



PLACER COUNTY  
**SHERIFF**  
CORONER-MARSHAL



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**EDWARD N. BONNER**  
SHERIFF-CORONER-MARSHAL

**DEVON BELL**  
UNDERSHERIFF

**To:** The Honorable Board of Supervisors  
**From:** Edward N. Bonner, Sheriff-Coroner-Marshall  
**Date:** September 15, 2015  
**Subject:** Application to California Board of State and Community Corrections 2015 Jail Construction Financing Program

**Action Requested**

Approve a Resolution authorizing the Sheriff's Office to submit an application to the California Board of State and Community Corrections (BSCC) 2015 Jail Construction Financing Program, Senate Bill (SB) 863, in the amount of \$40 million, to provide funding to assist with the construction of a 168-bed medium security facility, and associated educational, vocational, behavioral, and additional mental health treatment space. This Resolution supersedes Resolution #2015-178, approved by your Board on August 18, 2015.

**Background**

This matter was previously submitted and approved by the Board of Supervisors on August 18, 2015. [Resolution #2015-178] Since that date, the BSCC communicated technical deficiencies in the Board's previously passed Resolution and advised that a new Resolution would be required for the Application. This matter requests Board's approval of the new Resolution. The substance and background of the application have not changed. The following restates the information provided in the prior Board memo.

On March 25, 2015, Sheriff's Office representatives attended the BSCC Executive Committee Meeting to share our intent to submit a Request for Proposal (RFP) for the 2015 Jail Construction Financing Program, SB863. If approved, Placer County would be eligible to receive up to \$40 million in jail construction financing through the SB863 program, and would be required to provide a minimum 10% County match. To be eligible for consideration, applications must be received by the BSCC's County Facilities Construction (CFC) Program no later than 5:00 PM, August 28, 2015.

On June 2, 2015, your Board approved a contract with the DLR Group of Sacramento, CA to conduct a Correctional Needs Assessment as a required component of the RFP submission process, which defines the scope of construction for the SB863 financial application. Through their Needs Assessment, the DLR Group has identified a specific need to construct a 168-bed medium security facility, and associated educational, vocational, behavioral, and additional

mental health treatment space at the South Placer Jail (SPJ), located at the Bill Santucci Justice Center, a County owned parcel in Roseville, CA. Funds requested from the State will be used solely for the construction of the proposed 168-bed medium security facility and associated educational, vocational, behavioral, and additional mental health treatment space, and will include dedicated infrastructure. As a condition of SB863 funding, the project will be encumbered by the State for the term of the lease bond financing.

The Sheriff's FY 2015-16 Proposed Budget includes funding to open 180 previously constructed jail beds at SPJ, increasing the total number of jail beds in Placer County to a combined 912 beds at both facilities, with 492 located at the Auburn Jail (AJ), and 420 at SPJ. Should the County be successful in securing jail construction funding through SB863, the long-term plan for Corrections and Detention would be to construct the new 168-bed facility at SPJ, increasing jail beds at SPJ to 588, while closing approximately 296 beds at AJ, reducing jail beds in Auburn to 196. Under the proposed long-term plan, total jail beds in Placer County would be reduced by 128, from the current number of 912, down to 784, a reduction of approximately 14%. If successful in this more program-based Corrections and Detention approach, the Sheriff's Office anticipates experiencing operational efficiencies between the two facilities, with no additional staffing requirements.

The SB863 funding application is currently being prepared by Sheriff's Office staff, with assistance from the DLR Group, but has not yet been finalized. The completed application will be made available at the Clerk of the Board's Office once it becomes available.

#### **Fiscal Impact**

Total cost for the 168-bed construction project is estimated at \$44 million, with \$40 million anticipated to be provided through BSCC Jail Construction Financing, and a 10% required County Match of \$4 million from the Public Safety Operations Fund, Assigned-Contingencies.

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

In the matter of:

Resol. No: \_\_\_\_\_

A Resolution authorizing application to the California Board of State and Community Corrections 2015 Jail Construction Financing Program, SB863, in the amount of \$40 million, to provide funding to assist with the construction of a 168-bed medium security facility and associated educational, vocational, behavioral, and additional mental health treatment space.

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 15, 2015 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

**WHEREAS**, this Resolution supersedes Resolution #2015-178, approved by the Board of Supervisors on August 18, 2015.

**BE IT RESOLVED** by the Board of supervisors of the County of Placer, State of California, that this Board hereby authorizes the Sheriff's Office to submit an application to the California Board of State and Community Corrections 2015 Jail Construction Financing Program, SB863, in the amount \$40 million, to provide funding to assist with the construction of a 168-bed medium security facility and associated educational, vocational, behavioral, and additional mental health treatment space at the South Placer Jail (SPJ), located at the Bill Santucci Justice Center, a County owned parcel in Roseville, CA.

**BE IT FURTHER RESOLVED** that the Board of Supervisors hereby:

- A. Appoints Rob Unholz, Capital Improvements Program Manager, as the County Construction Administrator and Project Contact Person; Valerie Bayne, Administrative Services Manager, as the Project Financial Officer; and,
- B. Approves the forms of the project documents deemed necessary, as identified by the State Public Works Board (SPWB) to the BSCC, to effectuate the financing authorized by the legislation; and,
- C. Authorize the Chair to sign said application, agreements and forms of the project documents, and submit for funding; and,
- D. Assures that the County will adhere to state requirements and terms of the agreements between the County, BSCC, and the SPWB in the expenditure of State financing and County match funds; and,
- E. Assures and authorizes an adequate amount of available matching funds to satisfy the county's contribution. The identified matching funds as detailed in the budget summary table submitted with the RFP are compatible with the states' lease revenue bond financing. County Cash Contribution Funds Are Legal And Authorized: 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) have been duly authorized by all necessary and appropriate action on the part of the governing body of the County. No Prior Pledge: The county cash contribution funds and the 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 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 Project (the "Bonds") or the trustee for the Bonds. Authorization to Proceed with the Project: The Project proposed in the County's SB 863 Financing Program proposal is authorized to proceed in its entirety when and if state financing is awarded for the Project within the SB 863 Financing Program; and,

- F. 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,
- G. 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 operations to other entities, without permission and instructions from the BSCC, for so long as the SPWB lease-revenue bonds secured by the financed project remain outstanding; and,
- H. Attestation to \$455,000 as the current fair market land value for the proposed new or expanded facility, as professionally appraised by Bender Rosenthal, Incorporated.