

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

DEPT: Chief Executive Office

BOARD AGENDA # B-15

Urgent

Routine

AGENDA DATE April 26, 2011

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approve and Authorize the Chairman of the Board of Supervisors to Execute the Construction Agreement and the Project Delivery and Construction Agreement Between the County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California Related to the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81).

STAFF RECOMMENDATIONS:

1. Approve and authorize the Chairman of the Board of Supervisors to execute the Construction Agreement and the Project Delivery and Construction Agreement between Stanislaus County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California for the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81) for the Juvenile Commitment Center Project.
2. Authorize the Project Manager and County Counsel to negotiate and execute on behalf of the County in substantially the same form Exhibit A: the Project Scope, Cost and Schedule Description; Exhibit B: Form of Ground Lease; Exhibit C: Form of Right of Entry for Construction and Operation; Exhibit D: Form of Facility Sublease; Exhibit E-1: Description of the Participating County Funding Cash; Exhibit E-2: Description of the Participating County Funding In-Kind Match.

FISCAL IMPACT:

The project financing plan approved by the Board of Supervisors on December 21, 2010 includes funding of \$24,232,528. The approved financing plan includes County cash match funding of \$3,389,490. 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. The State of California will fund \$18,000,000 using a lease-revenue bond financing.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-257

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow  
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approve and Authorize the Chairman of the Board of Supervisors to Execute the Construction Agreement and the Project Delivery and Construction Agreement Between the County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California Related to the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81).  
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**FISCAL IMPACT: (Continued)**

The financing plan also includes in-kind match funding of \$2,720,048. 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. At the completion of programming, the Board of Supervisors approved siting the project at the County’s Juvenile Justice Center campus, 2215 Blue Gum, Modesto, California. Based on the appraisal, the value of the land qualifying for the in-kind match is \$1,775,000.

The previously approved Sources for funding include the following:

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

The previously approved Uses for funding include the following:

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

There is no fiscal impact associated with today’s recommended actions.

**DISCUSSION**

Overview

Stanislaus County is partnering with the State of California to build a 60-bed Juvenile Commitment Facility. The Board of Supervisors has approved proceeding with actions needed to construct a Juvenile Commitment Facility in Stanislaus County. The task list below highlights those tasks completed, as well as, those tasks that will be completed through the course of construction, and occupancy of the facility.

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### Juvenile Commitment Facility Task List

| Tasks Completed:  | Completion Date: |
|---|------------------|
| <input checked="" type="checkbox"/> Update Juvenile Justice System Needs Assessment .....                       | 6/3/2008         |
| <input checked="" type="checkbox"/> Application to State for SB81 Funding.....                                  | 1/27/2009        |
| <input checked="" type="checkbox"/> Develop Juvenile Justice Facilities Master Plan.....                        | 3/31/2009        |
| <input checked="" type="checkbox"/> Receive Conditional Award of SB81 Grant funding .....                       | 3/31/2009        |
| <input checked="" type="checkbox"/> Select and Engage Architectural Services .....                              | 1/12/2010        |
| <input checked="" type="checkbox"/> Complete Schematic Design .....   | 8/3/2010         |
| <input checked="" type="checkbox"/> Develop and Approve Project Financing Plan.....                             | 12/21/2010       |
| <input checked="" type="checkbox"/> Approve 30-year Operational/Staffing Plan .....                             | 1/25/2011        |
| <input checked="" type="checkbox"/> File CEQA Notice of Determination .....                                     | 1/28/2011        |
| <input checked="" type="checkbox"/> Submit Construction Drawings to State Fire Marshal .....                    | 3/10/2011        |
| <input checked="" type="checkbox"/> Receive Approval of Plans from Corrections Standards Authority.....         | 3/21/2011        |
| <input checked="" type="checkbox"/> Receive Approval of Plans from County Dept. of Environmental Resources..... | 3/31/2011        |
| <input checked="" type="checkbox"/> Budget Funds for Driveway Improvements.....                                 | 4/19/2011        |

#### Tasks To Be Completed:

- Complete Due Diligence for Lease Revenue Bond Funding
- Negotiate Project Delivery and Construction Agreement and CSA Agreement
- State Public Works Board Approves Project Scope, Cost, Schedule & Contracts
- Secure State Fire Marshal Approval of Plans
- Negotiate Final Ground Lease, Easement Agreement, and Right of Entry
- State Public Works Board Approves Ground Lease, Easement Agreement, Right of Entry
- Issue Request for Statements of Qualifications from General Contractors
- Funding Approval from Pooled Monies Investment Board and DOF
- Board Approves Construction Documents and Authorization to Proceed to Bid
- Receive Bids
- Board Award of Construction Contract
- DOF Action to Award Construction Contract
- Issue Notice to Proceed with Construction
- Completion of Construction
- Commissioning and Occupancy

### Background

On March 31, 2009, the Board of Supervisors acknowledged an award for up to \$18 million from the State of California to build a Juvenile Youth Treatment Facility (YTF) with funds under the Department of Corrections 2007 Local Youthful Offender Rehabilitative Construction Funding (SB 81) and directed staff to negotiate a contract with the State. At that time, the Board also approved the Juvenile Justice Facilities Master Plan which provided the County with a road map to guide the planning of its juvenile detention housing and support facilities for the next three decades, through year 2038. The intent of the Plan was a) establish a Youth Treatment Facility (YTF) to house and rehabilitate court-committed juveniles, for which there are currently no dedicated facilities; b) to successfully secure State funding available through SB81 to fund the first phase of the YTF's construction; and, c) to establish a plan to solve the County's short and long-term juvenile detention bed needs through year 2038. At that time, the Board of Supervisors authorized staff to release Requests for Proposal

Approve and Authorize the Chairman of the Board of Supervisors to Execute the Construction Agreement and the Project Delivery and Construction Agreement Between the County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California Related to the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81).

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(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.

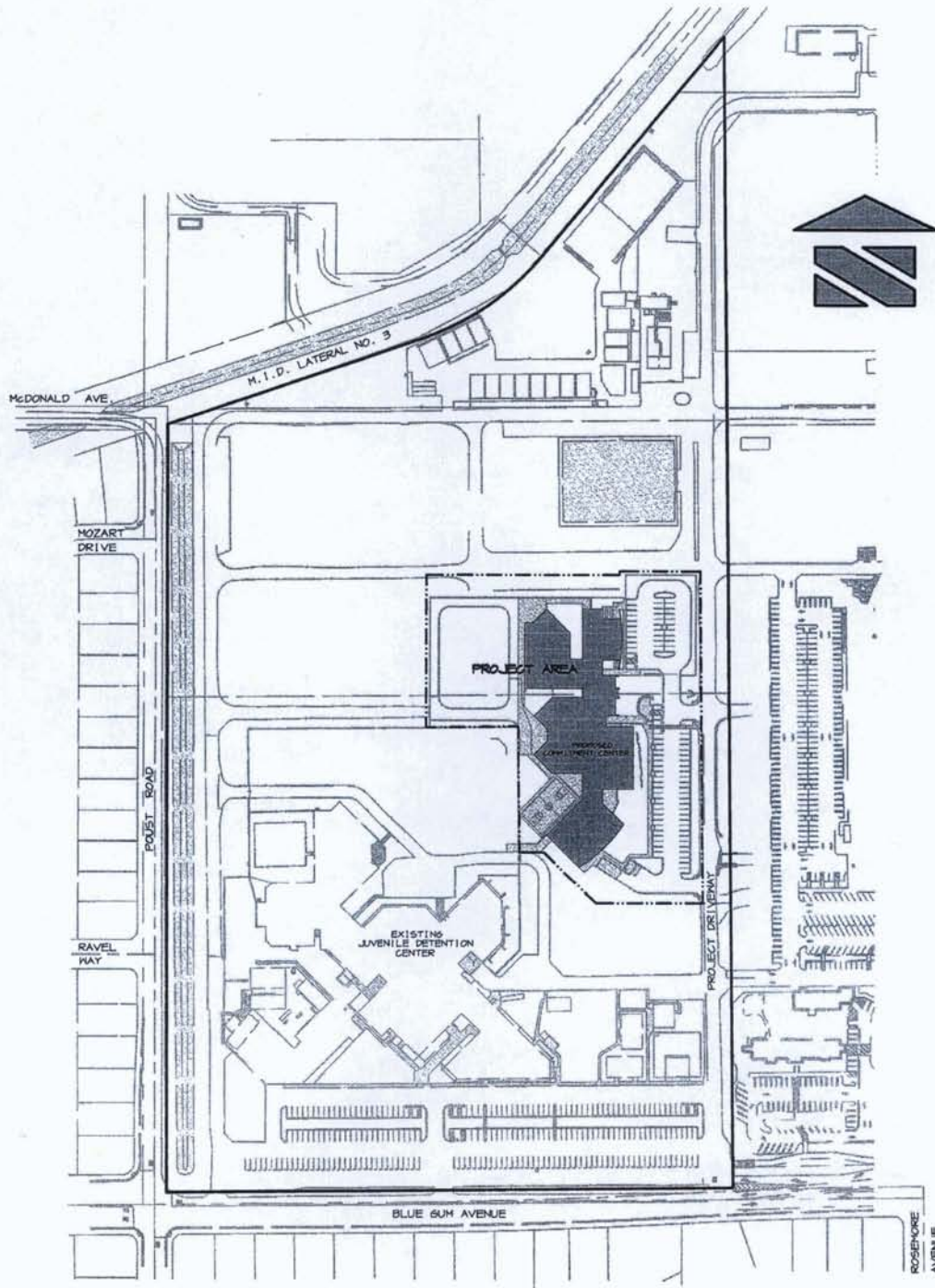
On January 12, 2010, the Board of Supervisors approved retaining the Lionakis, Inc. firm for professional design services for the development of plans and specifications for the construction of a new Juvenile Commitment Facility for the lump sum amount not to exceed \$1.9 million for all five phases 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 one 30-bed housing unit and two 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.

On December 21, 2010, the Board of Supervisors approved the financing plan for the SB-81 Juvenile Commitment Center Project, with a total estimated project budget of \$24,232,528. The financing plan approved includes cash match funding of \$3,389,490. At that time, the Board of Supervisors authorized 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. The Board directed staff to return with the final negotiated Agreements with the State for final consideration before a recommendation is made to proceed to construction.

Approve and Authorize the Chairman of the Board of Supervisors to Execute the Construction Agreement and the Project Delivery and Construction Agreement Between the County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California Related to the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81).  
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Site Plan



Approve and Authorize the Chairman of the Board of Supervisors to Execute the Construction Agreement and the Project Delivery and Construction Agreement Between the County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California Related to the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81).  
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## **Recommended Actions**

Now, the Board of Supervisors is requested to approve several actions that are essential to secure SB81 grant funding for the construction of the Juvenile Commitment Facility. Staff is requesting the Board approve and authorize the Chairman of the Board of Supervisors to execute the Construction Agreement and the Project Delivery and the Construction Agreement between the County and the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California related to the 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program (SB 81).

Staff is also requesting the Board authorize the Project Manager and County Counsel to negotiate and execute on behalf of the County in substantially the same form Exhibit A: the Project Scope, Cost and Schedule Description; Exhibit B: Form of Ground Lease; Exhibit C: Form of Right of Entry for Construction and Operation; Exhibit D: Form of Facility Sublease; Exhibit E-1: Description of the Participating County Funding Cash; Exhibit E-2: Description of the Participating County Funding In-Kind Match.

Key provisions of each of the agreements are outlined below:

- Construction Agreement: Agreement between Correction Standards Authority (“CSA”) and County for construction of Project on Site under authority of CSA
- Project Delivery and Construction Agreement (PDCA):
  - Provides mechanism for lease of Project site to State and for design and construction of Facility by County using State and County funding.
  - Provides mechanism for obtaining State financing, first via an interim loan issued by the State’s Pooled Money Investment Board, and ultimately via the issuance of lease revenue bonds by the State Treasurer to finance this and other State funded projects
  - Provides mechanism for 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.
  - Both the Construction Agreement and the PDCA require State approval of significant Project scope changes (as defined in State Administrative Manual Chapter 6800) and require the County to indemnify the State for any claims or losses arising out of the project as required by the Welfare and Institutions Code.



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The Project Delivery and Construction Agreement include the following exhibits:

**Exhibit A – Project Scope, Cost Summary, and Project Schedule**

- The project scope defines the project, including square footage, type of building, space usage, number of beds and approximate number of staff.
- The cost summary is a three page estimate that includes all costs for the fully-scoped project as defined by the legal description.
- The project schedule indicates the estimated completion date of certain milestones such as preliminary plans, working drawings, bid date, construction contract award, and construction completion.

**Exhibit B – Form of Ground Lease**

- Stanislaus County leases the 4.72 acres (project site) to the CDCR for a period until bonds related to the project are repaid. The Ground Lease includes the following documents:
  - Project Scope
  - Legal Description of the Site
  - Easement Agreement – Stanislaus County grants an access and utilities and repairs easements to the CDCR.
  - Form of Legal Opinion Letter – Stanislaus County's legal counsel opines that the County has the authority and power to enter into the Ground Lease, CDCR has authority and power to enter in and perform its obligations under the Ground Lease, and the Ground Lease is and its authorization is valid.
  - List of Permitted Encumbrances – list of existing encumbrances that the State will allow and do not interfere with the development and financing of the project.
  - Pending and Threatened Lawsuits – The County does not have any.

**Exhibit C – Right of Entry for Construction Agreement**

- CDCR grants Stanislaus County the right to enter the project site for construction-related activities and to operate the facility once construction is completed.

**Exhibit D – Form of Facility Sublease**

- The CDCR subleases the completed facility back to Stanislaus County.

**Exhibit E.1 – Description of Cash Match**

- A Certificate of Matching funds that ensures that the source of matching funds is compatible with lease revenue bond financing.

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#### Exhibit E.2 – In-Kind Match

- Assurance that the County's in-kind match is reasonable for the work to be performed.

The Project Manager, County Counsel, and outside Counsel have extensively negotiated the content of these various agreements with State officials.

Staff recommends the County execute the agreements and proceed with the project.

#### **Schedule**

The Project Team has made significant progress towards construction of a Juvenile Commitment Facility. The Project Plan is scheduled to be presented to the State Public Works Board (SPWB) on May 13, 2011 for approval, and return to the SPWB for final consideration and approval of any remaining project elements on June 10, 2011. The Project Manager will request the State Pooled Money Investment Board to approve the interim project loan on June 15, 2011. Once the Initial Project Plan and Interim Project Loan are approved, staff will return to the Board of Supervisors for approval to issue a Notice Inviting Bids for the construction of a new Juvenile Commitment Facility on June 28, 2011. Staff anticipates returning to the Board of Supervisors late Summer 2011 to recommend and award the contract for construction of the new Juvenile Justice Facility.

#### **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



# Stanislaus County Capital Projects

## Agenda Item Checklist

Approval of PDCA.....

Date: April 26, 2011

| Activity  | Yes | No | N/A | Completion Date |
|---|-----|----|-----|-----------------|
| <b>Green Sheet:</b> Has a Green Sheet been submitted?   | ✓   |    |     | 04/12/11        |
| <b>Auditor-Controller :</b> Does agenda item include a budget adjustment?   |     |    |     |                 |
| <b>Auditor-Controller :</b> Is a copy of the budget journal attached?   |     |    |     |                 |
| <b>Auditor-Controller :</b> Are sufficient appropriations available?  |     |    |     |                 |
| <b>Auditor-Controller :</b> Has the green sheet and budget journal been signed by Auditor Controller staff?   |     |    | ✓   |                 |
| <b>County Counsel:</b> Does agenda item include an Agreement that requires signature on contract and green sheet?   | ✓   |    |     |                 |
| <b>Construction Agreement:</b>  |     |    |     |                 |
| <b>Project Delivery and Construction Agreement (PDCA):</b>  |     |    |     |                 |
| <b>A. Exhibit A Project Scope, Cost and Schedule Description</b>  |     |    |     |                 |
| <b>B. Exhibit B Form of Ground Lease</b>  |     |    |     |                 |
| <b>C. Exhibit C Form of Right of Entry for Construction and Operations</b>  |     |    |     |                 |
| <b>D. Exhibit D Form of Facility Sublease</b>   |     |    |     |                 |
| <b>E. Exhibit E-1 Description of Participating County Funding Cash (Hard Match)</b>   |     |    |     |                 |
| <b>F. Exhibit E-2 Description of Participating County Funding In-Kind (Soft Match)</b>  |     |    |     |                 |
|   |     |    | ✓   |                 |
| <b>Contract/Agreement:</b> Has the contract/agreement been signed by the vendor?  |     |    | ✓   |                 |
| <b>Contract Close-Out:</b> Does the agenda item include a recommendation of approval of final acceptance of the project? and are these documents completed?   |     |    | ✓   |                 |
| <b>Contract Close-Out:</b> Is a set of the completed document attached with item?   |     |    | ✓   |                 |
| <b>Design Plans and Specifications:</b> Is an official copy of the approval of the plans and specifications available from the Clerk of the Board?  |     |    | ✓   |                 |
| <b>Design Plans and Specifications:</b> Is a design overview attached to be printed with the agenda item that is marked "not for bidding?"  |     |    | ✓   |                 |
| <b>Emergency:</b> Is this an emergency?   |     |    | ✓   |                 |
| <b>Emergency:</b> Does the agenda item include a recommendation to establish by 4/5th vote of the Board to delegate to order any action appropriate without giving notice for bids in accordance with Public Contract Code 22050? |     |    | ✓   |                 |
| <b>Insurance and Bonds:</b> Does the agenda item include a recommendation to proceed contingent upon receipt of payment and performance bonds?  |     |    | ✓   |                 |
| <b>Powerpoint:</b> If a presentation is planned?  |     |    | ✓   |                 |
| <b>Powerpoint:</b> Has the presentation been completed?   |     |    | ✓   |                 |
| <b>Powerpoint:</b> Has the fiscal impact and recommendations been thoroughly reviewed for accuracy?   |     |    | ✓   |                 |
| <b>Powerpoint:</b> If a presentation is planned, has the presentation been completed and has the fiscal impact and recommendations been thoroughly reviewed for accuracy? Will the presentation include a                         |     |    | ✓   |                 |
| <b>Powerpoint:</b> Will the presentation include a content expert outside of the County?  |     |    | ✓   |                 |
| <b>Powerpoint:</b> Have we contacted the speaker?   |     |    | ✓   |                 |
| <b>Powerpoint:</b> Has the speaker been notified of the time, date and location of the presentation?  |     |    | ✓   |                 |
| <b>Powerpoint:</b> Has the speaker been briefed?  |     |    | ✓   |                 |
| <b>Project Manager Authority:</b> Does the agenda item include a recommendation to authorize the Project Manager to manage all aspects of the project as long as it is within the approved project budget?                        |     |    | ✓   |                 |
| <b>Stakeholders:</b> Has the Department or stakeholder reviewed the agenda item?  | ✓   |    |     | Ongoing         |

# Juvenile Commitment Center

## Approve/Execute Construction and Development Agreements with the State of California

Stanislaus County Board of Supervisors Meeting

April 26, 2011

Agenda Item B-15

Insert state program name...

**PowerPoint Presentation**

**SB01**

# Juvenile Commitment Center

## Project Description

- Local Youthful Offender Rehabilitative Facility
- 60-Bed Facility to House Sentenced Youth Offenders
- Adjacent to the existing Juvenile Hall on the Juvenile Justice Center site at 2215 Blue Gum Avenue, Modesto
- Includes (2) 15-bed housing units; (1) 30-bed housing unit; Kitchen; Visitation/Multipurpose Room; Classrooms; Program rooms; administrative and central control offices.

# Juvenile Commitment Center

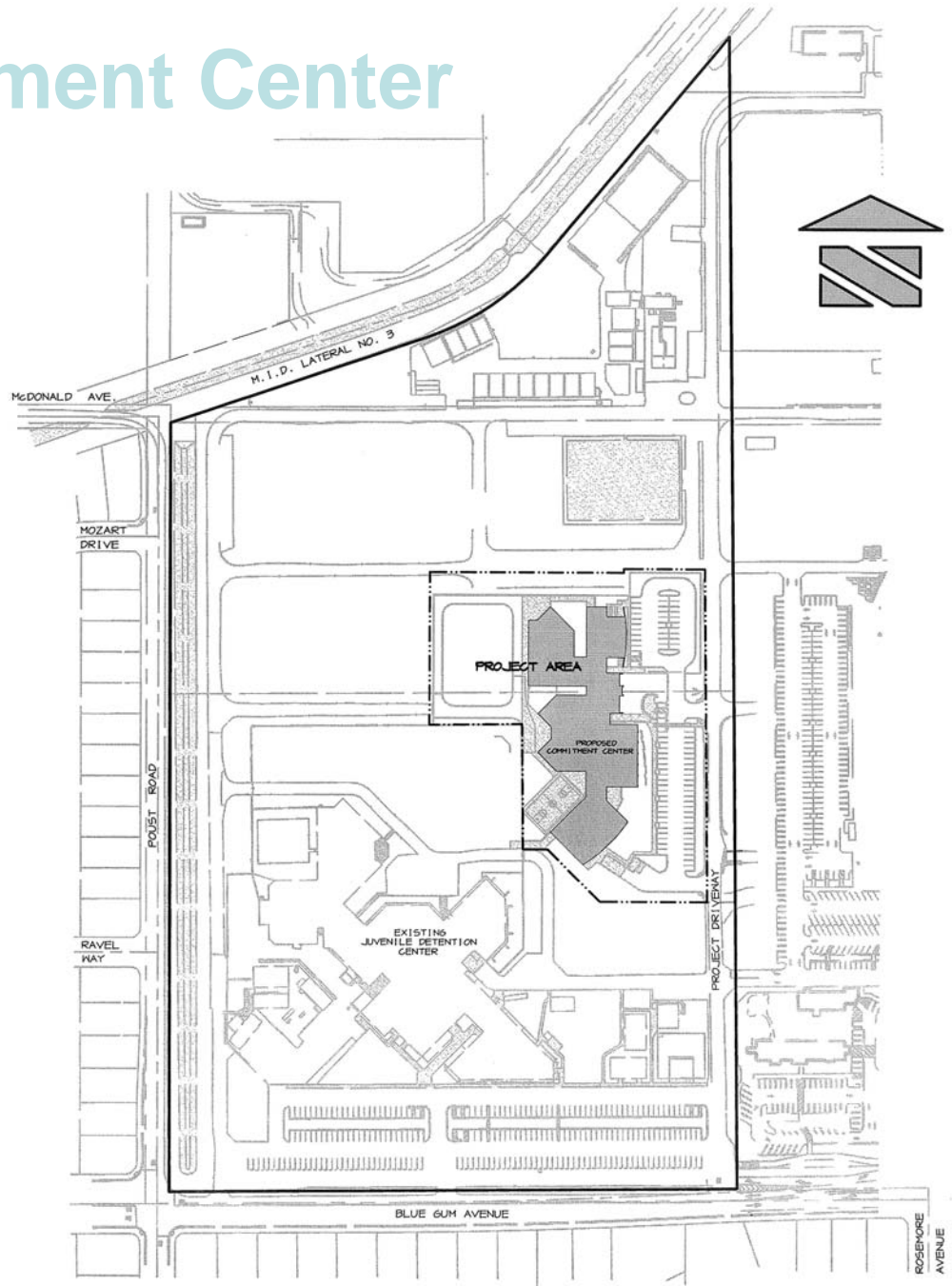
## Project Description

|                     |   |
|---------------------|---|
| \$24,232,528        | Total Estimated Project Cost*           |
| <u>\$18,000,000</u> | State Grant Funded (SB 81)              |
| <u>\$ 6,232,528</u> | County Funds:                           |
| \$ 1,450,000        | Detention Public Facilities Fees        |
| \$ 275,000          | Criminal Justice Public Facilities Fees |
| \$ 2,732,528        | Criminal Justice Facilities Fund        |
| \$ 1,775,000        | Value of County-Owned Site              |

\* Board of Supervisors also approved \$75,000 for driveway improvements on April 19, 2011

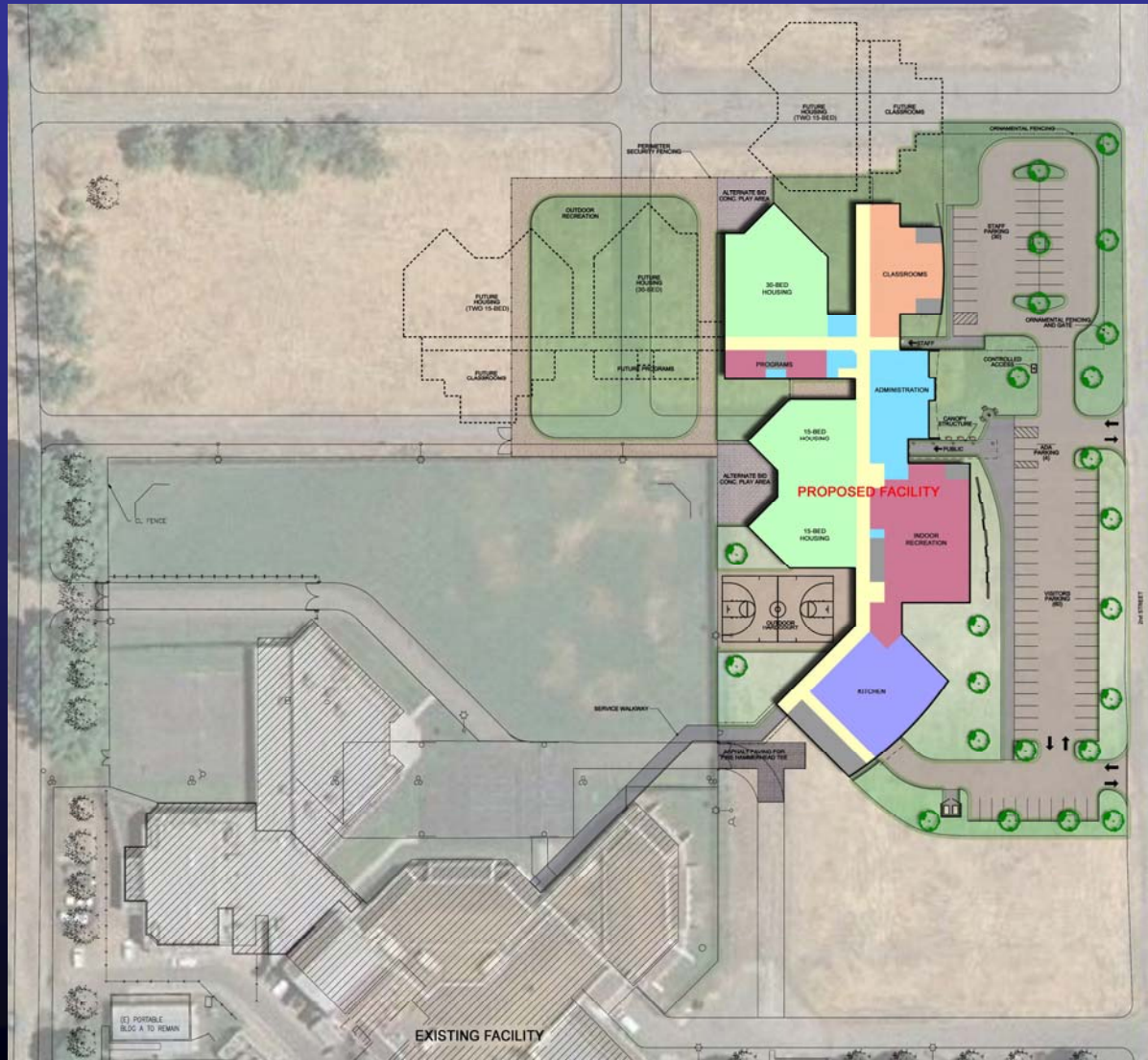
# Juvenile Commitment Center

## Project Site



# Juvenile Commitment Center

## Project Site



# Juvenile Commitment Center

## Tasks Completed

- ✓ Update Juvenile Justice System Needs Assessment 6/3/2008
- ✓ Application to State for SB81 Funding 1/27/2008
- ✓ Develop Juvenile Justice Facilities Master Plan 3/31/2009
- ✓ Receive Conditional Award of SB81 Grant Funding 3/31/2009
- ✓ Select and Engage Architectural Services 1/12/2010
- ✓ Complete Schematic Design 8/3/2010
- ✓ Develop and Approve Project Financing Plan 12/21/2010
- ✓ Approve 30-Year Operational/Staffing Plan 1/25/2011
- ✓ File CEQA Notice of Determination 1/28/2011
- ✓ Submit Construction Drawings the State Fire Marshal 3/10/2011
- ✓ Receive Approval of Plans from Corrections Standards Authority 3/21/2011
- ✓ Receive Approval of Plans from Co. Dept. of Environmental Resources 3/31/2011
- ✓ Budget funds for Driveway Improvements 4/19/2011
- ✓ Complete Due Diligence for Lease Revenue Bond Funding 4/19/2011



# Juvenile Commitment Center

## Tasks To Be Completed

- ❑ Negotiate Project Delivery and Construction Agreement and CSA Agreements
- ❑ State Public Works Board Approves Project Scope, Cost, Schedule & Contracts
- ❑ Secure State Fire Marshal Approval of Plans
- ❑ Negotiate Final Ground Lease, Easement Agreements and Right of Entry (ROE)
- ❑ State Public Works Board Approves Ground Lease, Easements and ROE
- ❑ Issue Request for Statement of Qualifications from General Contractors
- ❑ Funding Approval from Pooled Monies Investment Board and Dept. of Finance
- ❑ Board Approves Construction Documents and Authorization to Proceed to Bid
- ❑ Receive Construction Bids
- ❑ Board Award of Construction Contract
- ❑ Dept of Finance Action to Award Construction Contract
- ❑ Issue Notice to Proceed with Construction
- ❑ Completion of Construction
- ❑ Commissioning and Occupancy

# Juvenile Commitment Center

## Project Agreements with the State of California



Stanislaus County



State of California

Department of Corrections and Rehabilitation  
Corrections Standards Authority

Department of Finance

State Treasurer

Pooled Monies Investment Board

General Services Agency

State Public Works Board

# Juvenile Commitment Center

## Project Agreements with the State of California

### □ Project Delivery and Construction Agreement (PDCA)

Provides for lease of site to the State and construction of the project by Stanislaus County

Provides for interim State funding loan by the State Pooled Monies Investment Board (PMIB); repaid by sale of State lease-revenue bonds

Provides for design, construction, operation and maintenance of the facility by Stanislaus County; defines responsibilities and eligible project costs

Provides for interim State funding loan by the State Pooled Monies Investment Board (PMIB); repaid by sale of State lease-revenue bonds

# Juvenile Commitment Center

## Project Agreements with the State of California

### □ Construction Agreement (CA)

An agreement between the State Corrections Standards Authority and Stanislaus County for construction under CSA authority

- ✓ Project scope, cost and schedule description
- ✓ Description of County's Funding for the Cash ("Hard") Match
- ✓ Description of County's Funding for the In-Kind ("Soft") Match

# Juvenile Commitment Center

## Project Agreements with the State of California

### Other Agreements to be Executed

#### ❑ **Ground Lease**

Leases project site to State Department of Corrections and Rehabilitation (CDCR) for the term of the bond financing

#### ❑ **Right of Entry for Construction and Operation**

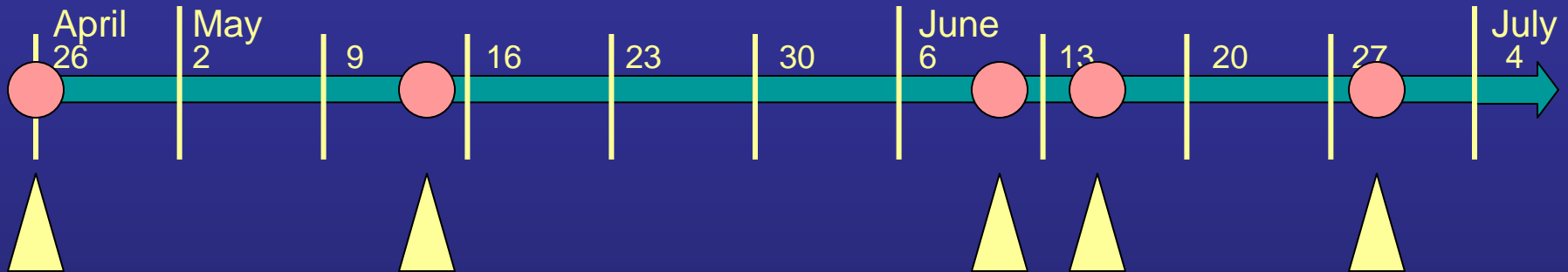
Authorizes by CDCR to enter the site for construction and operation

#### ❑ **Indenture Agreements (issued with the State bonds)**

- ✓ Site Lease: Leases site to the State Public Works Board
- ✓ Facility Lease: SPWB leases site to CDCR and pays principal and interest on the bonds
- ✓ Facility Sublease: State leases facility to County to operate and maintain until bonds are fully repaid by State funds
- ✓ Indenture, Supplemental Indenture and Tax Certificate:  
Pursuant to issuance of the lease-revenue bonds by the State Treasurer

# Juvenile Commitment Center

## Schedule for State Approvals



April 26, 2011

Board of Supervisors: PDCA and CA Agreements, Attachments

May 13, 2011

State Public Works Board: Establishes Project Agreements and Preliminary Plans

June 10, 2011

State Public Works Board: Consent to Ground Lease and Right of Entry

June 15, 2011

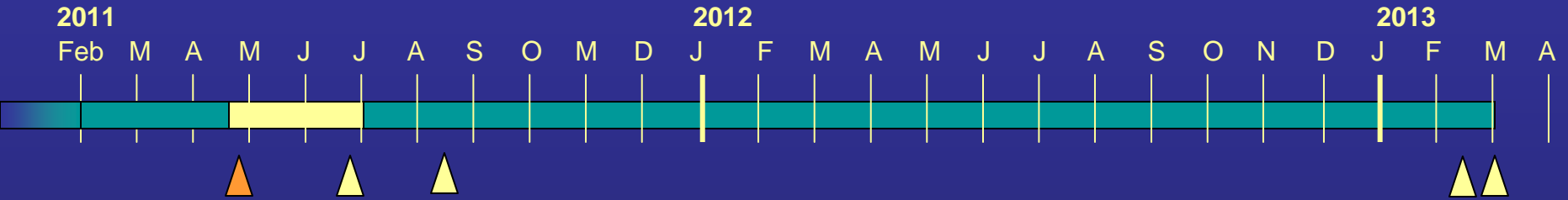
State Pooled Monies Investment Board: Loan Request

June 28, 2011

Board of Supervisors: Approval to Issue Notice Inviting Bids

# Juvenile Commitment Center

## Schedule for Project



TODAY

June 2011

Notice Inviting Bids

August 2011

Award of Construction Contract

February 2013

Completion of Construction

March 2013

Occupancy



# Juvenile Commitment Center

## Recommendations

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# Juvenile Commitment Center

## Recommendations

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Local Youthful Offender Rehabilitative Facility  
**Juvenile Commitment Center**

Approve/Execute Construction and  
Development Agreements with the State  
of California

Stanislaus County Board of Supervisors Meeting  
April 26, 2011                      Agenda Item B-15

Local Youthful Offender Rehabilitative Facility

SB01