

**CORRECTIONS STANDARDS AUTHORITY**

600 Bercut Drive  
Sacramento, CA 95811  
916-445-5073  
www.cdcr.ca.gov/Divisions\_Boards/CSA



May 15, 2008

Sheriff Bill Brown  
Santa Barbara County Sheriff's Dept.  
4434 Calle Real  
Santa Barbara, CA 93110

**Subject: Corrections Standards Authority  
Intent to Award Conditional Funding  
AB 900 Phase I County Jail Construction  
Proposal ID # A08-08  
Amount of Conditional Award: \$56,295,000**

Dear Sheriff Brown:

Congratulations on your county tentatively receiving a conditional award in an amount up to \$56,295,000 made by the Corrections Standards Authority (CSA) Board at its meeting on May 8, 2008. This funding is from the Public Safety and Offender Rehabilitation Services Act of 2007 (also known and referred to as AB 900, located in Chapter 7, Statutes of 2007), signed into law on May 3, 2007.

The tentative funding awards made by the CSA Board are in the form of an Intent to Award conditional funding. As such, each selected county has tentatively been conditionally approved for funding and is now in the position to complete the necessary approval process as outlined in the Request for Proposals (RFP) issued December 20, 2007, and as further determined by the CSA Board at the May 8, 2008 meeting.

Consistent with the CSA Board's decision at their May 8, 2008 meeting, only counties that agreed in their jail construction proposal to assist the state in siting a reentry facility by indicating such in a Board of Supervisors' resolution will be considered for funding. All counties must have a signed reentry facility siting agreement with the California Department of Corrections and Rehabilitation (CDCR) within 90 days of receiving this notice of conditional award. This critical siting agreement step requires that all counties have a validated buildable reentry facility site (as determined by CDCR) within that time frame. Also within the 90-day timeframe, counties that have named reentry sites that are located within the limits of any city, regardless of the jurisdiction of the site ownership, must obtain a resolution from the City Council in support of the reentry facility (if this has not already been accomplished).

At the September 18, 2008 CSA Board meeting the results of CDCR's preliminary due diligence on the proposed reentry sites in each county will be

discussed as well as the status of siting agreements. The CSA Board is then expected to finalize the list of counties to receive conditional awards for their jail construction projects. County representatives should plan to attend the CSA meeting should there be any questions about the status of the reentry facility siting or any other aspect of the county's proposed project. Once the final list of conditionally funded projects is approved by the CSA Board, CSA staff will begin working with those counties to assist them in moving forward through the approval process. This process will include, but is not limited to, approval of each county's project by the CSA, CDCR and the State Public Works Board (SPWB) at various stages throughout planning and construction. Each county that receives a conditional funding award will be required to enter into the various state/county agreements as outlined in the RFP. This RFP section, as well as the Requirements After Notification of Intent to Award, and the SPWB/CSA Process and Requirements sections of the RFP can be found on the CSA website through the following link beginning on page 22:  
[http://www.cdcr.ca.gov/Divisions\\_Boards/CSA/CFC/Docs/Final\\_RFP\\_122007.pdf](http://www.cdcr.ca.gov/Divisions_Boards/CSA/CFC/Docs/Final_RFP_122007.pdf)

Attached is a summary table of your county's jail facility construction proposal showing overall Executive Steering Committee (ESC) ratings (by the CSA-approved rating factors) with comparison data for other proposals that were recommended for funding. All proposals recommended by the ESC for conditional funding and tentatively approved by the CSA Board are listed on the CSA website at [http://www.cdcr.ca.gov/Divisions\\_Boards/CSA/CFC/Index.html](http://www.cdcr.ca.gov/Divisions_Boards/CSA/CFC/Index.html). Twenty-four (24) counties requested \$1,183,588,842 of an available \$750,000,000 in AB 900 Phase I jail construction funding. Unfortunately the available dollars could only fully fund 10 counties and partially fund two counties.

**Local Jail Site Assurance.** As stated in the RFP, the county must possess a suitable project site (fee simple land title or comparable long term possession) and provide assurance of the site by a Board of Supervisors' resolution at the time the proposal was submitted, or not later than 90 days following the date of notification of the Intent to Award conditional funding (receipt of this letter). This means that any land purchase options must be exercised (and escrow closed) by the end of that 90-day timeframe. In addition, county land subject to this project must be approved by the SPWB. Within 90 days of receipt of this letter, the county will need to submit another Board of Supervisors' resolution stating the required site possession language. Failure to provide adequate site assurance within the 90-day timeframe could result in suspension of the conditional funding award, pending review by the CSA Board. CSA staff will be in contact with your county if you have not yet submitted a site assurance.

**SPWB Approval, Timing and Nature of Local Match Requirements and Expending State Loan Funds.** The SPWB is responsible for the approval and oversight of jail construction projects funded through the AB 900 lease-revenue bond program. The SPWB must approve the proposed project scope, cost and schedule, as well as authorize and approve the Project Delivery & Construction Agreement (to be provided by CDCR at a later date). In order to receive these approvals the county must demonstrate, to the state's satisfaction, that local

matching requirements will be available as necessary for the timely completion of the project. A precise description of matching fund sources will be required for review and approval by the SPWB in order to ensure they are compatible with state lease-revenue bonds. If the proposed local match is to be through debt financing, the SPWB will determine whether the debt must be subordinate to the state lease-revenue bonds. The state will also conduct an independent real estate due diligence review of the county's proposed jail site. The CSA will serve as a liaison between SPWB and the county to relay any concerns or requests for additional information about the project, its site, the source of local match funds, or other requirements for state lease-revenue financing. Counties are cautioned not to expend any funds for eligible project costs with the intention of being reimbursed with state funds until the county's project has been approved and authorized by the SPWB.

**Assignments of County Construction Administrator, Contact Person and Financial Officer.** As stated in the county's AB 900 proposal and in the Board of Supervisors' resolution submitted to the CSA for this project, the following persons are identified to act on your behalf on the day-to-day management of this project: **County Construction Administrator Grady Williams; County Contact Cdr. Tom Jenkins; and Project Financial Officer Douglas A. Martin.** Therefore, CSA staff will correspond directly with those staff empowered to act on the county's behalf. Please note that CSA staff can take no action if contacted by county consultants or county contractors.

Congratulations, again, on receiving a tentative conditional funding award to help improve your local detention facility needs. CSA staff is available throughout this process for each county's technical assistance needs. If you have any questions or need more information, please feel free to contact the CSA Field Representative staff (916-445-5073) or me.

Sincerely,



Robert J. Takeshta, Deputy Director  
County Facilities Construction Division  
(916) 322-8346; [bob.takeshta@cdcr.ca.gov](mailto:bob.takeshta@cdcr.ca.gov)

Attachments

Cc: C. Scott Harris, Jr., Executive Director  
Michael F. Brown, County Executive Officer  
Salud Carbajal, Chair, Board of Supervisors  
Cdr. Tom Jenkins, Designated County Contact Person  
Grady Williams, Designated County Construction Administrator  
Douglas A. Martin, Designated Project Financial Officer

## Santa Barbara

Overall Rank: 5 (out of 14 proposals)

	Evaluation Categories	Maximum Score	Proposal Score	Projects Recommended for Funding	
				Average Score	High Score
1	Project Need	250	216.4	208.8	226.3
2	Detention Alternatives	100	85.3	79.0	87.1
3	Scope of Work / Project Impact	100	84.1	79.2	87.6
4	Administrative Work Plan	100	88.9	78.2	88.9
5	Net Gain in Beds	200	63.1	133.6	200.0
6	Cost Effectiveness	150	80.9	114.6	140.4
7	Cash Match	25	5.0	10.0	22.5
8	Reentry Preference	300	300.0	300.0	300.0
9	CC / MH Preference	100	100.0	71.4	100.0
Total Points		1325	1023.8	1074.6	1252.8