



Board Agenda Item 34

DATE: February 20, 2024

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

Kirk Haynes, Chief Probation Officer

SUBJECT: Budget Resolutions to fund Tenant Improvements to 200 W. Pontiac Way

RECOMMENDED ACTION(S):

1. **Adopt Budget Resolution increasing FY 2023-24 appropriations and estimated revenues for Probation Org 3430 in the amount of \$3,000,000 for Tenant Improvements of existing office space at 200 W. Pontiac Way intended for use by the Probation Department upon completion (4/5 vote); and**
2. **Adopt Budget Resolution increasing FY 2023-24 appropriations and estimated revenues for Public Works and Planning Capital Projects 200 W. Pontiac Way Building Improvements Org 8871 in the amount of \$18,000,000, for architectural and construction work associated with the conversion of warehouse space to office space intended for use by the Probation Department upon completion (4/5 vote); and**
3. **Adopt Budget Resolution increasing FY 2023-24 appropriations in Local Revenue Fund 2011, Org 3436 in the amount of \$18,000,000 (4/5 vote).**

On November 28, 2023, your Board authorized the execution of a Purchase and Sale Agreement for the property located at 200 W. Pontiac Way, Clovis CA 93612, and the purchase of the property was completed on January 2, 2024. The property totals 102,534 square feet of building space, with just over one third (37,282 sq/ft) office space, while the remaining two-thirds (65,252 sq/ft) is currently warehouse space. This County-owned facility will allow the Probation Department to consolidate its Adult Services that are currently based out of several separate leased facilities. Approval of the first recommended action will allow the Probation Department, in conjunction with the Internal Services Department, to facilitate the minimal tenant improvements required for immediate occupancy of the existing office space. Approval of the second and third recommended actions will allow the Probation Department, in conjunction with the Public Works and Planning, to initiate the design plan for the conversion of warehouse space to office space for Probation use. The Departments will return to your Board at a later date for the award of a construction contract. Other potential uses and funding allocations will be brought before your Board for consideration at a later date. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

Your Board could decline to approve the recommended actions which would result in a lost opportunity to consolidate Probation Adult Services that are currently based out of several separate leased facilities.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. The recommended actions will increase appropriations and estimated revenues in FY 2023-24 for Probation Org 3430 in the amount of \$3,000,000 and in Public Works and Planning Capital Projects 200 W. Pontiac Way Building Improvements Org 8871 in the amount of \$18,000,000 to reimburse and cover the costs associated with design and initial construction costs. The initial costs for this project are fully offset with funding from Proposition 172 Local Public Safety (Prop 172) and Public Safety Realignment Act of 2011 (AB 109) funds, respectively. The Departments will return to your Board at a later date for the award of a construction contract and any associated budget resolutions.

Should the need and feasibility of occupancy at the property change, the applicable funding sources from alternate occupants will be used to refund the Prop 172 and AB 109 funds accordingly, in proportion to the occupation of the facility by the alternate occupants.

DISCUSSION:

On July 18, 2023, your Board approved Agreement No. 23-379, which provided the County of Fresno an option to purchase the property located 200 W Pontiac, Building 4, after January 1, 2024. The County of Fresno completed the purchase of this property on January 2, 2024.

On November 13, 2023, the Fresno County Community Corrections Partnership approved an \$18,000,000 funding request for the 200 W. Pontiac Adult Probation Services building project, as all of the AB 109 operations will be relocated to this property.

The Probation Department currently leases four buildings which currently house all Adult Probation Services, at 2048 N Fine Suites 102 & 112, 2171 N Fine, 2212 N Winery Suites 101 and 122. Approximately 250 Probation staff will relocate to 200 W. Pontiac Way, as will the Day Reporting Center and Adult programming services. The County Administrative Office, in conjunction with the Probation Department, determined that all Adult Probation Services will consolidate all of its Adult Services to this location, including AB 109 units Rural & Metro Supervision, Domestic Violence, Specialized Supervision, Adult Compliance Team as well as Pretrial Monitoring Services, Domestic Violence/Sex Offender/Child Abuse, Field/Special Services, Field Bank/AOWP, Drug Suppression Unit, Day Reporting Center, and Training.

This project will remodel existing office space and convert warehouse space into office space for Probation's use. The remodel is needed, as the warehouse space is not suitable to house staff, conduct business, or provide services to clients. This building will increase the office space and capacity for staff and clients, improve the accessibility and security of the facility, and reduce the maintenance and utility costs compared to the current leased buildings. The new Adult Probation building will also enhance the image and reputation of the Department as a leader in providing effective and innovative probation services.

Upon approval by your Board, Public Works and Planning will initiate the process of changing the use of the building and complying with any covenants on the property. Changing the use from warehouse to office space will require coordination with the City of Clovis. Parking, grading, drainage improvements to the exterior of the building, and Americans with Disabilities Act requirements will likely be required. PWP staff will work with Probation staff and any other Departments designated in the future to customize the design of the space for their use.

REFERENCE MATERIAL:

BAI #10, July 18, 2023
BAI #57, November 28, 2023

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Budget Resolution (Org 3430)

On file with Clerk - Budget Resolution (Org 8871)

On file with Clerk - Budget Resolution (Org 3436)

CAO ANALYST:

Salvador Espino