

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

To: **BOARD OF SUPERVISORS** Date: **JANUARY 10, 2012**  
From: **JAMES DURFEE / JOEL SWIFT**  
Subject: **APPLICATION TO THE 2011 LOCAL JAIL CONSTRUCTION FINANCING PROGRAM, AB900 – PHASE II FOR PHASE II OF THE SOUTH PLACER ADULT CORRECTIONS FACILITY, PROJECT NO. 4764A**

**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) – 2011 Local Jail Construction Financing Program, AB900 – Phase II, in the amount of \$30,000,000 to provide funding to assist in the construction of a 160-bed medium security housing unit and associated program/training space, as part of the South Placer Adult Correctional Facility (SPACF).
- 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 October 21, 2011, the County submitted a Request for Application/Interest Statement to the CDCR/CSA for the 2011 Local Jail Construction Financing Program, AB900 – Phase II. This lease revenue financing program provides a maximum of 90% State funds for County jail bed construction, requiring a minimum 10% County match. Applications are due to the CDCR/CSA on January 11, 2012.

On December 13, 2011, your Board directed staff to prepare an application to the 2011 Local Jail Construction Financing Program, AB900 – Phase II and return for approval on January 10, 2012. As part of the application, Steve Reader and Associates has updated the countywide Correctional Needs Assessment. This Needs Assessment is a critical component for delineating the scope of the construction and is a required submittal for the AB900 – Phase II Financing application. The Needs Assessment has identified a need for an additional 160 new medium security jail beds and associated program/training space, to be located at the SPACF in anticipation of the impact of AB109. The County is requesting funding to assist in the construction of this project.

The construction of this housing unit and program space is proposed to be located at the SPACF, in a location that was anticipated in the project master planning. The SPACF is located at the Bill Santucci Justice Center, a County owned parcel. The SPACF is planned to provide expansion space for additional housing units from the initial Phase I construction of 390 beds to a total capacity of 980 beds. The funds requested from the state will be used solely for the construction of one 160-bed medium security housing unit and associated program/training space and will have dedicated infrastructure. As a condition of AB900 – Phase II funding, the funded project will be encumbered by the State for the term of the bond financing.

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The total estimated project cost for the 160-bed medium security housing unit and associated program/training space is approximately \$35,500,000, with 85% (\$30 million) in State funding and 15% (\$5.5 million) in County match. The estimated cost to the State for this project is approximately \$197,000 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 – 2011 Local Construction Financing Program AB900 – Phase II, in the amount of \$30,000,000, by January 11, 2012. The Application is being prepared by the Sheriff's Department and as this Memorandum goes to print, the application has not been finalized. It will be made available at the Clerk of the Board's Office as soon as it is available.

**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:** The total project cost of Phase II of the South Placer Adult Detention Facility is estimated to be \$35,300,000, based upon a \$29,700,000 construction cost. If successful with our application to the Phase II Funding Program, the CDCR/CSA could provide up to \$30,000,000 to assist in constructing the project.

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 –  
THE 2011 LOCAL JAIL CONSTRUCTION FINANCING  
PROGRAM, AB900 – PHASE II, IN THE AMOUNT OF \$30,000,000  
TO ASSIST IN THE CONSTRUCTION OF 160 MEDIUM SECURITY  
BEDS AND ASSOCIATED PROGRAM/TRAINING SPACE.

Resolution \_\_\_\_\_

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held January 10, 2012, 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 – 2011 Local Jail Construction Financing Program, AB900 – Phase II, in the amount of \$30,000,000, to assist in the construction of a 160-bed medium security housing unit and associated program/training space, to be located at 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.
- G. Attests that the fair market land value for the proposed new jail facility is \$1,003,651.74.