

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-16

Urgent

Routine

AGENDA DATE December 21, 2010

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval of the Project Financing Plan for the Juvenile Commitment Center and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the project financing plan for the Juvenile Commitment Center.
2. Authorize the Project Manager to submit the project financing plan and negotiate the Access Agreement, Construction Agreement and the Project Delivery and Construction Agreement with the State, and all necessary actions associated with the Agreements for the construction of the Juvenile Commitment Center.
3. Authorize the Project Manager to complete the survey and engineering work and to transfer a portion of the right of way at 2215 Blue Gum Avenue to the City of Modesto for the purpose of future widening of Blue Gum Avenue.

(Continued on Page 2)

FISCAL IMPACT:

The original projected cost for the new Juvenile Commitment Facility was estimated to be \$24,051,450. This report will outline the final matching funds plan in order to be eligible for the \$18 million in SB81 State grant funding; that requires a minimum cash match of 5% and an in-kind match no greater than 20% for medium sized counties, to match the State funds of \$18,000,000 for the Corrections Standard Authority Local Youthful Offender Rehabilitative Facility Grant. In the County's original application for grant funding, the County estimated a cash match of up to \$3.6 million and the in-kind match was estimated to be \$2.5 million coming mainly from the value of the land, transition planning and County administration costs.

BOARD ACTION AS FOLLOWS:

No. 2010-782

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (Continued)

4. Authorize the Project Manager to accept and record a quit claim deed from the Modesto Irrigation District to abandon a right-of-way easement across County property at the Juvenile Commitment Center, including indemnification of the Modesto Irrigation District for any potential liability associated with the easement.
5. Direct the Project Team to return to the Board of Supervisors with the Final Design and to call for Bids in the Spring of 2011.

FISCAL IMPACT: (Continued)

On August 3, 2010, the Board of Supervisors accepted the Schematic Design prepared by Lionakis Design, and staff reported they would return to the Board to recommend a financing plan for the construction of the Juvenile Commitment Center Project.

Since that time, staff from the Chief Executive Office, Capital Projects and Probation has worked collaboratively with State officials to finalize recommendations for a financing plan. At this time, the Chief Executive Officer is recommending the Board of Supervisors approve the financing plan prepared by staff with a total estimated project budget of \$24,232,528. Although the project budget has increased because the value of the land has increased, the cash required to deliver the project has actually been reduced.

The financing plan includes cash match funding of \$3,389,490, which is a decrease of \$210,160 over the original plan. The primary sources of cash match funding include the original \$1.725 million in Public Facility Fees previously approved for use by the Board of Supervisors, and funding of \$2,732,528 from the Criminal Justice Facilities Fund, which is an increase in funding of \$882,878 over original estimates of \$1,849,650.

The financing plan also includes in-kind match funding of \$2,720,048, an increase of \$268,248 over the original plan. The primary sources of in-kind match funding will come from the value of the land, County administration, Probation administration, and Transition Team planning for the new facility. In the County's original application for grant funding the County projected the value of the land at \$100,000 an acre. At that time it was projected that the facility would occupy 3.75 acres. At the completion of programming, the Board of Supervisors approved that 3.7 acres be used for the first phase of the project. Based on the County's appraisal the value of the land qualifying for the in-kind match is \$1,775,000.

The recommended Sources for funding include the following:

Juvenile Commitment Center Sources	<i>Amount</i>
State Funding	\$18,000,000
Detention Public Facility Fees	\$1,450,000
Criminal Justice Public Facility Fees	\$275,000
Criminal Justice Facilities Fund	\$2,732,528
Land	\$1,775,000
Total	\$24,232,528

The recommended Uses for funding include the following:

Juvenile Commitment Center Uses	<i>Amount</i>
Cash Uses for Design/Construction	\$22,457,528
Non-Cash Uses for Land/Site Acquisition	\$1,775,000
Total	\$24,232,528

The financing mechanism used to fund State public works projects such as the commitment facility, or other similar public works projects such as bridges and buildings is a short-term interim financing of the project using funds from the State's pooled money investment account and long-term lease revenue bond financing.

Operating a Juvenile Commitment Facility in the Future

Court committed or sentenced youth have historically accounted for one third to nearly half of the daily population in the existing Juvenile Hall. Based on this historical average it is anticipated that with the opening of the new facility later in 2013, that the average daily population in the existing facility can be reduced by somewhere between 45 and 60 juveniles. The transfer of these individuals to the new facility will result in the concurrent transferring of staff to the new facility as well.

The new facility requires less supervision staff to operate than the existing Juvenile Hall. The state mandated staffing ratio for the new facility will require 1 staff for every 15 individuals, whereas those same minors in the existing facility are required to be supervised at a level of 1 staff for every 10 within the Juvenile Hall. The resulting efficiencies in staffing of the new facility will allow the department to open and occupy the new facility with a zero net change to general fund personnel costs in the initial years. It is the intent of the department wherever possible to use the existing economies present at the Juvenile Hall to further assist with the operational costs of the new facility. Current, staffing plans envision using the existing management structure to absorb the additional oversight of the new facility. It is anticipated that to the extent that the overall population of both facilities is within the range of the current 158 overall capacity that the associated costs for medical services, food services, and ancillary supplies will approximate the current costs. Well into the future when growth demands

Approval of the Project Financing Plan for the Juvenile Commitment Center and Related Actions

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require the use of both facilities is when there will be an increase in operating costs to maximize the full compliment of beds at the Center.

Due to the nature of the individuals placed in the new program it is the intent of the Probation Department to provide a higher level of delinquency prevention and vocational programming to the program participants and their families. These expenses are not currently contained within the existing general fund budget. In addition to maximizing the partnerships with Behavioral Health and Recovery Services and Stanislaus County Office of Education to provide the enhanced programming and any funding streams they may be able to access for these programs, the department is anticipating that there will be several funding sources available to offset these expenses as outlined below:

Juvenile Probation Camp Funding

For over 20 years the State has provided a revenue offset to county probation departments that operate camp programs. The intent of the funding is to assist in providing enhanced levels of treatment and prevention programming in these facilities. Based on population in the program, the Probation Department estimates that additional revenue up to \$325,000 per year could be claimed to cover some of the additional expenses associated with the new program. A cautionary note however must be made in that this revenue is currently part of the public safety vehicle license fee funding stream. This funding mechanism is due to expire in July of 2011. Efforts are already under way to have this funding source extended.

Youthful Offender Block Grant Funding

In 2007 the State implemented a realignment of responsibility for lower level offenders from the Division of Juvenile Justice (CYA) back to county probation departments. As part of this realignment the state has provided a block grant to offset the impact of this realignment on probation departments. This amount is approximately \$850,000 per year to the probation department. The department has intended to use this funding to supplement the costs of the new facility, or other impacts associated with this realignment.

County Share of Foster Care Placement

Currently, the department averages 65 individuals in out of county foster or group home placement. Each of these placements requires a county cost share of approximately \$760 per month. The funding for these placements is contained in the general fund match that is provided to the Community Services Agency. These funds are not part of the Probation department's budget, however, savings in these placement costs would result in a reduction to county general fund expenses. It is projected that a reduction in out of county placements of 25% to 50 per month would save approximately \$135,000 annually.

Future Costs

Current plans as outlined above will reduce the population at the juvenile hall to offset the operational costs of the new facility in the initial years. It is expected that at some point these vacant beds at the juvenile hall will need to be reoccupied as population and or arrest numbers increase. It is very difficult to project a timeline for this, but it is certain to occur. Current projections in today's dollars estimate that the personnel costs to reoccupy the juvenile hall beds at approximately \$460,000 for every 10 beds that are filled.

DISCUSSION:

Background

On March 31, 2009, the Board of Supervisors acknowledged an award up to \$18 million from the State of California Corrections Standards Authority for the construction of a 60-Bed Juvenile Youth Treatment Facility and directed staff to negotiate a contract with the State to build the Juvenile Youth Treatment Facility (YTF) with funds under the Department of Corrections 2007 Youthful Offender Rehabilitative Facility Construction Funding Program (SB-81). At that time, the Board of Supervisors authorized staff to release Requests for Proposal (RFP's) for professional services including Architect, Surveyor, Soils Engineer, Phase I Environmental review, and required Property Appraisal for the project. The original projected cost for construction of the new Juvenile Youth Treatment Facility was estimated to be \$24.1 million.

On January 12, 2010, the Board of Supervisors approved to award a contract for professional design services for the development of plans and specifications for the construction of a new Juvenile Commitment Facility to Lionakis, Inc. for the lump sum amount not to exceed \$1.9 million for all five phases of the project.

On August 3, 2010, the Board of Supervisors approved the schematic design as prepared by Lionakis, Inc. The proposed project as designed will consist of a stand-alone 46,998 square foot Juvenile Commitment Center with the required outdoor recreation yard, a new parking lot to accommodate the facility staff and visitors, and a small amount of landscaping. The Juvenile Commitment Center will include 1 – 30 bed housing unit and 2 – 15 bed housing units. The housing units will include a mix of single and double sleeping rooms, along with several 4 bed dormitory –type rooms as well as medical screening and interview rooms. The facility includes classrooms, multi-purpose space, a culinary program classroom, food service and various support spaces for staff services. At that time, staff reported they would return to the Board to recommend a financing plan for the construction of the Juvenile Commitment Center Project.

Today's Recommended Actions

The Board of Supervisors is requested to authorize staff to complete several key actions with the State that will allow the County to progress to the next phase of the project and to secure SB-81 grant funding for the construction of a Juvenile Commitment Facility, including the following:

Prepare Project Development Agreements with the State of California

Authorization of the Juvenile Commitment Center project by the State Public Works Board requires completion of a "Construction Agreement" and a "Project Development and Construction Agreement" between Stanislaus County and the State Departments of Corrections and Rehabilitation, Finance, General Services and the Corrections Standards Authority.

Construction Agreement

The Construction Agreement between the County and the State is the master agreement for leasing, funding, design, construction, operation and maintenance of the proposed Juvenile Commitment Facility. This Agreement will include the definition of responsibilities, eligibility of project costs for State reimbursement and conditions for design, construction and operation of the facility. The Construction Agreement will also include the form of a Ground Lease of the project site to the State of California. Under the terms of the SB 81 agreement, the Ground Lease will be required for the State to use the property as security for lease bond revenue financing by the State.

The Construction Agreement will also include the form of a Facility Lease of the completed project back to Stanislaus County for the operation and maintenance of the facility during the term of the Ground Lease. Both the Ground Lease and the Facility Lease will terminate upon repayment of the State bonds.

Other attachments to the Construction Agreement will include the form of easement agreements to provide access, utilities, etc., to the leased project site; a list of permitted encumbrances to the project site; and the necessary legal and functional descriptions of the project and site.

Once finalized, the Construction Agreement and all of the associated attachments will be brought back to the Board of Supervisors for consideration and approval prior to submittal to the State Public Works Board for consideration.

Project Delivery and Construction Agreement

The Project Delivery and Construction Agreement (PDCA) will constitute the terms and conditions for the lease-back and operation, maintenance and repair responsibilities of the County for the Juvenile Commitment Center during the term of the Ground Lease.

The PDCA will be between the County of Stanislaus and the State Public Works Board, State Department of Corrections and Rehabilitation and the State Corrections Standards Authority. This agreement will also prescribe the rights and responsibilities for construction of the project, including the right of entry during construction, description of the County funding cash/hard matching funds and in-kind/soft matching funds. The project description, scope, cost and schedule must be delineated in the PDCA.

Once finalized, the Project Development and Construction Agreement and all of the associated attachments will be brought back to the Board of Supervisors for consideration and approval prior to submittal to the State for final approval.

This Board of Supervisors action will authorize the Project Manager to submit the final project financing plan and negotiate the Construction Agreement and the Project Delivery and Construction Agreement with each of the State agencies, and all necessary actions associated with the Agreements for the construction of the Juvenile Commitment Center Project.

Project Site Access Agreements

Authorize the Project Manager to prepare and execute an access agreement with the State of California across County property for the benefit of the Ground Lease and satisfying a condition of acceptance of State Grant funding for construction of the Juvenile Commitment Center Project.

Transfer Right-of-Way for Widening Blue Gum Avenue

Prepare Engineering Analysis and Necessary Agreements with the City of Modesto for transfer of a portion of the Juvenile Justice Center property at 2215 Blue Gum Avenue for the purpose of future widening of Blue Gum Avenue upon future build-out of the Juvenile Justice Center facility. The future widening of Blue Gum Avenue has been requested by the City of Modesto as a condition of development of the Juvenile Commitment Center project; however, actual construction of Blue Gum Avenue improvements will not be required for the Commitment Center project.

This action will authorize the Project Manager to negotiate and execute an agreement with the City of Modesto to transfer a portion of the right of way at 2215 Blue Gum Avenue for the purpose of future widening of Blue Gum Avenue upon further development of the Juvenile Justice Center site.

Accept and record a quit claim deed from the Modesto Irrigation District to abandon a right-of way easement across County Property at the Juvenile Commitment Center

This action will authorize the Project Manager to accept and record a quit claim deed from the Modesto Irrigation District to abandon a right-of-way easement across County

Property at the Juvenile Commitment Center, including indemnification of the Modesto Irrigation District for any potential liability associated with the easement.

FISCAL RECAP

At this time, the Chief Executive Officer is recommending the Board of Supervisors approve the financing plan prepared by staff with a total estimated project budget of \$24,232,528.

The financing plan includes cash match funding of \$3,389,490, which is a decrease of \$210,160 over the original plan. The primary sources of cash match funding include the original \$1.725 million in Public Facility Fees previously approved for use by the Board of Supervisors, and funding of \$2,732,528 from the Criminal Justice Facilities Fund, which is an increase in funding of \$882,878 over original estimates of \$1,849,650.

The Criminal Justice Facilities Fund is funded from a dedicated revenue source associated with an additional penalty assessment for fines that are imposed by the Superior Court in accordance with State law. These funds can also be used to refurbish and replace criminal justice related facilities as the needs arise and develop and improve electronic information. As of December 2010, the fund has a balance of \$5.2 million; with the dedicated use of \$2,732,528 for the Juvenile Commitment facility, a balance of \$2,490,038 will remain and can be used for future Public Safety Facility needs.

The financing plan also includes in-kind match funding of \$2,720,048, an increase of \$268,248 over the original plan. The primary sources of in-kind match funding will come from the value of the land, County administration, Probation administration, and Transition Team planning for the new facility. In the County's original application for grant funding the County projected the value of the land at \$100,000 an acre. At that time it was projected that the facility would occupy 7.75 acres. At the completion of programming, the Board of Supervisors approved that 3.7 acres be used for the first phase of the project. Based on the County's appraisal the value of the land qualifying for the in-kind match is \$1,775,000.

The State has identified specific types of costs as eligible for State funds and matching dollars under its SB 81 program. Eligible project costs for funding include the following:

Eligible Project Costs	Amount	% of Construction Eligible State Costs
State Funding:	\$18,000,000	74.66 %
Cash Match:	\$ 3,389,490	14.06 %
In-Kind Match:	<u>\$ 2,720,048</u>	<u>11.28%</u>
Total Eligible Project Costs	<u>\$24,109,538</u>	Total: 100%

Approval of the Project Financing Plan for the Juvenile Commitment Center and Related Actions

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There are additional estimated project costs of \$122,990 that are ineligible for State funds or matching dollars. Of the total ineligible project costs, \$50,990 will provide funding to establish utility connections, and \$72,000 for furniture, fixtures, and equipment (FFE) for the new facility, *for a total estimated project budget of \$24,232,528*. This financing plan does not include the use of any County General Funds for this design, construction and completion of this project.

SCHEDULE

The design work will be complete in early 2011. The final design will be presented to the Board of Supervisors before the project is bid. The final Agreement with the State will also be returned to the Board for final consideration before a recommendation is made to proceed to construction, leaving the final decisions for the project to proceed to construction to the Board of Supervisors during 2011. After State reviews the project could be bid in the summer of 2011 with construction complete in 2013.

POLICY ISSUES:

Approval of this action supports the Board's priority of A Safe Community and Efficient Delivery of Public Services.

STAFFING IMPACTS:

Current Capital projects staff working in collaboration with the Probation Department will continue to implement the project.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: 209-525-6333

RECORDING REQUESTED BY
Modesto Irrigation District

WHEN RECORDED MAIL TO:
Modesto Irrigation District
Secretary, Board of Directors
P.O. Box 4060
Modesto, California 95352

Space Above This Line for Recorder's Use

APN: 081-012-006 (Portion)

No Documentary Transfer Tax Due

QUITCLAIM

THE MODESTO IRRIGATION DISTRICT, does hereby relinquish, release, remise, extinguish, abandon and forever quitclaim unto the County of Stanislaus, the "right to pass and repass with men, teams and otherwise, and with such material as may be necessary, proper or convenient for the construction, repair, operation and maintenance of the Lateral 3" over all those certain lands and premises adjacent to Lateral 3, owned by Frank S. Arsenio, and as granted to, and described in, the deed to the Modesto Irrigation District filed for record on February 18, 1905 in Volume 87 of Deeds, at Page 155, Stanislaus County Records, being a portion of that certain real property shown as Parcel 1, Parcel 2 and that portion of the Designated Remainder lying Southerly of the South Right of Way line of the 100 foot wide M.I.D. Lateral No. 3 all as shown on the Parcel Map filed for record on October 26, 1992 in Volume 45 of Parcel Maps, at Page 43, Stanislaus County Records, situate in the Northwest Quarter of Section 24, Township 3 South Range 14 East, Mount Diablo Base and Meridian, County of Stanislaus, State of California.

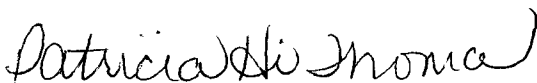
The sole purpose of this agreement and conveyance is to extinguish and abandon the right to "pass and repass" over the lands shown as Parcel 1, Parcel 2 and the specific portion of the Designated Remainder lying southerly of the south right of way line of the M.I.D. Lateral No. 3 canal. It is not intended to relinquish, extinguish, or abandon any other rights, nor reduce any rights, title, or interests within the 100 foot wide strip of land for said Lateral No. 3 canal right of way, nor is this agreement intended to reduce any rights, title or interests in that certain electrical substation easement granted to Modesto Irrigation District and described in the deed filed for record on April 5, 1973 at Volume 2545 of Official Records, at Page 236, Stanislaus County Records; nor is it intended to relinquish, extinguish, or abandon any other rights, nor reduce any rights, title, or interests in the 20 foot wide easement granted to the Modesto Irrigation District and described in the deed filed for record on April 5, 1973 at Volume 2545 of Official Records, at Page 245, Stanislaus County Records.

In consideration for said quitclaim, the County of Stanislaus, themselves, and for their respective heirs, successors and assigns agree to indemnify and hold harmless the MODESTO IRRIGATION DISTRICT, its directors, officers, employees and agents, and each of them, from and against any and all claims, damages, loss, liability and expenses, including court costs and attorneys fees, arising out of or on account of injury to or death of any person or loss of or damage to any property in connection with the property quitclaimed herein.

EXECUTED: _____, 20__

COUNTY OF STANISLAUS

MODESTO IRRIGATION DISTRICT,
a California irrigation district



Patricia Hill Thomas
Chief Operations Officer

Pat Mills, Secretary

ACKNOWLEDGMENT

State of California
County of STANISLAUS

On JANUARY 4, 2011 before me, THERESA A. GUNTER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared PATRICIA ANN HILL THOMAS
who proved to me on the basis of satisfactory evidence to be the pers on(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the pers on(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature *ThA* (Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUITCLAIM APN: 081-012-006 (PORTION)

Document Date: 1/4/11 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Approval of the Project Financing Plan for the Juvenile Commitment Center and Related Actions



BOARD OF SUPERVISORS

December 21, 2010

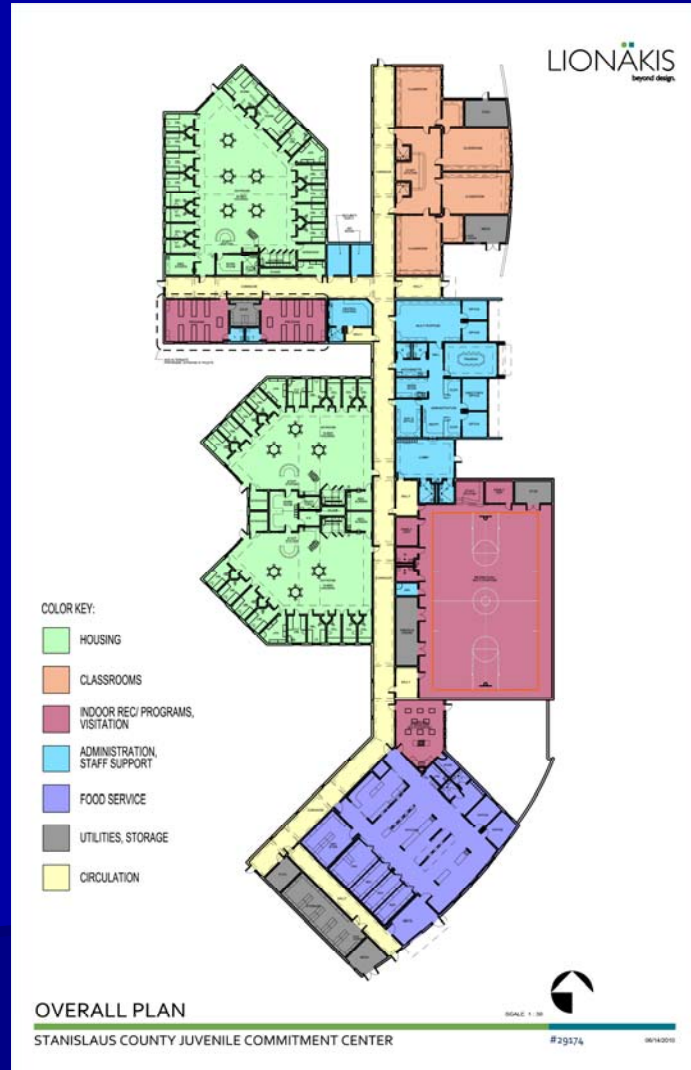
PowerPoint Presentation

Project Description

- 60 Juvenile Beds
- Adjacent, but separate from Juvenile Hall
- One 30-bed housing unit
- Two 15-bed housing units
- Interview, medical screening and dining in each unit
- Classrooms and a Master Kitchen
- Rooms for additional group programs
- Indoor and Outdoor Recreation
- Visitation facilities
- Administrative, security and support spaces

Juvenile Commitment Center Site Map

Juvenile Commitment Facility Schematic Design



Juvenile Commitment Facility Rendering



Operating a Juvenile Commitment Facility in the Future

- Transfer of court-committed youth concurrent with existing staffing
- Shared management and support services
- Other sources available for enhanced programming
 - Juvenile Probation Camp Funding
 - Youthful Offender Block Grant Funding
 - County Share of Foster Care Placement
- Future Costs

Project Sources of Funding

Juvenile Commitment Center Sources	<i>Amount</i>
State Funding	\$18,000,000
Detention Public Facility Fees	\$1,450,000
Criminal Justice Public Facility Fees	\$275,000
Criminal Justice Facilities Fund	\$2,732,528
Land	\$1,775,000
Total	\$24,232,528

Youthful Offender Block Grant funding is preserved for future operational costs.

Project Sources of Funding

- The financing plan includes cash match funding of \$3,389,490, which is a decrease of \$210,160 from the original plan.

Project Sources of Funding

- The primary sources of cash match funding include the original \$1.725 million in Public Facility Fees previously approved for use by the Board of Supervisors.
- Funding of \$2,732,528 from the Criminal Justice Facilities Fund, an increase in funding of \$882,878 over original estimates of \$1,849,650.

Criminal Justice Facilities Funding

- The Criminal Justice Facilities Fund is funded from a dedicated revenue source associated with an additional penalty assessment for fines that are imposed by the Superior Court.
- These funds can also be used to refurbish and replace criminal justice related facilities as the needs arise and develop and improve electronic information. (Government Code Section 76101)

Criminal Justice Facilities Funding

- As of December 2010, the fund has a balance of \$5.2 million.
- The Adopted Final Budget for Budget Year 2010-2011 was approved with appropriations of \$600,000, estimated revenues of \$950,000, resulting in a positive contribution to fund balance of \$350,000.
- Annual revenue exceeds current commitments.

Criminal Justice Facilities Funding

- With the dedicated use of \$2,732,528 for the Juvenile Commitment facility, a balance of \$2,490,038 will remain and can be used for future Public Safety Facility needs.

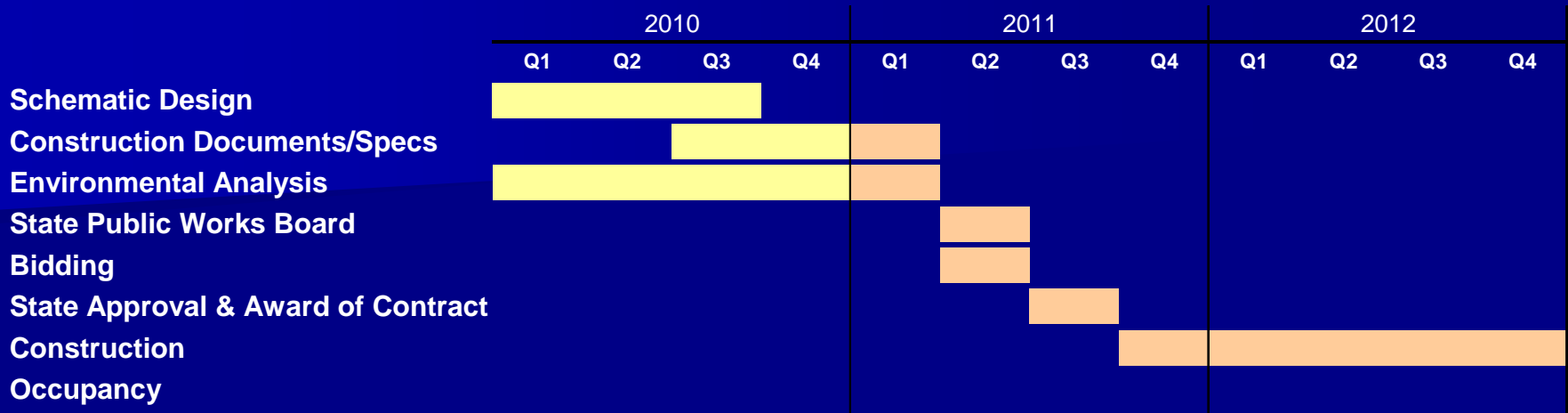
Today's Recommended Actions

- Approve the financing plan prepared by staff with a total estimated project budget of \$24,232,528;
- Prepare and negotiate Project Construction, Site Access, and Lease Agreements with the State of California;
- Prepare and negotiate Project Delivery and Construction Agreement;

Today's Recommended Actions

- Transfer Right-of-Way for future Widening Blue Gum Avenue to City of Modesto; and
- Accept and record a quit claim deed from the Modesto Irrigation District to abandon a right-of way easement across County Property at the Juvenile Commitment Center

Project Schedule



Staff Recommendations

1. Approve the project financing plan for the Juvenile Commitment Center.

Staff Recommendations

2. Authorize the Project Manager to submit the project financing plan and negotiate the Access Agreement, Construction Agreement, Leases, and the Project Delivery and Construction Agreement with the State, and all necessary actions associated with the Agreements for the construction of the Juvenile Commitment Center.

Staff Recommendations

3. Authorize the Project Manager to complete the survey and engineering work and to transfer a portion of the Right-of-Way at 2215 Blue Gum Avenue to the City of Modesto for the purpose of future widening of Blue Gum Avenue.

Staff Recommendations

4. Authorize the Project Manager to accept and record a quit claim deed from the Modesto Irrigation District to abandon a right-of-way easement across County property at the Juvenile Commitment Center, including indemnification of the Modesto Irrigation District for any potential liability associated with the easement.

Staff Recommendations

5. Direct the Project Team to return to the Board of Supervisors with the Final Design and to call for Bids in the Spring of 2011.