

ATTACHMENT (E): MATRIX OF MAJOR RELATED AB 900 AGREEMENTS FOR NORTHERN BRANCH JAIL PROJECT

<u>TITLE OF AGREEMENT</u>	<u>PARTIES TO AGREEMENT</u>	<u>SUMMARY</u>
Project Delivery and Construction Agreement (Attachment <u>A</u> to Board Agenda Letter) ↕ ↕ ↕	State Public Works Board Dept. of Corrections and Rehabilitation Bureau of State and Community Corrections <u>County of Santa Barbara</u>	County is “agent” of State agencies. Project’s State financing is contingent on sale of bonds. County can terminate PDCA after construction bids are received, but before contract awarded. Parties also agree to comply with BSCCCA, Ground Lease, Right of Entry and other project documents. (Executed <u>concurrently</u> with BSCCCA.)
Board of State and Community Corrections Jail Construction Agreement (Attachment <u>B</u> to Board Agenda Letter)	Board of State and Community Corrections <u>County of Santa Barbara</u>	State reimburses County 30-60 days in arrears, <u>after</u> 5% “Withhold Amount” accrues as security. County must “staff and operate” Northern Branch Jail within 90 days of completion. Incorporates GTC-610’s general terms and conditions and CCC-307’s Contractor Certification Clauses. Termination of BSCCCA and/or PDCA may require County to refund State Financing. (Executed <u>concurrently</u> with PDCA.)
Ground Lease (Exhibit <u>B</u> to PDCA) ↕ ↕ ↕ ↕ ↕	<u>County of Santa Barbara</u> Dept. of Corrections and Rehabilitation	County leases Site to DCR. State Public Works Board can re-let Northern Branch Jail if default occurs under Facility Lease. County also promises DCR “quiet enjoyment” of site and “improvements” (Northern Branch Jail). Terminates on same date as Facility Lease, but not before all State indebtedness for Project repaid. County has limited right to terminate Ground Lease by properly terminating PDCA. (Executed <u>concurrently</u> with Right of Entry for Construction.)
Right of Entry for Construction (Exhibit <u>C</u> to PDCA)	<u>County of Santa Barbara</u> Dept. of Corrections and Rehabilitation	DCR grants County a license to enter Site, for site analysis and County’s construction and operation of Northern Branch Jail. (Executed <u>concurrently</u> with Ground Lease.)
Site Lease ↕ ↕	Dept. of Corrections and Rehabilitation State Public Works Board	DCR leases Site to SPWB. (Executed <u>concurrently</u> with bond issuance, Facility Lease and Facility Sublease.) [Not yet received for review.]
Facility Lease ↕ ↕	State Public Works Board Dept. of Corrections and Rehabilitation	SPWB leases Facility (site and Northern Branch Jail) to DCR. (Executed <u>concurrently</u> with bond issuance, Site Lease and Facility Sublease.) [Not yet received for review.]
Facility Sublease (Exhibit <u>D</u> to PDCA)	Dept. of Corrections and Rehabilitation <u>County of Santa Barbara</u>	DCR leases Facility (site and Northern Branch Jail) to County. Terminates on same date as Facility Lease, but not before all State indebtedness repaid. County appoints DCR as County’s agent to re-let the Facility if County defaults. (Executed <u>concurrently</u> with bond issuance, Site Lease and Facility Lease.)