



## Agenda Item 11

DATE: February 24, 2015

TO: Board of Supervisors

FROM: John Navarrette, County Administrative Officer *Kathleen Domenech for*  
Margaret Mims, Sheriff-Coroner *M Mims*

SUBJECT: West Annex Jail Project Update, Creating a Contingency Fund, and Substitution of Collateral for Existing Juvenile Justice Campus Courthouse Bond Financing.

### RECOMMENDED ACTIONS:

1. Receive report on the status of the proposed West Annex Jail project and related improvements to the Jail Central Plant in downtown Fresno (the West Annex Jail Project), including the County's anticipated submission of documentation to the State Board of State and Community Corrections, State Department of Finance and State Public Works Board for "project establishment," required for State SB 1022 financing of the project.
2. Receive Auditor-Controller/Treasurer-Tax Collector's update regarding preliminary analysis of County's budgeted expenditures in the County's 10% match related to the State SB 1022 financing of the West Annex Jail Project, including an initial determination of the qualification of such County budgeted expenditures for 2006 tobacco securitization bond proceeds (\$7,968,000).
3. Adopt a budget resolution increasing FY 2014-15 appropriations and estimated revenue for Capital Projects Org 1910 in the amount of \$1,028,130.82 from one-time Proposition 172 revenue for a contingency fund to pay for potential West Annex Jail Project-related expenditures that are not eligible for 2006 tobacco securitization bond proceeds or for State SB 1022 financing for the development or construction of the West Annex Jail Project (4/5 vote).
4. Approve and authorize the Clerk to the Board to execute Budget Transfer No. 35 transferring appropriations within Org 2540 Interest and Miscellaneous Expenditures from account 7905, Operating Transfer Out to Debt Service (TRAN) to account 7295, Professional and Specialized Services in the amount of \$21,000.

ADMINISTRATIVE OFFICE REVIEW

*Quianne Z. Z. Z.*

Page 1 of 9



Official Action of  
Board of Supervisors  
*S. G.*  
Deputy

APPROVED AS RECOMMENDED

UNANIMOUS ☒ BORGEAS \_\_\_\_\_ MENDES \_\_\_\_\_ PACHECO \_\_\_\_\_ PEREA \_\_\_\_\_ POOCHIGIAN \_\_\_\_\_

- 5. Approve and authorize Chairman to execute a Resolution of the Board of Supervisors of the County of Fresno authorizing the substitution of the Bond Financed Project for the Existing Leased Facility with respect to the Fresno County Financing Authority Lease Revenue Bonds (\$55,350,000), Series 2007 (Shared Use Juvenile Court Project) and approving the forms of and authorizing the approval, execution and delivery of an Assignment of the Lease-Purchase Agreement by and between the County and the Judicial Council of California, an Amendment to a Site Lease, and an Amendment to a Lease Agreement in connection with such substitution; and authorizing and approving related documents and other actions and matters relating thereto.**

On October 22, 2013, your Board adopted Resolution No. 13-393, which authorized the County's submittal of its application to the California Board of State and Community Corrections (BSCC) for State SB 1022 Financing (Adult Local Criminal Justice Facilities Construction Financing Program) in the amount of \$79,194,000 for construction of the proposed 300-bed West Annex Jail project in downtown Fresno. On March 18, 2014, the BSCC granted the County a conditional award of up to \$79,194,000 for this proposed project. Recommended Action No. 1 will provide your Board with an update on the status of the proposed West Annex Jail project, including related improvements needed for the nearby Jail Central Plant.

Additionally, the Auditor-Controller/Treasurer-Tax Collector's Office (ACTTC) will provide your Board with an update (Recommended Action No. 2) regarding the ACTTC's preliminary analysis of the County's budgeted expenditures within the County's 10% match required for the State SB 1022 financing of the West Annex Jail Project; that report involves the ACTTC's initial determination whether such County budgeted expenditures, if properly incurred and documented, would qualify for 2006 tobacco securitization bond proceeds. As part of the discussion, County staff will recommend appropriating \$1,028,130.82 in one-time Proposition 172 revenue (Recommended Action No. 3) as a contingency fund to potentially pay for West Annex Jail Project related expenditures that are later determined not to be eligible for 2006 tobacco securitization bond proceeds or for State SB 1022 Financing.

Lastly, Recommended Action No. 5 will approve and authorize the Chairman to execute a Resolution authorizing the substitution of collateral (also called "leased property") for the existing Juvenile Justice Campus (JJC) Courthouse bond financing. The bond-financed JJC Courthouse would be substituted for the Main Jail, its Central Plant, and the JJC Central Plant, which are the collateral for these bonds. These proposed substitution documents, which are on file with the Clerk to the Board, presently are in draft form; once they are finalized, and certain conditions are met in the existing bond documents, this Resolution would authorize the County Administrative Officer (CAO) to approve the substitution and execute the final substitution documents for the County. Recommended Action No. 4 will transfer appropriations within Interest and Miscellaneous Expenditures Org 2540 to fund real estate-related fees and costs (e.g., appraisal of the JJC Courthouse, preliminary title report and title policy) (\$6,000) and fees and cost for the County's bond counsel (\$15,000) services associated with the proposed substitution by transferring excess appropriations from the Debt Service costs of issuing the County's annual Tax Revenue Anticipation Notes (TRAN).

#### ALTERNATIVE ACTION(s):

Your Board may choose not to approve appropriating some or all of the one-time Proposition 172 funding to the West Annex Jail project. However, another alternate funding source would need to be identified to potentially pay for West Annex Jail Project related expenditures that are not eligible for 2006 tobacco securitization bond proceeds or for State SB 1022 financing in order for the County to complete the project.

Also, your Board could choose to not use excess appropriations from the Debt Service costs of issuing the County's annual TRAN for fees and costs associated with the proposed substitution of collateral for the financing of the JJC Courthouse. However, another alternate funding source would need to be identified for these fees and costs in order to proceed with the substitution.

Additionally, your Board may choose not to authorize the substitution of collateral for the financing of the JJC Courthouse. But, without the substitution, those existing bonds would continue to complicate completion of the West Annex Jail project due to their required encumbrances.

#### FISCAL IMPACT:

There is no increase in net County cost associated with the recommended actions. The total project cost for the West Annex Jail Project is estimated at \$87,993,000, which will require the County to obtain \$79,194,000 from State-issued, tax-exempt SB 1022 bonds, and will require the County to contribute a 10% minimum match (County's 10% Match) of \$8,799,000 under the State's SB 1022 bond financing program.

On October 22, 2013, your Board approved a budget resolution allocating \$7,968,000 of lawfully available tax-exempt 2006 tobacco securitization bond funds for a portion of the County's 10% Match. The remaining portion of the County's 10% Match is comprised of \$580,000 for the value of the land for the project and \$251,000 previously paid by the County for the 2008 Jail Needs Assessment and the 2013 Updated Jail Needs Assessment.

Additionally, on June 17, 2014, your Board approved a budget resolution approving the use of proceeds in the amount of \$1,200,323.28 from the County's sale of the former Mendota Regional Disposal Site (Mendota Sale Proceeds), as a substitute for an equivalent amount of originally-committed 2006 tobacco securitization bond funds to pay a portion of the County's 10% Match; the former Mendota Regional Disposal Site was "clean closed" using 2006 tobacco securitization bond funds. This substitution of funds did not increase the amount of funds committed by the County, but enabled the County to plan for the timely use of the Mendota Sale Proceeds. The Mendota Sale Proceeds must be spent on a qualified capital expenditure within two years of their receipt by the County (i.e., on or before November 8, 2015); however, the 2006 tobacco securitization bond funds do not have a time restriction in which they must be spent. On September 24, 2014, the Department of Finance, in consultation with the BSCC, approved such proposed substitution of \$1,200,323.28 from the Mendota Sale Proceeds for a portion of the County's 10% Match.

On December 16, 2014, staff provided an initial verbal report to the Board of Supervisors regarding potential pre-construction budgeted costs of County Administration (i.e., Public Works and Planning staff), Construction Manager Services and Architectural Services for the proposed West Annex Jail Project, that might not qualify for bond proceeds. At that time a very preliminary review placed these potentially disallowed costs between \$1,095,469 and \$1,980,248. Since that time, the ACTTC has completed a more thorough analysis based on additional information received.

Based on the ACTTC current evaluation of what West Annex Jail budgeted costs are eligible for 2006 tobacco securitization bond proceeds, the ACTTC is presently estimating that \$71,000 in budgeted costs are ineligible resulting in the need for the County to find an alternative funding source for these anticipated costs.

Also, there are budgeted costs of \$1,032,676 for contingencies and potential escalation costs that would need to be analyzed once they are identified. In addition, as the project progresses and costs are actually incurred, it is possible that certain actual costs could be determined not to be eligible for 2006 tobacco securitization bond proceeds or for State SB 1022 financing for the development or construction of the West Annex Jail Project. Therefore, it is recommended that

a contingency fund be created for the West Annex Jail Project using one-time Proposition 172 revenues of \$1,028,130.82. This fund would cover presently identified ineligible costs of \$71,000 with the remaining \$957,130.82 to serve as a remaining contingency fund to potentially pay for West Annex Jail Project related expenditures that are determined not to be eligible for 2006 tobacco securitization bond proceeds or for State SB 1022 financing. The contingency fund will not increase the project cost, but rather serve as an alternate funding source for West Annex Jail related expenditures that cannot be funded with 2006 tobacco securitization bond and/or State SB 1022 bond funding. Updates regarding the need for providing, and actual uses of, such alternate funding will be provided to your Board on an ongoing basis.

#### DISCUSSION:

On October 22, 2013, your Board adopted Resolution No. 13-393, which authorized the County's submittal of its application to the California Board of State and Community Corrections (BSCC) for State SB 1022 Financing in the amount of \$79,194,000 for construction of the proposed 300-bed West Annex Jail Project. Additionally on October 22, 2013, your Board approved a budget resolution to allocate \$7,968,000 of tax-exempt 2006 tobacco securitization bond funds for a portion of the County's 10% Match. The funding was appropriated into the Capital Projects Organization 1910 specifically for the SB 1022 West Annex Jail Project.

On December 12, 2013, the Sheriff received a letter from the BSCC Facilities Standards and Operations Division indicating that the County's proposed project will be recommended by BSCC staff to receive a BSCC conditional funding award in the fully requested amount of \$79,194,000. On January 7, 2014, your Board directed staff to proceed with the proposed 300-bed West Annex Jail Project in downtown Fresno if the BSCC conditionally awarded SB 1022 Adult Local Criminal Justice Facilities Funds (SB 1022 Financing) to the County of Fresno in the fully requested amount of \$79,194,000 for the design and construction of this project. On March 18, 2014, the BSCC granted the County a conditional award of up to \$79,194,000 for this proposed project.

Following the BSCC's notification to the County of the conditional award, the Department of Public Works and Planning issued Requests for Proposals for multiple services for the West Annex Jail. On November 4, 2014, the Board of Supervisors approved an agreement with DLR Group of California, Inc. ("DLR"), to provide architectural services for the West Annex Jail from pre-design through project completion phases, total not to exceed \$7,326,400. On December 16, 2014, the Board of Supervisors approved an agreement with Kitchell/CEM to provide construction management services from conceptual design through project completion and post construction phases, total not to exceed \$4,800,247. Concurrently on December 16th, your Board approved a budget resolution increasing the appropriations and estimated revenues for the West Annex Jail Project in Capital Projects Org 1910 in the amount of \$4,682,647, using General Fund moneys that would be reimbursed in the future by State SB 1022 financing to ensure adequate funding was available to avoid project delays (i.e., County General Funds would be used to pay the invoices, and the County would submit the invoices to the State for reimbursement after the State enters into SB 1022 financing agreements with the County, and once the Notice to Proceed is received by the State).

As reported to the Board of Supervisors on October 22, 2013, for future West Annex Jail expenditures to be reimbursed by tax-exempt SB 1022 Financing, the County would temporarily finance certain amounts through its cash flow financing program, known as Tax and Revenue Anticipation Notes, until the State's SB 1022 reimbursements are received.

Currently, the County has allocated \$12,126,647 in contracted services for the West Annex Jail project and has identified \$524,000 (through the start of construction) in staff costs for a total of \$12,650,647 in allocated costs.

Architectural Services	(\$7,326,400)
Project Management	(\$4,800,247)
Capital Projects Staff Costs	(\$524,000)
<b>Total Amount Appropriated</b>	<b>(\$12,650,647)</b>

A portion of the County's 10% Match will be paid with 2006 tobacco securitization bond funds. Those bond funds may be used only to finance qualifying capital expenditures. Before 2006 tobacco securitization bond funds can be used to pay for West Annex Jail Project expenditures, the ACTTC reviews the details of the expenditure to determine that the costs meet the ACTTC's reimbursement criteria, which includes Federal income tax laws and United States Generally Accepted Accounting Principles, and Board policy. Upon review of all budgeted costs of the West Annex Jail, the ACTTC is presently estimating that \$71,000 in project costs are not capitalizable, thereby making them ineligible for reimbursement by 2006 tobacco securitization bond funds (but, as noted earlier, there are budgeted costs of \$1,032,676 for contingencies and potential escalation costs included in the West Annex Jail Project budget that would need to be analyzed once they are identified).

#### **Presently Identified Ineligible Costs**

On December 16, 2014, staff provided an initial verbal report to the Board of Supervisors regarding potential pre-construction costs of County Administration (i.e., Public Works and Planning Staff), Construction Manager Services and Architectural Services for the proposed West Annex Jail Project, potentially not qualifying for bond proceeds. At that time a very preliminary review placed these costs between \$1,095,469 and \$1,980,248. Since that time, based on additional information, the ACTTC has done an analysis to evaluate the West Annex Jail Project to determine what costs will be eligible for 2006 tobacco securitization bond proceeds. The ACTTC presently is estimating that \$71,000 in costs will be ineligible as outlined below.

##### Off-site improvements (\$55,000)

The construction of the West Annex Jail requires improvements to the Jail Central Plant that the County owns. Improvements to the Central Plant (Plant) will expand capacity of the Plant to provide additional cooling and heating to the West Annex Jail while maintaining the current level of service to the Main Jail. In addition, part of the improvements to the plant will require improvements to right-of-ways and easements. The ACTTC determined that the \$55,000 in budgeted expenditures for improvements to right-of-ways and easements are required to be separately classified as Intangible Assets (rather than as part of the West Annex Jail improvements) because they relate to the rights-of-way and easements. The County capitalization threshold for Intangible Assets is \$100,000; therefore, the ACTTC determined that these costs cannot be capitalized since the aggregate expenditures do not total \$100,000 or more.

##### Audit Fees (\$9,000)

The ACTTC determined that the budgeted Audit Fees associated with the contracted services are an unallowable expenditure for 2006 tobacco securitization bond proceeds as the audits do not add construction value to either the Central Plant or the West Annex Jail.

##### Appraisal Fees (\$7,000)

The ACTTC determined that the budgeted fee for the appraisal to determine the value of the land leased to the State for the project is not an eligible cost for capitalization. The appraisal is for the land component of the projects and, the ACTTC determined that it does not add value to the West Annex Jail building or Central Plant.

### **Proposition 172**

Approval of recommended action No. 3 would increase appropriations and estimated revenue in the amount of \$1,028,130.82 for the West Annex Jail Project using one-time Proposition 172 revenues for the presently-estimated ineligible costs of \$71,000, with the remaining \$957,130.82 to serve as a contingency fund to potentially pay for future West Annex Jail Project related expenditures that are not eligible for 2006 tobacco securitization bond proceeds or for State SB 1022 financing for the development or construction of the West Annex Jail Project.

In 1993, California voters passed Proposition 172, the Local Public Safety Protection and Improvement Act, which created a half-cent sales tax dedicated to supporting local public safety efforts. In Fresno County, 5% of the disbursement from Proposition 172 is allocated to cities and 95% is distributed to the three Fresno County public safety departments. The County portion is distributed as follows: Sheriff (including the jail) 64%, Probation 25% and District Attorney 11%.

In 2013 the Board of Equalization (BOE) initiated an internal audit to determine whether public safety (Proposition 172) and realignment (1991 & 2011) had been underfunded, resulting from the state's gas tax/excise tax swap. The audit revealed that the State had been underfunding California counties, including the County of Fresno. As a result, counties, in total, were underfunded \$50 million from Proposition 172, \$50 million from 1991 Realignment and \$24 million from 2011 realignment.

On November 25, 2014, the State Controller's Office corrected these errors and distributed a one-time revenue correction to all affected counties. The County of Fresno received an adjustment of \$1,082,242.97 from Proposition 172. Since this funding represents unbudgeted one-time revenues, your Board has discretion in how the County's portion (\$1,028,130.82) is spent so long as the funding is used on local public safety. West Annex Jail Project-related expenditures that are not eligible for SB 1022 financing or 2006 tobacco securitization bonds proceeds, will be classified as expenses. Staff, in consultation with CSAC, has determined that Proposition 172 funds may be used for these expenses to directly support the Sheriff's provision of sheriff and correctional services to the jail.

### **West Annex Jail - Current Project Status**

The Planning Commission approved the Conditional Use Permit for the project on December 11, 2014. Subsequently, the Notice of Determination was filed with a 30 day appeal period. No appeals were received within the 30 days; therefore, the CEQA process was completed in late January 2015. The West Annex Jail Project Team, which includes staff members from the Sheriff's Office, Public Works and Planning, Public Health, Behavioral Health, and County Administrative Office, have been conducting interactive work sessions with the Project's consultants to develop the Facility's Building Program and Conceptual Design. The Building Program will be the basis of the building's design, defining needs and optimizing spatial relationships to ensure that opportunities to maximize the Facility's functions and capabilities are explored and implemented. A final draft of the Building Program is expected in March 2015. A formal submittal of the project's Scope, Schedule and Budget Estimate will be submitted in early March 2015 to the Board of State and Community Corrections (BSCC) as an initial step in achieving "Project Establishment" with key State agencies. Project Establishment is the first step in the State's project approval process and is anticipated to occur in May 2015. Concurrent with the Project Establishment submittal, the Project Team will be working with the consultants to develop the Schematic Design of the project, which is scheduled to be completed in early May 2015. Staff will return to your Board upon completion of the Schematic Design Phase to present the anticipated scope of the project with an update of the project budget and schedule. See Attachment A project schedule for additional tasks and timelines related to the project.

It should be noted that the original site plan for the West Annex Jail Project included a separate building in the existing parking lot at the corner of Fresno and L Streets that was to serve as a laundry and shipping/receiving facility. Based on further review, it was determined that the laundry and shipping/receiving facilities could be moved into the basement and first floor of the proposed West Annex Jail building. This change, which makes construction of the project more efficient, also allowed for the existing parking lot at Fresno and L Streets to remain. The West Annex Jail Project will displace four Court parking spaces that are required by a Transfer Agreement with the Judicial Council. With the parking lot remaining, the County will be able to allocate the four required parking spaces for the Judicial positions. Additionally, as detailed in a November 4, 2014 agenda item, the Fresno Superior Court is pursuing State Courthouse Construction funds through the Judicial Council for the Judicial Council's potential construction and financing of up to four courtrooms on the southwest corner of Fresno and L Streets (the area where the existing parking lot is located). Should that project proceed, the Judicial Council will be responsible for providing the required four Court parking spaces along with any additional required parking as part of their project.

The reduction in the West Annex Jail Project site area required a new appraisal of the land which resulted in a land value reduction of \$143,000, which consequently reduces the County's required "In-Kind Contribution" portion of the County's 10% Match. Therefore, the County must increase the County's 10% Match by the \$143,000 to cover the reduction, thereby increasing the cash portion of the County's 10% Match from \$7,968,000 to \$8,111,000. It is recommended that the County utilize additional 2006 tobacco securitization bond funds for this purpose. Staff will return to your Board with a proposed Board resolution to address this change in March 2015. It should also be noted that, although the County may modify the Project Budget to some degree, the total balance must continue to reflect a 10% minimum match contribution by the County.

### **Bond Property Substitution**

On March 13, 2007, the Board of Supervisors approved a complex development, construction, and financing arrangement with the Judicial Council of California (through the Administrative Office of the Courts) to enable the County to provide for the development, construction, operation, and the parties' shared use of the JJC Courthouse. Under a lease-purchase agreement (LPA) between the County (as lessor) and the Judicial Council (as lessee), the County and (through the Judicial Council) the Fresno Superior Court have shared use of the completed project (generally: County - 41.5%; Fresno Superior Court - 58.5%).

Shortly after the foregoing transactions were consummated, the Fresno County Financing Authority (FCFA), a separate joint powers agency governed by the members of your Board, sold and issued its tax-exempt Lease Revenue Bonds (\$55,350,000), Series 2007 (Shared Use Juvenile Court Project) to finance the project for the County (the 2007 Bonds). The 2007 Bonds were issued April 16, 2007, and will mature, upon their full payment, April 1, 2030.

As is typical for FCFA lease revenue bond financing for County capital projects, the County leases an existing County asset to the FCFA (under a Site Lease) for nominal consideration, and simultaneously leases it back from the FCFA (under a Lease Agreement). The County makes periodic rental payments under the Lease Agreement (which also would be the term of the bonds) to a trustee for the benefit of the bondholders (i.e. the County pays the FCFA, which in turn under an Assignment Agreement, pays the trustee). Although the FCFA issues the Bonds, the County's rental payments are a County general obligation, secured by the leased property, which is the collateral for the FCFA's bonds. The FCFA's bonds may, as is the case here, provide for the County's substitution of the bond-financed project for the existing collateral upon the County's compliance with certain conditions, thereby freeing up the initial collateral.

As part of the 2007 Bond financing, the County pledged the Main Jail, including its Jail Central Plant, together with the JJC Central Plant as collateral for the 2007 Bonds. Staff recommends

that the JJC Courthouse be substituted for all of the existing leased property, as the collateral for the 2007 Bonds, subject to the County complying with the 2007 Bonds.

The recommended Resolution would authorize the CAO to approve the substitution of collateral and execute the following final substitution documents for the County:

- An Assignment Agreement Relating to the LPA by and among the County, the FCFA and the trustee;
- A First Amendment to Site Lease by and between the County and the FCFA; and
- A First Amendment to Lease Agreement by and between the County and the FCFA.

The recommended Resolution also will authorize the Chairman, the Vice Chairman, the CAO, the Clerk to the Board, and/or the Auditor-Controller/Treasurer-Tax Collector to take such actions, and to execute such agreements, documents, instruments, and certificates as may be necessary to effectuate the purposes of the Resolution.

Before consummating the bond property substitution, the County needs to satisfy certain conditions in the 2007 Bond documents. The key conditions include the County: (a) obtaining an appraisal of the JJC Courthouse evidencing that it has sufficient value for the 2007 Bonds; (b) obtaining opinions of bond counsel, including an opinion that the substitution does not affect the tax exempt status of the 2007 Bonds; (c) obtaining a title insurance policy for the JJC Courthouse; and (d) providing written notice of the substitution to the rating agencies. The 2007 Bonds are insured by Ambac, but, the 2007 Bond documents provide that the written consent of the insurer shall not be required to substitute the bond-financed JJC Courthouse for the original leased property.

Upon the substitution of the bond-financed project for the existing leased property, the LPA shall automatically become a sublease of the Lease Agreement under the 2007 Bonds, and shall be subordinate and subject to the Site Lease and the Lease Agreement.

In the unlikely event that the County would default on its obligation to pay the amounts due on the 2007 Bonds, and the Judicial Council remains current in its payments toward its obligations under the LPA for its leased area of the JJC Courthouse, the 2007 Bond documents and the County-Judicial Council agreements include a Subordination, Non-Disturbance and Attornment (SNDA) agreement that will allow the Judicial Council, subject to complying with the Lease Agreement, the LPA and the SNDA, to remain in its portion of the JJC Courthouse.

The proposed bond property substitution does not constitute a "project" under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b)(4), because the Board's action is limited to a governmental funding mechanism, or other governmental fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

For the Board's information, County staff will be providing courtesy notice to the Judicial Council (via a letter from the County Administrative Officer) of the bond property substitution and will provide drafts to the Judicial Council of the documents required for the substitution.

#### **Budget Resolution for Bond Counsel and Real Estate-Related Fees and Costs**

Approval of recommended action No. 4 will transfer \$21,000 in appropriations within Interest and Miscellaneous Expenditures Org 2540, from Account 7905, Operating Transfer Out to Debt Service (TRAN) to Account 7295 Professional and Specialized Services (Bond Counsel) and Account 7295 Professional and Specialized Services (Appraisal Costs) to fund real estate-related fees and costs (e.g., appraisal of the Juvenile Justice Courthouse, preliminary title report and title policy) (\$6,000) and fees and cost for the County's Bond Counsel (\$15,000) to prepare and review the Board Resolutions and bond documents, and supporting documentation, that will be required for the bond property substitution.



REFERENCE MATERIAL:

BAI #31, December 16, 2014  
BAI #48, December 16, 2014  
BAI #24, November 4, 2014  
BAI #40, November 4, 2014  
Addendum G, June 17, 2014  
BAI #21, January 7, 2014  
Addendum A, October 22, 2013

## **ATTACHMENT 'A'**

**Fresno County  
West Annex Jail Project  
SB 1022  
PROJECT MILESTONE SCHEDULE  
February 24, 2015**

1. Project Establishment at PWB – **March 2, 2015 - May 8, 2015**  
(Grant Deadline = September 18, 2015, or within 18 months of award)
2. Approval of Preliminary Plans – **November 2, 2015 – January 28, 2016**  
(Grant Deadline = March 18, 2016, or within 24 months of award)
3. Proceed to Bid/Working Drawings DOF approval – **January 28, 2016**
4. Advertise for Bids (start of bidding process) – **September 6, 2016**
5. Bids Due - **October 20, 2016**
6. Construction Contract Award by County – **January 24, 2017**  
(Board of Supervisors)
7. Contract Award Approved by Department of Finance - **January 27, 2017**
8. Notice to Proceed / Mobilization – **January 30, 2017**  
(Grant Deadline = September 18, 2017, or within 42 months of award)
9. Substantial Completion – **August 23, 2019**  
(Grant Deadline = September 18, 2020, or within 78 months of award)
10. Occupancy – **October 18, 2019**  
(Grant Deadline = December 17, 2020, or within 81 months of award)