



SB863 MENTAL HEALTH FACILITY AND SB844 VOCATIONAL TRAINING & MEDIUM SECURITY

September 14, 2021

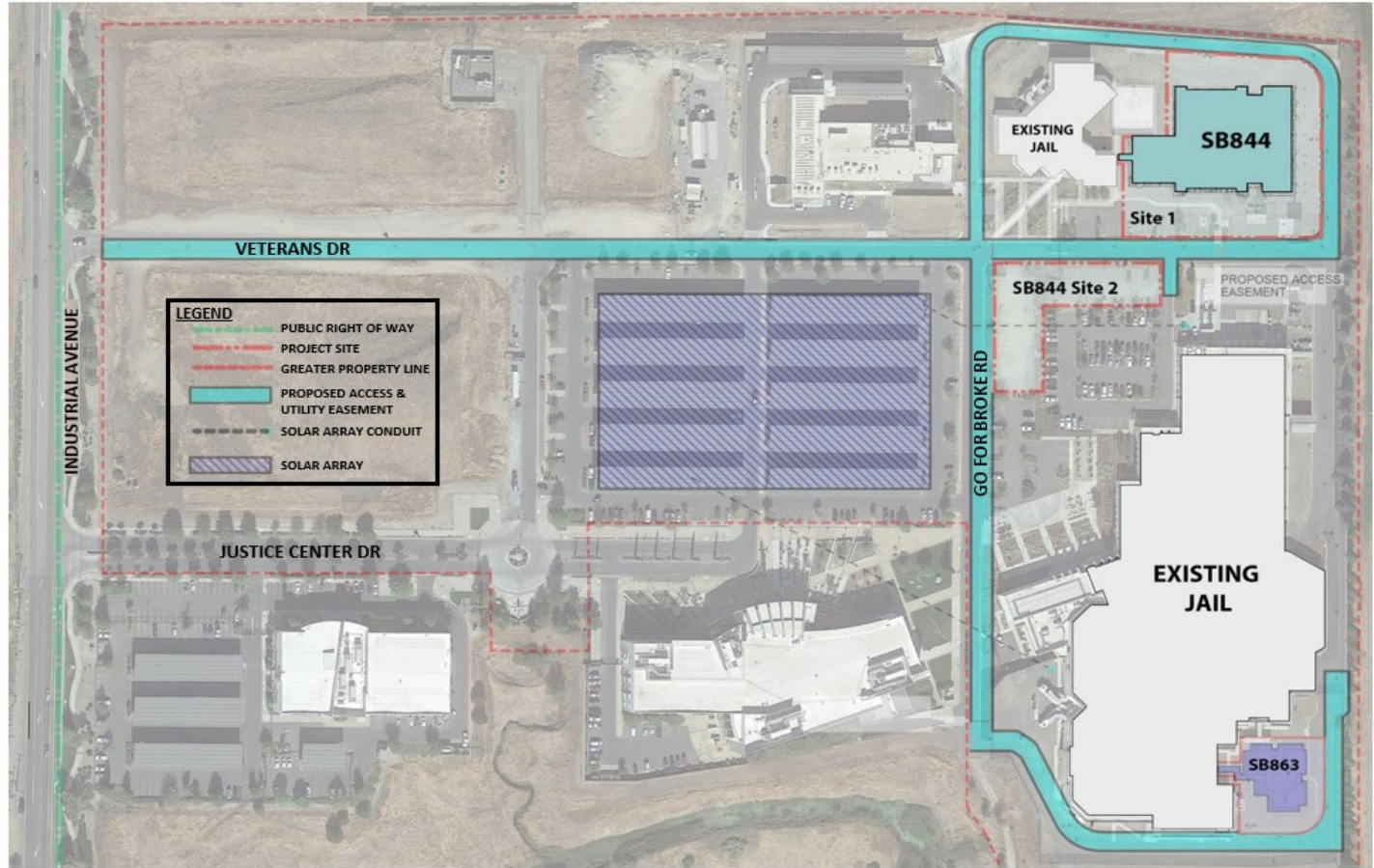
Actions Requested Today

- Authorize the Director of Facilities Management, or designee, to execute Real Estate Agreements with the Board of State and Community Corrections of the State of California to lease and have access to portions of the Bill Santucci Justice Center for development and construction of the partially state-funded SB863 Mental Health Facility and SB844 Vocational Training and Medium Security Facility projects.
- Approve stipends to be paid to each of the two unsuccessful competing Design-Build teams.
- Approval of CSA first amendments for the SB863 Project by \$29,988 and for the SB844 Project by \$20,012.

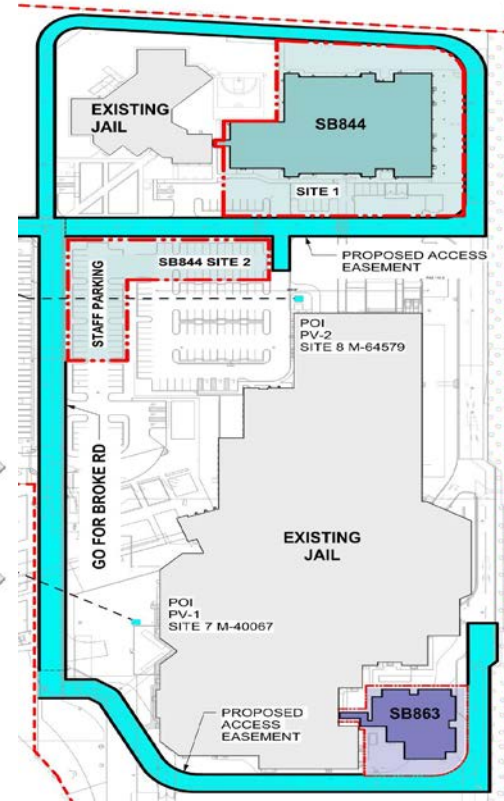
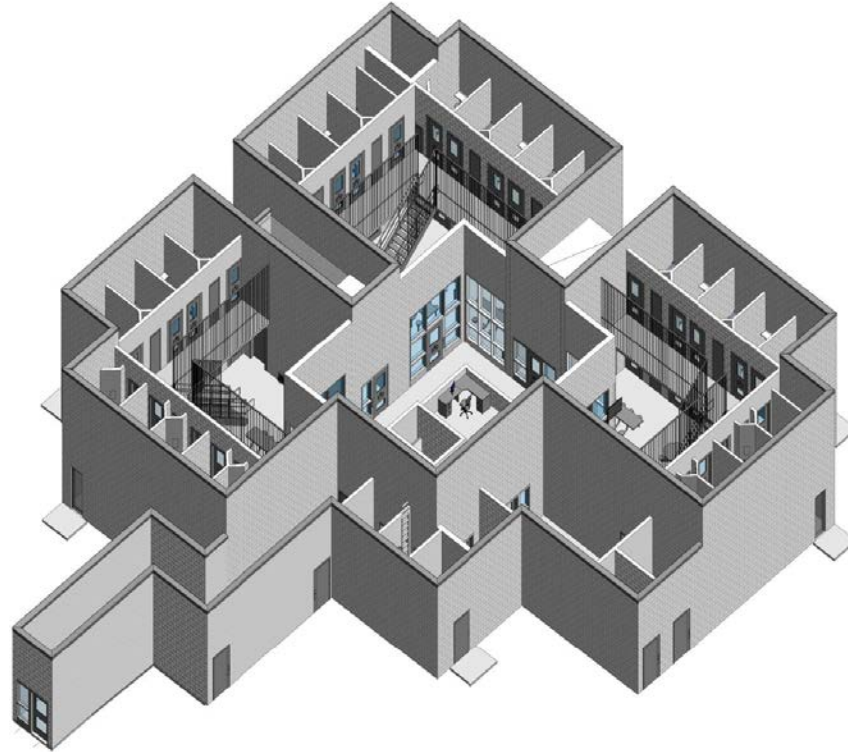
Background

- August of 2015, Board authorized the Sheriff's Office to submit an application to the BSCC Jail Construction Financing Program under Senate Bill 863 for \$40 million for the construction of a Mental Health Facility (SB863 Project).
- November of 2015, Placer County was conditionally awarded a \$9.5 million partial award of the \$40 million.
- February of 2017, Board authorized the Sheriff's Office to submit an application to the BSCC Jail Construction Financing Program under Senate Bill 844 for \$30 million for the construction of the Vocational Training and Medium Security Facility (SB844 Project).
- June of 2017, Placer County was conditionally awarded \$30 million. Through State funding, the SB863 and SB844 projects, will bring \$39.5 million in BSCC funding with the County contributing a 10% cash match \$3.9 million plus additional funding to bridge project funding gaps.

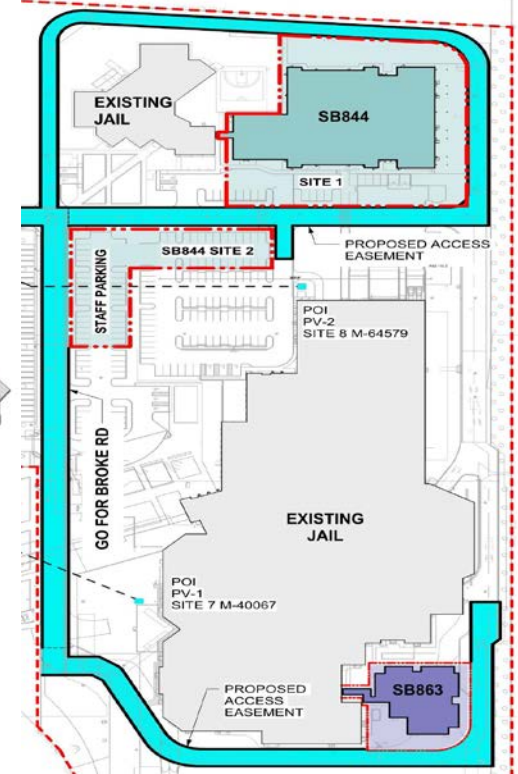
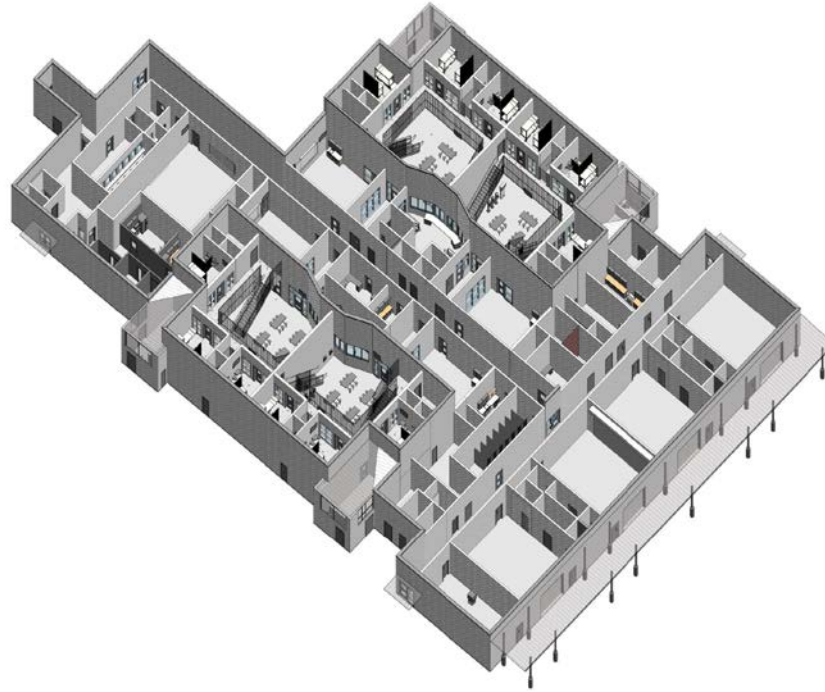
Santucci Justice Center Site Map



SB863 Mental Health Facility Project Scope



SB844 Vocational Training & Medium Security Project Scope



Sheriff Staff Operational Update



SB Projects Next Steps

- Final Public Works Board Due Diligence approval of several transactional documents for the SB Projects.
- Full execution of site control agreements (Ground Leases and Easement Agreements) is required prior to Public Works Board authorizing the County to solicit Design-Build proposals.
- Real Estate Services Division is now prepared to recommend approval of these agreements.

Real Estate Documents

GROUND LEASE

Lessor – County

Lessee - BSCC

EASEMENTS for

Access, Utilities and Repairs

RIGHT OF ENTRY

Licensor - BSCC

Licensee - County

SITE LEASE

Lessor – BSCC

Lessee – PW Board

FACILITY LEASE – Payments secure principal and interest on Bonds

Lessor – PW Board

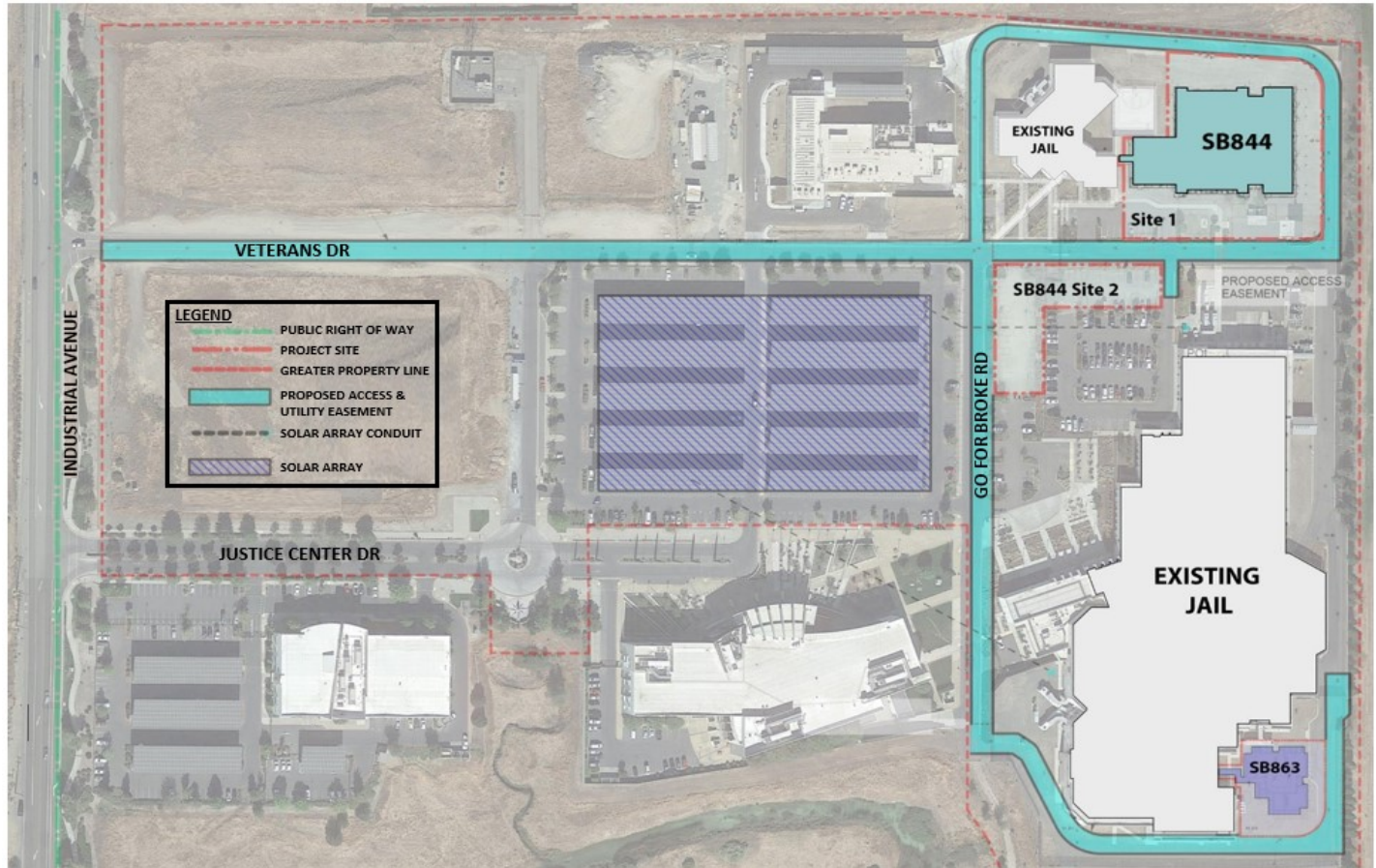
Lessee – BSCC

FACILITY SUBLEASE

Sublessor – BSCC

Sublessee – County

Site Access Map

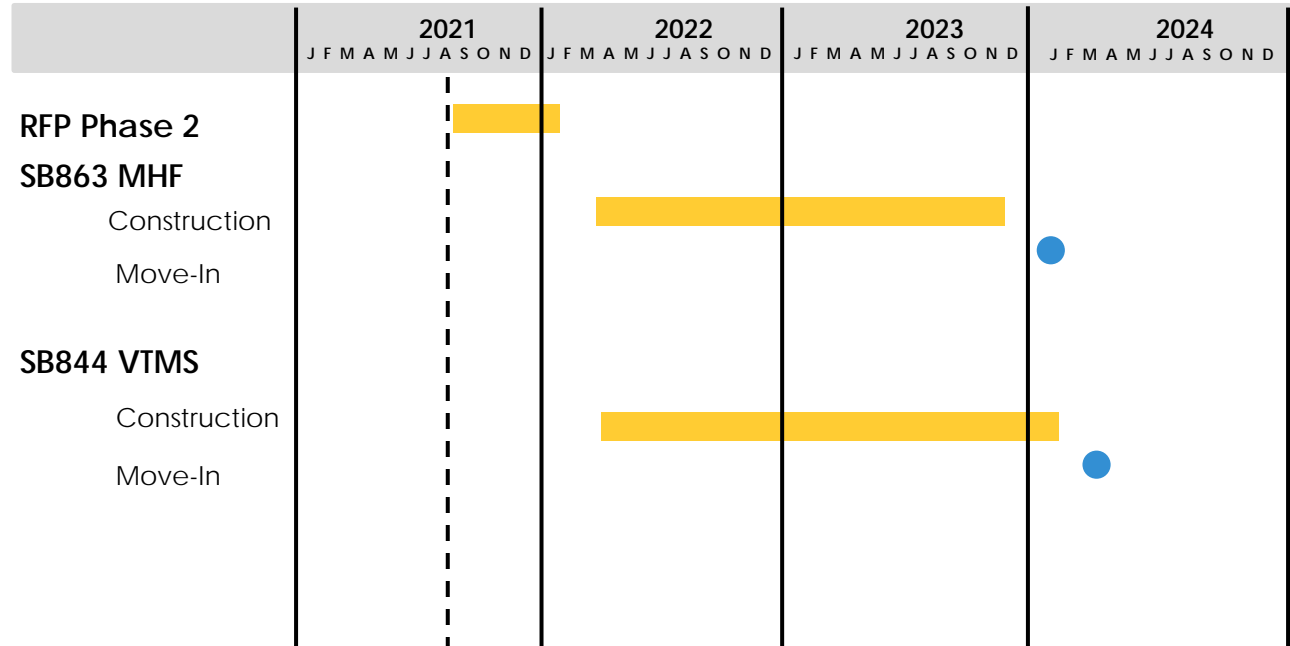


SB863 Mental Health Facility and SB844 Vocational Training & Medium Security

Phase 2 Design-Build RFP

- Approval of Real Estate Agreements and the PW Board's approval of the SB Projects' scope and Design-Build solicitation.
- Proceed with Phase 2 of the RFP Process
 - Phase 1 issued November 2019
 - C/S Broward Builders / Arrington Watkins Architects
 - Roebbelen Contracting, Inc. / Nacht and Lewis
 - Sletten Companies / DLR Group
 - Approve stipends to be paid to each of the two unsuccessful competing Design-Build teams. Recommend award of two contracts to the recommended Design-Build team to design and construct the SB Projects with estimated construction completion in early 2024.

Tentative Project Schedules



Funding

The cost of the Design-Build stipends totaling \$100,000 and the CSA amendments totaling \$50,000 are budgeted in the FY 2021-22 Capital Fund as part of the Five-Year Capital Improvement Plan.

SB863 total estimated project cost: \$13,795,488

- State share: \$9,500,000
- County share: \$4,295,488
- County funding to date: \$3,395,841

SB844 total estimated project cost: \$35,198,479

- State share: \$30,000,000
- County share: \$5,198,479
- County funding to date: \$3,624,620



SB863 MENTAL HEALTH FACILITY AND SB844 VOCATIONAL TRAINING & MEDIUM SECURITY

September 14, 2021