



WILLIAM T FUJIOKA
Chief Executive Officer

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>

"To Enrich Lives Through Effective And Caring Service"

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September 23, 2014

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:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 September 23, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:
MIRA LOMA DETENTION CENTER
PROPOSED WOMEN'S FACILITY PROJECT
SUBMIT PROJECT CRITERIA DOCUMENTS
SPECS. 7266; CAPITAL PROJECT NO. 69719
(FIFTH DISTRICT)
(3 VOTES)**

SUBJECT

This is a joint recommendation with the Sheriff to authorize submission of scoping documents, performance criteria, and concept drawings to the Board of State and Community Corrections as required to satisfy State requirements and preserve Assembly Bill 900 Grant program funds.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed recommended actions are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the Project.
2. Authorize the Director of Public Works, or her designee, to submit scoping documents, performance criteria, and concept drawings to the Board of State and Community Corrections as required by the Assembly Bill 900 Grant program for the proposed Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will authorize the submission of scoping documents, performance criteria, and concept drawings to the Board of State and Community Corrections (BSCC) for the Assembly Bill (AB) 900 Grant program.

Background

On March 18, 2014, the Board awarded a consultant services agreement to DLR Group, Inc., to provide executive campus planner services, including scoping documents, performance criteria and concept drawings, as required by AB 900 Grant requirements for the proposed Mira Loma Detention Center Proposed Women's Facility Project (Project) at Mira Loma. In addition, the Chief Executive Officer and the Sheriff were directed to return to the Board for authorization to submit the performance criteria and concept drawings to the BSCC. The milestone for submittal of the performance criteria and concept drawings to the BSCC is September 2014.

The scoping documents address a total of 1,604 inmate beds inclusive of new construction for a rehabilitative treatment facility. The proposed Project includes substantial renovation of the existing Mira Loma campus and buildings, including refurbishment of the kitchen, housing barracks to include new day room spaces to meet Title 24 requirements, campus-wide modifications to provide Americans with Disabilities Act (ADA) compliance, new construction of a medical clinic, and a new rehabilitative housing facility. The proposed Project also includes new energy efficient mechanical systems throughout the campus, and new installations for water system upgrades, including new reservoir tanks. The existing trade buildings will be re-purposed as classrooms to hold education based incarceration (EBI) programs for inmate work and living skills development.

Upon the Board's approval of the recommended actions, the performance criteria and concept drawings will be submitted to the BSCC to commence the State review and approval process. Concurrent with the State review, the Environmental Impact Report (EIR) will be completed and Department of Public Works (Public Works) will prepare and issue Part A for a design-build Request for Proposals (RFP). Part A allows the County to evaluate proposers' ability to meet minimum insurance, licensing and experience requirements, but does not determine or award a contract to a successful design-builder for the proposed Project. We will return to the Board in Spring 2015 to recommend approval of the completed environmental documents and authorize issuance of Part B, inviting successful Part A proposers to submit full proposals for consideration of award of a design-build contract and take any other actions necessary related to the AB 900 Grant and Project implementation. The issuance of the Part B design-build contract for the proposed Project will be timed to coincide with the release of a design-build contract for the construction of the Downtown Consolidated Correctional Treatment Facility (CCTF), as directed by the Board.

State Required Agreements/Next Steps

As a condition of receiving AB 900 Grant funding, the State requires the execution of various site and funding agreements. We will work with the State to negotiate the agreements required under the AB 900 Grant for the Project Site, and will return to the Board to seek the authority as necessary to execute these agreements when needed.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Integrated Services Delivery (Goal 3), by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

Green Building/Sustainable Design Program

The proposed Project components will comply with the County's Energy and Environmental Policy. The proposed Project components would be designed and constructed to achieve the United States Green Building Council's Leadership in Energy and Environmental Design Silver level certification in compliance with adopted Board policy.

FISCAL IMPACT/FINANCING

The proposed Project will be funded by a combination of \$100.0 million in AB 900 Grant funds and \$11.1 million County match, for an estimated total Project cost of \$111.1 million. A final proposed Project cost, including a comprehensive budget breakdown, will be available after issuance of Part B in Spring 2015 when design-build proposals are received, and a successful proposer and final cost are identified.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In order to maintain eligibility for the AB 900 Grant funding, the County must submit scoping documents, performance criteria, and concept drawings to the BSCC in September 2014. The submittal will include various program priorities, such as the inmate commissary, updated kitchen, updated medical, and vocational training programs. We will continue to evaluate the overall scope and concept drawings to include cost efficiencies while maintaining these program priorities. In addition, the State requires the execution of various site and funding agreements as a condition of receiving AB 900 Grant funding. We will work with the State to negotiate the agreements required under the AB 900 Grant for the Project Site, and will return to the Board to seek the authority as necessary to execute these agreements when needed.

ENVIRONMENTAL DOCUMENTATION

The recommended actions will have no potential impact on the environment and are not subject to the California Environmental Quality Act (CEQA).

The recommended actions do not constitute a project pursuant to CEQA because they are activities that are exempt from the definition of a project by Section 15378(b) of the CEQA Guidelines. The proposed actions are an administrative activity of government, which will not result in direct or indirect physical changes to the environment and also constitutes planning and feasibility studies for possible future actions pursuant to Section 15262 of the CEQA Guidelines.

The appropriate environmental documentation will be provided for the Board's consideration when we return to the Board to request project approval, and the Board retains its discretion to approve, modify, or disapprove the project based upon CEQA or any other grounds. The actions requested now are preliminary steps in the State's jail funding process pursuant to AB 900, and they do not commit the County to a definite course of action on the proposed detention facilities project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended actions.

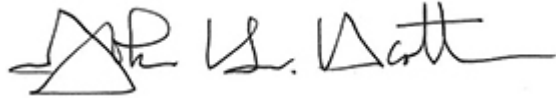
CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



JOHN L. SCOTT
Sheriff

WTF:SHK:DJT
TJ:MJD:zu

c: Executive Office, Board of Supervisors
County Counsel
Public Works