount of \$9,389,606, to provide funding to assist in the construction of a 220-bed housing unit as part of the South Placer Adult Correctional Facility (SPAC).
- 2) Approve the attached Resolution authorizing the Chairman to sign the application, designating the County Construction Administrator, Project Financial Officer and Project Contact Person and making various assurances to the CDCR/CSA required by the grant.

BACKGROUND: On December 20, 2007, the CDCR/CSA issued a Request for Proposals for the Public Safety and Offender Rehabilitation Services Act of 2007. This grant program provides a maximum of 75% State funds for new County jail bed construction, requiring a minimum 25% County match. Grant applications are due to the CDCR/CSA on March 18, 2008.

On October 2, 2007, your Board approved a contract with Jay Farbstein & Associates (JFA) for the completion of a countywide Correctional Needs Assessment and Master Plan. This Needs Assessment is a critical component for delineating the scope of the construction required for Phase I of the SPAC and is a required submittal for the grant application. The Needs Assessment has identified a need for 364 new jail beds County wide, through the grant planning horizon of 2011. The County is requesting grant funding to assist in construction of a 220-bed housing unit.

The total project proposed for the SPAC is much larger than the single 220-bed housing unit for which Placer County will be seeking grant funds. Phase I of the project will include an additional 128-bed housing unit. Also included in the facility space program will be spaces for administration, intake/booking, infirmary, kitchen, laundry, storage, staff support, classification, and one high volume courtroom. The proposed site for the SPAC is the Bill Santucci Justice Center, a County owned parcel that is permitted for a

correctional facility and is located adjacent to the new courthouse scheduled for opening in July 2008. The SPAC will be planned to provide expansion space for additional housing units through the year 2035 with a total capacity of 980 inmates. The total estimated cost of the first phase of the project is estimated to be \$77.3 million. The funds requested from the state will be used solely for the construction of one 220-bed housing unit which will have dedicated infrastructure, will be connected to the remainder of the facility with a temporary and removable connection, and will have a 15 foot buffer zone around the entire housing unit. As a condition of the grant, the grant funded project will be encumbered by the State for the term of the bond financing.

The total estimated cost for the 220-bed housing unit is \$14.5 million, with 65% (\$9.4 million) in grant funding and 35% (\$5.1million) in County match. The estimated cost to the State for the 220-bed housing unit is under \$43,000 per bed.

In order to proceed, it is necessary for your Board to approve the attached Resolution and authorize staff to submit an application to the CDCR/CSA – Public Safety and Offender Rehabilitation Services Act of 2007 in the amount of \$9,389,606, by March 18, 2008.

ENVIRONMENTAL IMPACT: On December 11, 2003, the City of Roseville Planning Commission approved Major Project Permits (MPP 03-02 and MPP 03-03) and a Conditional Use Permit (CUP 03-05) for the South Placer Justice Center project. In accordance with Section 21083 of the Public Resources Code and Section 15075 of the California Environmental Quality Act Guidelines, a Notice of Determination for a Mitigated Negative Declaration for the project was recorded and posted on February 27, 2004 by the County Clerk of Placer County. The environmental documents include the impacts associated with construction of this project.

FISCAL IMPACT: As identified in the 10-Year Capital Project Financing Plan, the total project cost of Phase I of the South Placer Adult Detention Facility was estimated to be \$75 million, based upon a \$58-\$60 million construction cost. The current estimate is \$77.3 million. If successful in our grant application, the CDCR/CSA would provide approximately \$9.4 million.

ATTACHMENTS: RESOLUTION

JD:MD:JS:RU:SR

CC: COUNTY EXECUTIVE OFFICE
SHERIFF CORONER MARSHALL
DISTRICT ATTORNEY
PROBATION

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Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION AUTHORIZING
APPLICATION TO THE CALIFORNIA DEPARTMENT
OF CORRECTIONS AND REHABILITATION/
CORRECTIONS STANDARDS AUTHORITY –
PUBLIC SAFETY AND OFFENDER REHABILITATION
SERVICES ACT OF 2007, IN THE AMOUNT OF \$9,389,606,
TO ASSIST IN THE CONSTRUCTION OF 220-BEDS OF
PHASE I OF THE SOUTH PLACER ADULT CORRECTIONAL
FACILITY, PROJECT NO. 4764.

Resolution _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held March 11, 2008, by the following vote on roll
call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of
California, that this Board hereby authorizes staff to submit an application to the California
Department of Corrections and Rehabilitation/Corrections Standards Authority – Public
Safety and Offender Rehabilitation Services Act of 2007, in the amount of \$9,389,606, to
assist in the construction of 220 beds of Phase I of the South Placer Adult Correctional
Facility; and

BE IT FURTHER RESOLVED that the Board of Supervisors hereby:

- A. Authorize the Chairman to sign said application and submit for funding;
- B. Appoints **Gerald E. Minta**, Senior Architect, as the County Construction Administrator; **Valerie Bayne**, Administrative Services Manager, as the Project Financial Officer and **Robert Unholz**, Capital Improvements Manager, as the Project Contact Person;
- C. Assures that the County will adhere to state requirements and terms of the agreements between the County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority and the State Public Works Board;
- D. Assures that the County has appropriated, or will appropriate after conditional project award but before state/county funding agreements, the amount of match identified by the County on the funding proposal form submitted to the Corrections Standards Authority; identifying the source of cash match and when appropriated, and assurance that state and cash matching funds do not supplant (replace) funds otherwise dedicated or appropriated for construction activities;
- E. Assures that the County will fully and safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations) within ninety (90) days after project completion; and
- F. Assures that the County has project site control through fee simple ownership of the site and assure undisturbed use and possession of the site, and will not dispose of , modify the use of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the Corrections Standards Authority.