County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

"To Enrich Lives Through Effective And Caring Service"

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Fifth District

July 15, 2014

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

6 July 15, 2014

SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

COMPTON STATION DISPATCH CENTER RENOVATION PROJECT CATEGORICAL EXEMPTION, APPROVE FUNDING AGREEMENT, ESTABLISH CAPITAL PROJECT AND APPROPRIATION ADJUSTMENT SECOND DISTRICT (4 VOTES)

SUBJECT

This is a joint recommendation with the Sheriff to find the proposed Project categorically exempt from the provisions of the California Environmental Quality Act; approve and authorize the Chief Executive Officer to finalize and execute a funding agreement with the City of Compton to provide $700,000 to fully fund the proposed Compton Station Dispatch Center Renovation Project; establish Capital Project No. 87247; approve an appropriation adjustment; and authorize the Sheriff's Department to manage and deliver the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Compton Station Dispatch Center Renovation Project is categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and for the reasons reflected in the record of the Project.

2. Approve and establish Capital Project No. 87247 for the Compton Station Dispatch Center Renovation Project.

3. Authorize the Chief Executive Officer to finalize and execute a funding agreement with the City of Compton to accept its financial contribution of $700,000 to fund the Compton Station Dispatch Center Renovation Project.

4. Approve the appropriation adjustment, which transfers $700,000 in revenue offset appropriation to Capital Project No. 87247, to fully fund the Project.

5. Approve the Project and the total Project budget of $700,000, which includes a construction contingency fund of 10 percent; and authorize the Sheriff's Department to manage and deliver the Project with Project and budgetary oversight provided by the Chief Executive Office.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will find the proposed Compton Station Dispatch Center Renovation Project (Project) exempt from the provisions of the California Environmental Quality Act (CEQA); establish Capital Project No. 87247; approve the Project; and authorize the Sheriff's Department to manage and deliver the Project. The recommended actions will also authorize the Chief Executive Officer (CEO) to finalize and execute a funding agreement with the City of Compton (City) to accept its financial contribution of $700,000 to fully fund the Project; approve the total Project budget; and approve an appropriation adjustment, which transfers $700,000 in revenue offset appropriation to Capital Project No. 87247.

Compton Station (Station) is located at 301 South Willowbrook Avenue in the City of Compton. The Station was built in 1965 and previously housed the Compton Police Department. In 2000, the Compton Police Department was disbanded and the City contracted with the Sheriff's Department for law enforcement services. The Station is City owned. As part of the law enforcement services agreement, the City has allowed the Sheriff's Department to occupy the Station at no cost. The Sheriff's Department has been responsible for the maintenance and upkeep of the facilities. The Station's service area encompasses 12.58 square miles and provides law enforcement services for over 118,000 residents within the City and the unincorporated County areas of East Compton, Gardena, Rosewood, and West Compton.

The proposed Project scope will relocate and renovate the Station's existing dispatch center where staff currently receives all incoming 9 1 1 and business line telephone calls. The renovated dispatch center will also serve as the central monitoring station for numerous Closed Circuit Television (CCTV) surveillance and Automated License Plate Recognition (ALPR) cameras recently installed throughout the City. These recently installed systems require several large format CCTV monitors and related CCTV and ALPR monitoring consoles, which necessitated the renovation and relocation of the dispatch center to its proposed location within the Station.

In order to relocate the dispatch center to an area that can accommodate the required space needed for the CCTV and ALPR monitoring functions, other areas of the Station require reconfiguration and relocation. The proposed work includes reallocating and consolidating various functions within the existing Station that involve minor renovation such as: installing bullet resistant glass and a new Americans with Disabilities Act (ADA) compliant front desk counter; repainting the front lobby; modifying the men's restroom within the front lobby to comply with ADA; and converting an existing jail shower cell, which is unused, into a file storage area.

The Project will be coordinated by the Sheriff's Department and the improvements implemented through the Internal Services Department's (ISD) project management team. The renovation work will be completed utilizing previously Board-approved Job Order Contracts (JOC) managed by ISD. The CEO will provide Project and budgetary oversight. The Project will commence upon your Board's approval. The total Project cost is $700,000 and will take approximately 15 months to

complete.

In order to maintain accounting controls over the proposed Project, a Capital Project was established. Customarily, Capital Projects are not created for non-County owned assets. However, it is recommended that certain financial controls are maintained to provide regular reports to the City of Compton on the use of their funds, and to ensure accountability for Project expenditures.

Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goals of Operational Effectiveness (Goal 1) and Fiscal Sustainability (Goal 2), by investing in infrastructure to provide a more efficient working environment, which supports timely delivery of services and response to the needs of the community.

FISCAL IMPACT/FINANCING

The estimated total Project cost is $700,000, which includes plans and specifications; plan check; construction; County services; and furniture, fixtures, and equipment.

Approval of the attached appropriation adjustment (Attachment A) will provide $700,000 in revenue offset appropriation to Capital Project No. 87247, to fully fund the Project.

Full Project funding will be provided by the City from the proceeds of a prior sale of lease revenue bonds by the Compton Public Finance Authority. The City Manager has reconfirmed the City's commitment to providing these funds. The County will not be responsible for paying debt service or rent to the City. There will be no financial risk to the County as a result of approving the recommended actions. In the event the City's funds are not received, the Project will not proceed.

The proposed Project Schedule and Budget Summary are provided under Attachments B and C, respectively.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 2000, the Compton's Police Department was disbanded and the City contracted with the Sheriff's Department for law enforcement services. The Station is City owned.

The Compton City Council approved the Project's scope and $700,000 in funds at their regular meeting on February 11, 2014. The funding is provided by the City through a sale of lease revenue bonds through the Compton Public Finance Authority in 2008.

In 2011, the Compton City Council approved a reallocation of a portion of the funding to include $700,000 for dispatch center improvements at the Station, however, the transfer of funds never occurred. The recent City Council Resolution No. 23,902, adopted on February 11, 2014 and attached hereto as Attachment D, will authorize the execution of a funding agreement with the County and payment for services rendered on the dispatch center. The funding from these bonds cannot be used for any purpose other than dispatch center improvements at the Station. All debt service costs associated with these bonds are the sole responsibility of the City. The County will not be held responsible to make debt service payments.

A funding agreement (Attachment E), in the form previously approved by County Counsel, will be used to finalize the City's $700,000 financial contribution to the Project. Upon execution of the funding agreement, the Sheriff's Department will immediately issue an invoice in the amount of

$700,000; no work shall commence until payment of this invoice has been received.

The CEO established a Capital Project to ensure accountability and financial controls, and to provide regular reports to the City on Project expenditures. Although this is a non-County owned asset, the CEO will be responsible for budgetary oversight of the Project; therefore, established a Capital Project to control and track expenditures.

Pursuant to the Board's Civic Art Policy, adopted on December 7, 2004, and amended on December 15, 2009, the proposed Project is exempt from the Civic Art fee as the Station is not a County-owned asset.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA. The proposed work includes reallocating and consolidating various functions within the existing Station that involve minor renovation, including: installing new bullet resistant glass and a new ADA compliant front desk counter; repainting the front lobby; modifying the men's restroom within the front lobby to comply with ADA; and converting an existing jail shower cell, which is unused, into a file storage area.

The proposed work is within a certain class of projects that has been determined not to have a significant effect on the environment in that it meet the criteria set forth in Section 15301(a), (d) and (f) of the State CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves negligible or no expansion of an existing use. Additionally, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable, based on the Project records.

Upon the Board's approval of the proposed Project, the Sheriff's Department will file a Notice of Exemption for the Project with the Registrar Recorder/County Clerk, in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

The Sheriff's Department will contract with ISD for design and engineering services. The renovation work will be delivered utilizing a Board-approved JOC under the management of ISD.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended actions. The Sheriff's Department will take the appropriate measures to minimize any impacts on departmental operations at the Station during completion of the Project.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Sheriff's Department, Facilities Planning Bureau.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

JOHN L. SCOTT
Sheriff

WTF:SHK:DJT
TJ:MJD:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Internal Services

July 15, 2014

ATTACHMENT A

SHERIFF'S DEPARTMENT:
COMPTON STATION DISPATCH CENTER RENOVATION PROJECT
CATEGORICAL EXEMPTION, APPROVE FUNDING AGREEMENT,
ESTABLISH CAPITAL PROJECT AND APPROPRIATION ADJUSTMENT

APPROPRIATION ADJUSTMENT
(See Attachment)

PINK

BA FORM 03/13

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

July 15, 2014

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

4 - VOTES

SOURCES		USES	
Chief Executive Office - Miscellaneous Revenue A01-CP-94-9923-65046-87247 Other Grants & Contributions/CP Increase Revenue	$700,000	Chief Executive Office - Compton Station Sheriff's Compton Station Dispatch Renovation Project A01-CP-6014-65046-87247 Capital Assets-Building & Improvements Increase Appropriation	$700,000

SOURCES TOTAL: $ 700,000

USES TOTAL: $ 700,000

JUSTIFICATION

Appropriation adjustment to increase Capital Assets-Building & Improvements appropriations for the Compton Sheriff's Station Dispatch Center Renovation Project offset by Miscellaneous Revenue received from the City of Compton.

ADOPTED
BOARD OF SUPERVISORS

AUTHORIZED SIGNATURE Tracey Jue, Manager CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

6 JUL 15 2014

SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

☐ ACTION

☑ RECOMMENDATION

☑ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

AUDITOR-CONTROLLER BY

B.A. NO. 003 June 19 20 14

CHIEF EXECUTIVE OFFICER BY

June 27 20 14

July 15, 2014

ATTACHMENT B

SHERIFF'S DEPARTMENT: COMPTON STATION DISPATCH CENTER RENOVATION PROJECT CATEGORICAL EXEMPTION, APPROVE FUNDING AGREEMENT, ESTABLISH CAPITAL PROJECT AND APPROPRIATION ADJUSTMENT

PROJECT SCHEDULE

Project Activity	Compton Station Renovation
Design (Start)	06/2014
Construction (Start)	12/2014
Substantial Completion	06/2015
Acceptance	07/2015

July 15, 2014

ATTACHMENT C

SHERIFF'S DEPARTMENT: COMPTON STATION DISPATCH CENTER RENOVATION PROJECT CATEGORICAL EXEMPTION, APPROVE FUNDING AGREEMENT, ESTABLISH CAPITAL PROJECT AND APPROPRIATION ADJUSTMENT

PROJECT COST SUMMARY

Financing Requirements	Compton Station Renovation
Land Acquisition	$0
Construction	$447,000
Development	$0
Plans and Specifications	$30,000
Furniture, Fixtures, and Equipment	$200,000
Consultant Services	$0
Jurisdictional Review (Plan Check, Inspection, and Permit)	$19,000
County Services (ISD)	$4,000
Civic Art	$0
TOTAL PROJECT COST ESTIMATE	**$700,000**

July 15, 2014

ATTACHMENT D

SHERIFF'S DEPARTMENT:
COMPTON STATION DISPATCH CENTER RENOVATION PROJECT
CATEGORICAL EXEMPTION, APPROVE FUNDING AGREEMENT,
ESTABLISH CAPITAL PROJECT AND APPROPRIATION ADJUSTMENT

CITY COUNCIL RESOLUTION NO. 23,902
(See Attachment)

RESOLUTION NO. 23,902

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE 2013-14 FISCAL YEAR BUDGET TO ALLOCATE LEASE REVENUE BOND FUNDS FOR THE FIRE DEPARTMENT WHICH WERE PREVIOUSLY APPROVED, EXECUTE AN AGREEMENT WITH THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT AND ISSUE A PURCHASE ORDER IN THE AMOUNT OF $700,000 FOR THE REMODEL OF THE COMPTON SHERIFF STATION DISPATCH CENTER.

WHEREAS, in Fiscal Year 2011-2012, the Los Angeles County Sheriff's Department expressed interest in remodeling the Compton Station, including establishing a new dispatch area; and

WHEREAS, on November 8, 2011, the City Council adopted Resolution No. 23,422, which authorized the spending of $700,000 in Lease Revenue Bond Funds to assist with the remodel project, however, the transfer of funds never occurred; and

WHEREAS, the City has completed the first three (3) phases of its City-wide camera system and the fourth (4th) phase includes use of an enhanced dispatch area that will be vital to an easy to use, fully functional system; and

WHEREAS, to assist in financing the remodel project, it is necessary to allocate the previously approved Lease Revenue Bond funds in the amount of $700,000 into the current fiscal year budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Fire Department's Fiscal Year 2013-2014 Budget be amended, revenues increased and funds allocated as follows:

FROM:

ACCOUNT NO.	DESCRIPTION	AMOUNT
3030-000-000-3970	Prior Year Revenue	$700,000

TO:

ACCOUNT NO.	DESCRIPTION	AMOUNT
3030-690-CSD-4334	Sheriff Dispatch	$700,000

Section 2. That the City Manager is hereby authorized to execute any agreements, work orders or other documents associated with the dispatch remodel and payment for said services rendered in an amount not to exceed $700,000.

Section 3. That funds for this transaction shall be charged to Account No. 3030-690-CSD-4334 of the Fire Departments 2013-14 Fiscal Year budget.

Section 4. That a purchase is authorized to be issued in an amount not to exceed Seven Hundred thousand Dollars ($700,000.00).

Section 5. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, City Attorney and Fire Department.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 11th day of February, 2014.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the 11th day of February, 2014.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCILMEMBER(S)	Zurita, Galvan, Arceneaux, Jones, Brown
NOES:	COUNCILMEMBER(S)	None
ABSENT:	COUNCILMEMBER(S)	None
ABSTAIN:	COUNCILMEMBER(S)	None

CITY CLERK OF THE CITY OF COMPTON

July 15, 2014

ATTACHMENT E

SHERIFF'S DEPARTMENT:
COMPTON STATION DISPATCH CENTER RENOVATION PROJECT
CATEGORICAL EXEMPTION, APPROVE FUNDING AGREEMENT,
ESTABLISH CAPITAL PROJECT AND APPROPRIATION ADJUSTMENT

FUNDING AGREEMENT
(See Attachment)

FUNDING AGREEMENT FOR VARIOUS IMPROVEMENTS AT THE COMPTON SHERIFF'S STATION

THIS AGREEMENT is made and entered into this _____ day of _____, 2014.

BY COUNTY OF LOS ANGELES, a body corporate and politic, and a subdivision of the State of California, hereinafter referred to as "County,"

AND CITY OF COMPTON, a municipal corporation, hereinafter referred to as "Agency."

WITNESSETH:

WHEREAS, the Agency's City Council and Mayor authorized the Agency's City Manager to execute a funding agreement to make a contribution in the amount of $700,000 (hereafter Agency Funds) to the County for the proposed construction of various improvements to the Compton Sheriff's Station (hereafter referred to as the "Project").

WHEREAS, the County's Board of Supervisors authorized the Chief Executive Officer to execute a funding agreement to receive $700,000 in funding from the Agency for the Project;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions set forth herein, the parties hereto agree as follows:

A. Approved Funding and Costs

1. The Agency hereby grants to the County funding in the total amount of $700,000 (the Agency's Contribution) towards the total actual cost to construct the Project. Agency's Contribution shall be the maximum amount contributed towards such actual construction costs. The total Project cost shall be contained to $700,000, and the County shall have full discretion and authority to modify the project, if necessary, to contain the Project cost to $700,000. The County shall not contribute any amount toward the project.

2. In the event the actual expenditure to construct the Project, inclusive of all Total Project Costs, including as referenced in paragraphs A.4 and B.2 and elsewhere in this Agreement, is less than $700,000, then, in that eventuality, the County acknowledges and agrees that Agency's Contribution shall be reduced on a dollar-for-dollar basis below the actual expenditure, and that the County is required to refund any such difference after final completion of the Project has been achieved and after a final accounting of all expenditures has occurred.

3. The Agency hereby agrees to wire transfer the entire amount of Agency's Contribution for the Project to the County within thirty (30) business days of the full

execution of a construction contract for the Project.

4. The County hereby agrees that Agency's Contribution shall be utilized by the County for payment of hard construction costs, architectural, engineering, and design and specification expenses, trade fixtures, office furniture, and computer or communications equipment (and related hardware) associated with the improvements at the Compton Sheriff's Station.

B. The Improvements

1. Improvements funded pursuant to this Agreement that constitute a project under the California Environmental Quality Act (hereafter CEQA), are subject to the provisions of CEQA. The County shall be fully responsible for compliance with CEQA and shall be under no obligation to implement the project.

2. The mutual goal of the Agency and the County is to improve the existing Compton Sheriff's Station. This will be accomplished by expanding the Dispatch area to include city-wide closed circuit television and automated license plate recognition monitoring capabilities, as well as installing bullet resistant glass and constructing a new Americans with Disabilities Act (ADA) compliant counter at the front desk area, modifying the men's restroom in the lobby to comply with ADA, reconfiguring a jail cell to a storage area, and repainting the lobby area (improvements). Total Project Costs, which include hard construction costs and Project soft costs, are currently estimated at $700,000. The Agency Funds may be utilized by the County for the Total Project Costs, including, without limitation, the costs of the improvements.

C. Agreement Term

This Agreement will remain in force until completion of the Project as mutually agreed by the Agency and the County.

D. Financial Records

1. County agrees to maintain satisfactory financial accounts, documents and records of the expenditure of Agency Funds and to make them available to the Agency for auditing at reasonable times. County also agrees to retain such financial accounts, documents and records for five (5) years following the expiration or other termination of this Agreement.

2. County agrees to use a generally accepted accounting system. County also agrees to maintain, and make available for Agency inspection, accurate records of all of its costs, disbursements and receipts with respect to its activities under this Agreement.

3. At any time during the term of this Agreement or at any time within five (5) years of the expiration or other termination of this Agreement, authorized representatives of

the Agency may conduct an audit of County's records for the purpose of verifying appropriateness and validity of expenditures of Agency Funds under the terms of this Agreement. If said audit reveals expenditures that cannot be verified or that were paid in violation of the terms of this Agreement, the Agency may request that County substitute other funds available to Agency, or if all Agency Funds have not yet been paid to County, the Agency may, in its discretion, reduce its Agency Funds obligation by an amount equal to such expenditures.

County, within thirty (30) days of notification from the Agency of its audit findings, may dispute the audit findings in writing to the Agency and provide the Agency with records and/or documentation to support the expenditure claims. The Agency shall review this documentation and make a final determination as to the validity of the expenditures.

E. Notices and Approvals

All notices and approvals shall be directed to and made by the following representatives of the parties:

a. To the County:

Chief Executive Office
Capital Projects/Debt Management Division
Attn: Jan Takata
Kenneth Hahn Hall of Administration, Room 754
500 West Temple Street
Los Angeles, California 90012

b. To the Agency:

City of Compton
City Manager
205 South Willowbrook Avenue
Compton, California 90220

F. Nondiscrimination

County shall not discriminate against any person on the basis or race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in the use of the Agency Funds paid to County pursuant to this Agreement.

G. Severability

If any provision of this Agreement, or the application thereof, is held to be invalid, that invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provision or application, and to this end the provisions of the Agreement are severable.

H. Effective Date

The effective date of this Agreement shall be the date of approval by the County's Chief Executive Officer, subject to the Agreement having been fully executed by both parties.

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IN WITNESS WHEREOF, the Agency has executed this Funding Agreement, or caused it to be duly executed by its authorized representative, and the County of Los Angeles, by order of its Board of Supervisors, has delegated to its Chief Executive Officer the authority to execute this Agreement on its behalf on the date and year written below.

AGENCY
City of Compton

By_____ _____
G. Harold Duffey Date
City Manager

APPROVED AS TO FORM FOR THE AGENCY:

By_____
Agency Counsel

COUNTY
County of Los Angeles

By_____ _____
William T Fujioka Date
Chief Executive Officer

APPROVED AS TO FORM FOR THE COUNTY:

JOHN F. KRATTLI
County Counsel

By_____
Deputy County Counsel