



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 2/11/2020

To: Sonoma County Board of Supervisors

Department or Agency Name(s): General Services Facilities and Management, Sonoma County Sheriff's Office

Staff Name and Phone Number: John Brencic: 707-565-2847; Bryan Cleek: 707-565-1434

Vote Requirement: Majority

Supervisory District(s): Countywide

Title:

Main Adult Detention Facility Inmate Connector

Recommended Action:

- A) Delegate authority to the Director of General Services to execute a Tunnel Easement Agreement, in form approved by County Counsel, with the State of California for property located at 600 Administration Drive, Santa Rosa, as needed for the MADF Inmate Connector Tunnel.
- B) Authorize the Director of General Services to execute a certificate of acceptance for the real property interests conveyed pursuant to said Tunnel Easement Agreement and to consent to recordation thereof.

Executive Summary:

The Inmate Connector Project provides a secure connection between the Main Adult Detention Facility and the new state courthouse through which inmates and staff will travel securely, segregated from the general public. The corridor will originate at the holding cell location on the roof of the Main Adult Detention Facility and terminate below grade at the connecting point with the basement of the State courthouse. Because the connection to the state courthouse will be on and through the State of California property, an easement is needed for the County's tunnel to be built and to remain in place on the State property.

Negotiations with the State of California are now finalized and the State is planned to execute the proposed Easement Agreement after County's approval.

Discussion:

Staff requests the Board to delegate authority to the Director of General Services to execute a Tunnel Easement Agreement with the State of California for premises located at 600 Administration Drive, Santa Rosa (the Old Jail site). The Tunnel Easement Agreement will be substantially in the form of that attached to this Summary, and delegated authority is required should modifications be needed pending State approval of the Agreement.

General. On November 15, 2011, the Board authorized the General Services Director to execute a property acquisition agreement and related agreements with the State of California Administrative Office of the Courts (the AOC) acting as staff agency to the Judicial Council of California, and the State of California (the "State"). In accord with the agreements, the AOC and the State purchased from the County certain real property, including both the land and building located at 2688 Ventura Avenue, Santa Rosa (the Fleet Building site), 600

Administration Drive, Santa Rosa (the Old Jail site), and a parking lot on Russell Avenue, Santa Rosa (the P20 parking lot site) (collectively, the “Sites”). These agreements allowed for the County’s continued use of the Sites prior to the beginning of construction of State court buildings at the sites. The County also executed utility easements along Ventura Drive and Paulin Drive, and a water well easement at 600 Administration Drive to preserve rights for utilities serving County facilities, including the Main Adult Detention Facility.

Tunnel Easement Agreement. The design of the New Courthouse at 600 Administration Drive requires the Inmate Connector to terminate at a point underground on State property. The County has designed a Connector that includes a tunnel to reach the Courthouse. An Easement Agreement was requested to allow the County to build, maintain, use, and access the underground tunnel.

Prior Board Actions:

September 18, 2018: Award a design build contract with Thompson Builders Corporation for the Main Adult Detention Facility Inmate Connector in the amount of \$9,085,658.

April 10, 2018: Approve design bridging documents, prepared by Ross Drulis Cusenbery Architecture dated January 15, 2017, for the Inmate Connector Project to connect the existing Main Adult Detention Facility to the proposed new state courthouse. Authorize the Director of General Services to release a Request for Qualifications and for Proposals for a design-build team to design and construct the Inmate Connector Project for an amount not to exceed \$9,085,658. Authorize delegated authority to the Director of General Services to pursue the most cost effective method of construction of the Main Adult Detention Facility Inmate Connector through either the County of Sonoma or Judicial Council of the State of California.

June 21, 2016: Authorize General Services to execute a task order with Ross Drulis Cusenbery Architecture for preliminary design services for the Inmate Connector through the Master Services Agreement contract in the amount of \$689,957. Selected design Option 1 (the bridge connector from the Hall of Justice to a tower (elevator/stair) which conveys to an underground tunnel to the new courthouse holding area).

June 10, 2014: The Board authorized a multi-year Master Services Agreement with Ross Drulis Cusenbery Architecture in an amount not to exceed \$500,000 per year.

November 15, 2011: Sale of approximately 6.86 acres of County Property to the State of California for the proposed, new State courthouse project, for an estimated aggregate purchase price of \$5,266,570.

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses	\$13,200,414		
Additional Appropriation Requested			
Total Expenditures	\$13,200,414		
Funding Sources			
General Fund/Capital Fund	\$10,147,318		
Tobacco Securitization	\$2,317,096		

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Criminal Justice Construction Fund	\$736,000		
Use of Fund Balance			
Contingencies			
Total Sources	\$13,200,414		

Narrative Explanation of Fiscal Impacts:

There are no additional appropriations requested for the Tunnel Easement Agreement.

Funding was previously authorized by the Board of Supervisors.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Attachment 1: Proposed Tunnel Easement Agreement

Related Items "On File" with the Clerk of the Board: