

Mono County Jail Update

July 11, 2023



LIONAKIS



Mono County Jail Update

- ▶ **Demolition of old Mono General Hospital Building**
- ▶ Board of State and Community Corrections key dates
- ▶ Project Schedule
- ▶ Design update
- ▶ Budget update
- ▶ Project Financing
- ▶ Public Outreach
- ▶ Next steps

Demolition of old Mono General Hospital Building

- ▶ Why this site was selected
 - ▶ County-owned
 - ▶ Building no longer in use due to extreme utility and maintenance costs
 - ▶ Not enough room at existing site
- ▶ Schedule
- ▶ Challenges
 - ▶ Lead
 - ▶ Asbestos



LRB Process

STATE LEASE REVENUE BOND FINANCING

Cumbersome Process and Deliverables

- ▶ ~~Project Establishment~~
- ▶ ~~Preliminary Plans (Design Development)~~
- ▶ **Construction Documents**
- ▶ **Ground Lease and Agreements**
- ▶ Authorization to Bid
- ▶ Bid Tabulation and Approval
- ▶ Issuance of Notice to Proceed
- ▶ Construction and Closeout

LRB Process

State Agencies Involved in Process:

- ▶ Board of State and Community Corrections (BSCC)
- ▶ State Department of General Services (DGS Real Estate Services Branch)
- ▶ Department of Finance (DOF) and State Public Works Board (SPWB)
- ▶ Office of the State Fire Marshal

Board of State and Community Corrections Key Milestones

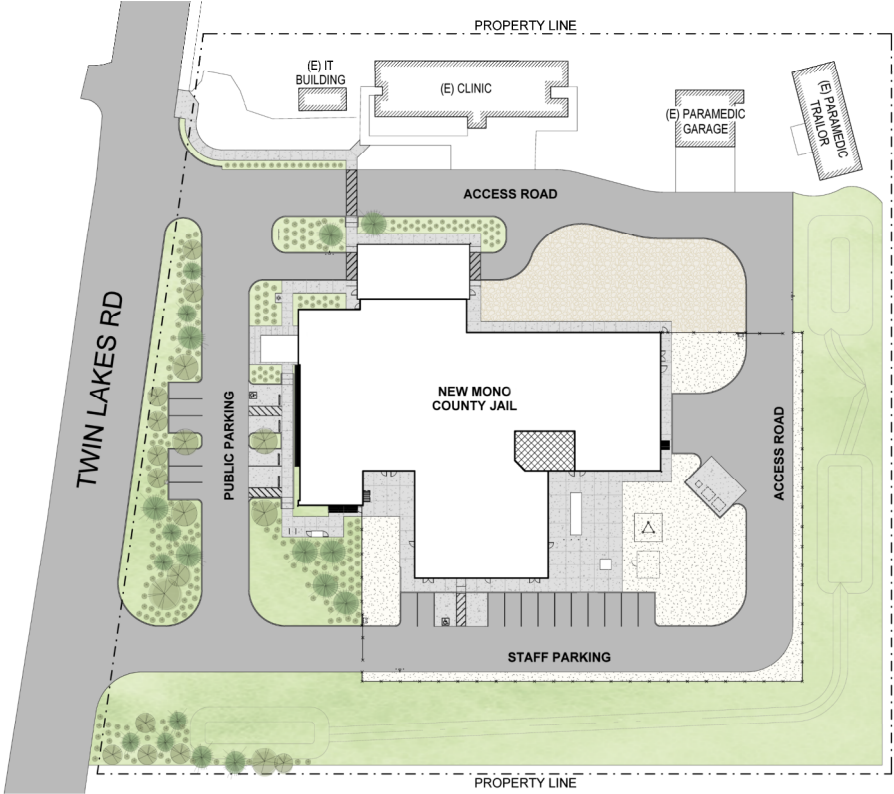
- ▶ ~~Project Establishment~~
 - ~~Established September 15, 2022 (State Public Works action item)~~
- ▶ ~~Preliminary Plans~~
 - ~~Prior anticipated approval of February 13, 2023 (packaged November 2022)~~
 - ~~Anticipated approval end of April 2023 (current update)~~
- ▶ Working Drawings
 - Approvals from agencies and DOF
 - Ground Lease approval
 - DOF approval to Bid
- ▶ Bidding
 - Bids and conditional BOS approval
 - DOF issuance of Notice to Construct
- ▶ Construction

Design update



Site Location

Design update



Facility Site Plan



Design update



Floor Plan

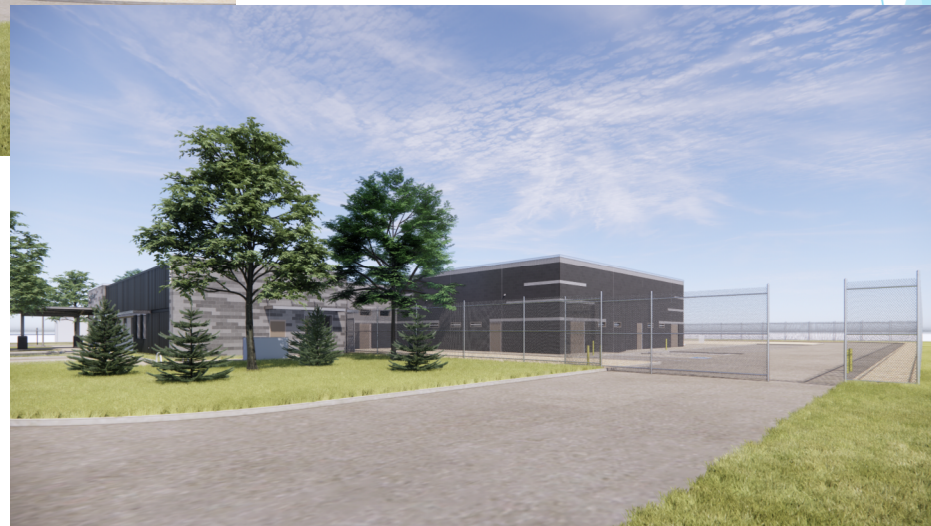
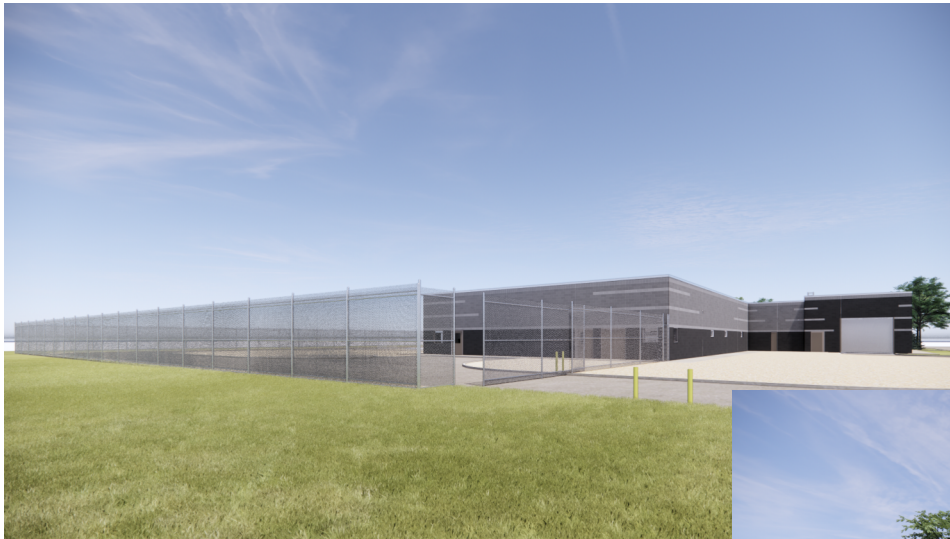
Design update



Public Front/Entry



Design update



Secure/Controlled Access

Budget update

Line #	Sub#	Line Item Description	Budget	Expenditures	Remainig Budget
1		Construction	24,029,776.00		24,029,776.00
		Escalation	2,321,277.00		2,321,277.00
		Contingency (6%)	1,581,063.00		1,581,063.00
		Total for Construction	27,932,116.00	-	27,932,116.00
2		Additional Eligible Costs			
a		Construction Testing and Inspection	450,000.00	-	450,000.00
b		Plan Checking Services	35,000.00	-	35,000.00
c		Geotechnical Study and Topographic Surveying	27,350.00	21,258.23	6,091.77
d		Permits and fees	299,592.00	-	299,592.00
e		Furniture, Fixtures & Equipment ("Agency Retained")	639,423.00	-	639,423.00
3 a		Architectural	2,800,804.00	1,807,463.71	993,340.29
4 a		Project/Construction Management	1,189,166.00	291,768.52	897,397.48
5 a		CEQA	-	-	-
6		State Agency Fees (State Fire Marshall)			
a		State Fire Marshall	150,000.00	1,680.00	148,320.00
b		Real Estate Due Diligence	16,000.00	11,757.75	4,242.25
c		Land Survey	25,956.00	-	25,956.00
7 a		Audit	13,000.00	-	13,000.00
8 a		Needs Assessment	130,591.00	121,236.35	9,354.65
9 a		Transition Planning	-	-	-
10 a		County Administration	-	9.17	(9.17)
11 a		Land Value	-	-	-
		<i>Subtotal</i>	<i>5,776,882.00</i>	<i>2,255,173.73</i>	<i>3,521,708.27</i>
		TOTAL BSCC PROJECT COSTS	33,708,998.00	2,255,173.73	31,453,824.27
99		SITE PREPARATION (outside BSCC Project)			
a		Demolition	1,499,676.00	-	1,499,676.00
b		Site Preparation	-	41,146.33	(41,146.33)
		TOTAL SITE PREPARATION	1,499,676.00	41,146.33	1,458,529.67
		TOTAL PROJECT COSTS	35,208,674.00	2,296,320.06	32,912,353.94

Project Financing

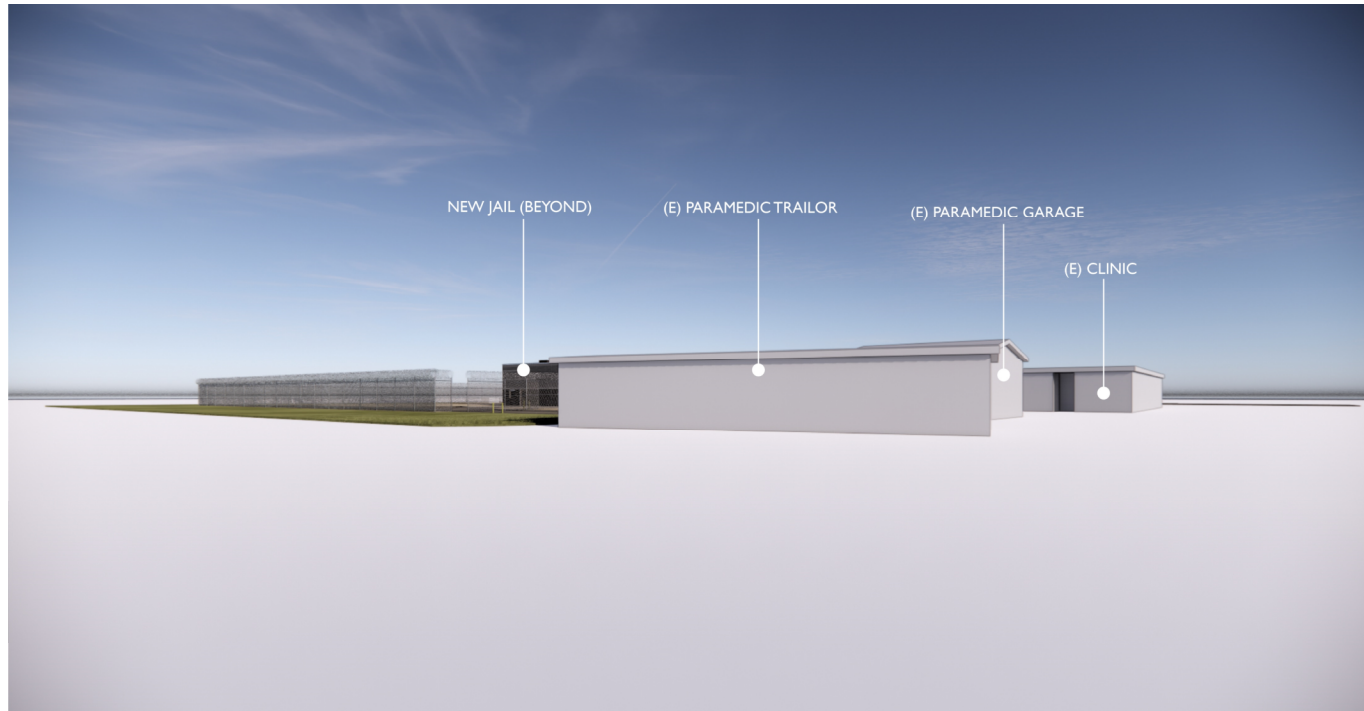
FUNDING SOURCES			
<i>BSCC Project:</i>			
SB 844 Proceeds	25,000,000.00	-	
TOTAL BSCC FUNDING	25,000,000.00	-	25,000,000.00
Certificates of Participation	5,344,542.00	2,100,907.35	3,243,634.65
2011 Criminal Justice Realignment	600,000.00	-	600,000.00
Criminal Justice Facility Construction trust account	332,813.00	154,266.10	178,546.90
General Fund	2,431,643.00	-	2,431,643.00
TOTAL BSCC PROJECT LOCAL FUNDING	8,708,998.00	2,255,173.45	6,453,824.55
<i>Site Preparation Outside BSCC Project</i>			
Certificates of Participation	1,110,795.50	10,044.11	1,100,751.39
General Fund	388,880.50	31,102.01	357,778.49
TOTAL OUTSIDE BSCC PROJECT LOCAL FUNDING	1,499,676.00	41,146.12	1,458,529.88
TOTAL FUNDING SOURCES	35,208,674.00	2,296,319.57	32,912,354.43
ADDITIONAL LOCAL MATCH RESERVES			
Bidding Contingency	500,000.00		500,000.00
Additional Construction Contingency	313,778.50		313,778.50
TOTAL ADDITIONAL LOCAL MATCH RESERVES	813,778.50	-	813,778.50

Public Response



Location and Adjacency to School

Public Response



View from Distant School

Significance of this Project

- Commitment of \$25 Million SB863 Award from State
- Real Value to County Justice System
 - Replacement of Antiquated Facility
 - Dedicated Program Space - Opportunity for meaningful Programs to reduce Recidivism
 - Modern Booking, Kitchen and Laundry
 - Safety and Security
 - Dedicated space for Inmate Classifications and Health Isolation
 - Provides much needed space for Medical and Mental Health Services
 - More Normative Environment to support Rehabilitation
 - Dispatch and much needed Administrative Space
 - Civic and Public Front
- Unlikely future State Funding for County Jails

Next Steps

- ▶ ~~Approval of Preliminary Plans~~
- ▶ Make Site Ready
 - Demolition of old Hospital
 - Improvement of poor soils
- ▶ Review and Approval of Working Drawings
- ▶ Execution of Ground Lease
- ▶ Bidding
 - Conditional Award
- ▶ DOF Approval and Notice to Proceed
- ▶ Construction

Questions?

