

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

176



FROM: Economic Development Agency

SUBMITTAL DATE:
December 5, 2013

SUBJECT: East County Detention Center-Cumulative Project Update, Districts 3, 4, 5, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file this update on the various projects associated with the construction of the East County Detention Center in Indio.

**BACKGROUND:
Summary**

(Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A					Budget Adjustment: No
					For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-51 of 1/29/13; 3-71 of 6/18/13

District: 3,4,5

Agenda Number:

3-63

Departmental Concurrence

By:
Name: Jerry Gutierrez
Title: Correctional Chief Deputy

12/12/13

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

Economic Development Agency

FORM 11: East County Detention Center-Cumulative Project Update, Districts 3, 4, 5, [\$0]

December 5, 2013

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BACKGROUND:

Summary

The East County Detention Center (ECDC) is the most complex capital improvement project undertaken by the County of Riverside in recent memory. Taken together, there are ten separate projects that are related to the core project in some fashion, and some of the ten projects have multiple phases or components. It should be noted that three of the projects are directly related to the ECDC: the Indio Parking Structure, the Larry D. Smith Correctional Facility Laundry Expansion, and the three-phase ECDC project itself.

The ECDC will replace an existing, aged, and undersized detention facility with a modern facility featuring 1,626 beds in a 506,000 square foot building on a 6.5 acre site. The ECDC project will be constructed in three phases: demolition and site preparation; ECDC construction; and demolition of the existing detention center and construction of a surface parking lot. The project is partially funded through a \$100 million funding allocation the County received under the State of California's AB 900 Phase II detention capacity expansion program.

The complexity of the project is driven by the need to keep the ECDC in close proximity to the Larson Justice Center (LJC) in Indio. The location requirement is a result of a requirement to limit detention system operating costs to the greatest extent possible. By keeping the detention center next to LJC, the detention facility will continue to be directly connected to the courthouse, reducing operating, transportation, and security costs dramatically.

In order to make room for the ECDC it is necessary to demolish the existing County Administrative Center (CAC), which is next to the existing detention facility. This in turn has required the County to relocate several departments, as well as the four State-owned courtrooms in the Indio CAC. Four of the relocating departments (District Attorney, Public Defender, County Counsel, and Law Library) have already been relocated to temporary quarters pending completion of the new Public Law Building project.

The Public Law Building is being constructed on the County's behalf by the Trammel Crow Company as a Public/Private Partnership, commonly referred to as a P3. The terms of the partnership, which is structured as a build-to-suit, lease-to-own transaction, were approved by the Board on April 9, 2013, Item 3-2. Construction of the Public Law Building is commencing in January 2014. A rendering depicting the appearance of the project is attached.

Permanent relocation projects have resulted in new facilities for the Assessor-Clerk-Recorder, Treasurer/Tax Collector, Transportation and Land Management Agency (TLMA), Office of Emergency Services (OES), Riverside County Information Technology (RCIT), and Public Safety Enterprise Communications (PSEC); the last three are moving into the former Indio Sheriff's Station, which was made available when the Sheriff's Department relocated to the new Thermal Sheriff's Station, one of the last projects constructed by the County's now-defunct Redevelopment Agency.

(Continued)

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BACKGROUND:

Summary (continued)

As noted in the Capital Improvement Program 2013 Update approved by the Board on June 18, 2013, these projects will completely change the face of the County's public law, public service, and detention facilities in the region, and will also provide some additional capacity in the Southwest and San Gorgonio Pass areas. Numerous departments will soon be serving the County's residents out of facilities that are modern, functional, and efficient. The new facilities will serve the needs of the benefitting departments for decades to come, and to a large extent meet the County's facility needs in the eastern region of the County for the foreseeable future. The projects consist of the following:

- East County Detention Center (Three Phases)
- Larry D. Smith Correctional Facility Laundry Expansion Project
- Indio Parking Structure
- Public Law Building (constructed via Public/Private Partnership)
- East County Emergency Operations Center, RCIT Hub, and PSEC Tower Relocation Project
- Courtroom Construction-Larson Justice Center (Courtroom Relocation, Part I)
- Southwest County Juvenile Courthouse Project (Courtroom Relocation, Part II)
- Assessor-Clerk-Recorder and Treasurer/Tax Collector Relocation Project
- TLMA Relocation Project
- Temporary Relocation Projects: District Attorney, Public Defender, County Counsel, County Law Library

The actual or projected costs and schedule for each project are reflected on the attached tables. Some of the projects are already complete or are nearing completion, with the remaining projects scheduled to commence construction in calendar year 2014. Table 1 shows costs and timelines directly associated with the ECDC, Table 2 reflects costs and schedules for associated projects, and Table 3 provides a lump sum for all of the projects taken in total. Form 11's for each project component either have been or will be brought to the Board of Supervisors for approval at the time of contract execution.

Impact on Residents and Businesses

The project will enhance public safety by providing additional detention and justice facility capacity, and will also provide enhanced service capacity for county residents on the part of the non-public safety departments that are being relocated.

SUPPLEMENTAL:

Additional Fiscal Information

No adjustments or approvals requested at this time.

Attachmentso:

Tables

Exhibit A East County Detention Center Rendering

Exhibit B Public Law Library Rendering

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TABLE 1 EAST COUNTY DETENTION CENTER AND DIRECTLY RELATED PROJECTS

PROJECT NAME	BUDGET	SCHEDULE	STATUS
ECDC Demo and Site Preparation	\$8,251,799 ¹	July 2013 - July 2014	Construction documents preparation
East County Detention Center	\$274,000,000 ²	Mar. 2012 - Oct. 2016	Pending award of construction contract
Indio Parking Structure	\$11,000,000 ²	July 2013 - Jan. 2015	Design-build entity selection
LDS Laundry Expansion	\$5,000,000 ²	Nov. 2014 - July 2016	Preliminary

¹ Actual ² Estimate

TABLE 2 INDIRECTLY RELATED PROJECTS

PROJECT NAME	BUDGET	SCHEDULE	STATUS
East County Emergency Operations Center	\$11,131,201 ¹	July 2012 - Apr. 2014	Construction
Courtroom Construction-Larson Justice Center	\$2,551,750 ¹	July 2012 - Feb. 2014	Close-out
Southwest County Juvenile Courthouse Project	\$11,000,000 ²	Jan. 2013 - July 2016	Architect selection
Assessor-Clerk-Recorder and Treasurer/Tax Collector Relocation	\$650,368 ¹	July 2012 - Dec. 2013	Close-out
TLMA Relocation	\$691,568 ¹	July 2012 - Dec. 2013	Close-out
Temporary Relocation: District Attorney, Public Defender, County Counsel, Custodial Division, Administrative Offices of the Courts and County Law Library	\$5,531,615 ²	July 2013 - Nov. 2013	Phase I relocation is complete. Phase II relocation is pending completion of Public Law Building in Indio

¹ Actual ² Estimate

TABLE 3 CUMULATIVE PROJECT - ESTIMATED COST

ECDC and Directly Related Projects	\$298,251,799
Indirectly Related Projects	\$31,556,502
TOTAL	\$329,808,301

EXHIBIT A



