

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

766



FROM: Economic Development Agency

SUBMITTAL DATE:
May 23, 2013

SUBJECT: In-Principle Approval of Department Relocations Resulting from Construction of the East County Detention Center

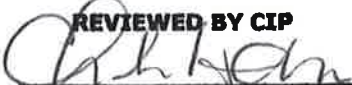
RECOMMENDED MOTION: That the Board of Supervisors Approve In-Principle the department relocations necessary to construct the East County Detention Center Project

BACKGROUND:

In 2011, California Governor Jerry Brown signed into law Assembly Bill 109, known as the "Realignment Plan" which shifts the responsibility from the state to the counties for the custody, treatment and supervision of certain offenders. This legislation, combined with the current level of demand for detention facilities in the County, has resulted in the need for additional detention system capacity.

(Continued)

Departmental Concurrence


REVIEWED BY CIP

Christopher Hans


Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: East County Detention Center Project Budget	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY: 
County Executive Office Signature Jennifer L. Sargent

- Dept't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

2013 MAY 25 PM 5:32
OFFICE OF THE COUNTY CLERK
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Prev. Agn. Ref.: 3.12 of 10/18/11; 3.11 of 12/6/11; 3.19 of 3/27/12; 3.21 of 11/6/12; 3-2 of 4/9/13 | **District:** 4/4 | **Agenda Number:** 3-13

BACKGROUND: (Continued)

To aid in the financing of such a facility, on March 27, 2012, the Board of Supervisors approved item 3.19, entitled "Acceptance of \$100 Million AB 900 Funding Award from the Corrections Standards Authority", formally accepting a funding award in the amount of \$100 million to be applied to the planning, design, and construction of a new detention facility in the County.

The Indio CAC facility at 82-675 Highway 111, Indio was deemed to be the location most suitable for this project and on November 6, 2012, the Board of Supervisors approved item 3.21 for an architectural services agreement to be executed between an architectural firm and the County.

The County will plan and construct a detention facility on the Indio CAC site which will be known as the East County Detention Center. The site is currently improved with office and related facilities totaling approximately 122,000 square feet built from 1968 to 1975. The County plans to relocate the occupants, demolish the facilities, and construct the new detention complex. The new detention complex will feature 1,627 detention beds. On February 26, 2013, the Board of Supervisors approved the Monthly Progress Report Regarding the East County Detention Center, which enumerated the documents required by the State to date in connection with the state-provided bond financing and confirmed the submittal of these documents to the State and compliance by County.

As a companion project to the ECDC project, the Economic Development Agency (EDA) identified County-owned land of approximately 5.68 acres on the southwest corner of Highway 111 and Jackson Street in the City of Indio as the location most suitable for the construction of a privately owned leased office building of approximately 90,000 square feet with a ground lease to the County to accommodate these departments and entities. The District Attorney, Public Defender, County Counsel, and Law Library will be permanently relocated into this new leased facility. As a result of these moves, TLMA and the Assessor-Clerk Recorder also need to be relocated. On June 24, 2012, EDA issued a Request for Proposal to real estate developers for the planning, design, and construction of a 90,000 square foot office building to be known as the County Law Building and recommended the Board approve a Pre-Development Agreement with the Trammell Crow Company which was approved by the Board of Supervisors on April 9, 2013 as item 3-2. EDA is working to negotiate a Ground Lease, Facilities Lease and Development Agreement with the Trammell Crow Company and will bring these negotiated documents to the Board in the future for Board of Supervisors consideration. The estimated completion timeframe for the County Law Building is the first calendar quarter of 2015.

(Continued)

BACKGROUND: (Continued)

Due to the necessity to commence demolition of the Indio CAC project in November of 2013 and the inability of the Indio CAC occupants and other entities to occupy the new County Law Building until the first calendar quarter of 2015, there is a need for temporary and/or permanent facilities for the following entities:

Department	Approximate Square Footage
District Attorney	40,000
Public Defender	15,000
County Counsel	1,500
Assessor	20,000
Law Library	5,000
TLMA	10,000

The standard procedure for initiating the process of moving to leased facilities is to have the user department bring an In-Principle Form 11 to the Board (with an endorsement from EDA) identifying the need and preferred location for the leasehold; however, in the interest of expediting the necessary relocation to accommodate the CAC demolition schedule and the ECDC construction schedule, EDA is submitting this request on behalf of all of the affected departments. The purpose of this Form 11 is to authorize EDA to complete the Request for Proposal process, identify suitable facilities, and make recommendations to the Board to enter into lease agreements to relocate the aforementioned departments.