



MENDOCINO COUNTY COMMUNITY CORRECTIONS PARTNERSHIP (CCP)

AGENDA: Special Meeting-GEO Reentry Services Relocation

Wednesday, October 6, 2021

12:00 p.m. – 1:00 p.m.

1101 South Dora Street, Ukiah, CA 95482

(Please note – this is an in-person meeting only)

1. Call To Order:

- 1a) Welcome**
- 1b) Introductions**
- 1c) Additions or Corrections to Agenda**

2. Public Comment for items not on agenda

Members of the public are welcome to address the CCP on items not listed on the agenda, but within the jurisdiction of the CCP. The CCP is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the CCP under Public Expression are welcome to do so via email at ccp@mendocinocounty.org. All correspondence received by 8:00 A.M. the day of the meeting will be attached to the item.

3. Consent Calendar

No Items.

4. Community Corrections Partnership (CCP) and Member Matters

- 4a) Tour of Proposed GEO Reentry Services Office Site, Presentation of Proposal for GEO Reentry Services to Relocate Offices, Discussion of Impacts to CCP, and Give Direction to Staff as Needed**

Recommended Action:

Tour proposed GEO Reentry Services office site, receive presentation of proposal for GEO Reentry Services office, discuss and/or provide direction to staff as needed.

Attachment(s):

GEO Re-Entry Services Summary of Projected Financial Impacts for Relocation of Offices 9-24-21

Summary of Request:

On May 21, 2021 the CCP met and discussed the relocation of the DRC, operated by GEO Reentry Services, due to insufficient space at the modular building at 559 Low Gap Road, Ukiah,



to provide the services for which we contract with them for. The CCP Executive Committee voted to have additional information provided regarding the proposed site at 189 School Street, Ukiah. After discussions with the City of Ukiah, it was recommended alternate sites be considered prior to moving forward with this location. GEO Reentry Services, with assistance from the County, began a search for a new potential location and subsequently identified the facility located at 749 C S. State Street, Ukiah and commenced negotiating costs pending CCPEC approval. On Tuesday, July 6, 2021, the modular building in which the DRC was located was irreparably damaged due to a fire. GEO Reentry was temporarily relocated to the Probation Department's conference room at 589 Low Gap Road, Ukiah until a new location is secured, making this a very time sensitive matter to resolve in order to provide the services of the DRC in an effective manner. On July 21, 2021 a Special Meeting of the CCP was held at 749 C S. State Street, Ukiah, to tour the proposed facility. The CCPEC unanimously approved the proposed site and GEO Reentry Services agreed to commence execution of the lease agreement and CCP would proceed with amending contracts with GEO Reentry as needed. Subsequent to completing the lease agreement, the property owner advised GEO Reentry Services that he had sold the building, thus terminating any lease potential. The location at 1101 South Dora Street, Ukiah, was identified as a potential site, however, the space and cost was in excess of the amounts needed and ability to pay. Discussions were held with the Executive Office and a need was identified for Mendocino County Child Services and a recommendation was made to have the County lease the identified space and then lease back a portion of the facility to GEO Reentry Services for use as the DRC. The 4,128 sf space will be split 50/50 between Child Services and GEO Reentry Services.

4b) Approval of Relocation of GEO Reentry Services to 1101 South Dora Street, Ukiah, CA 95482 with Additional Costs to be Paid by CCP Funds and Subject to Mendocino County Board of Supervisors Approval of Amendment to BOS Agreement #20-093 and/or Execution of Lease Agreement Accordingly

Recommended Action:

Approve relocation of GEO Reentry Services to 1101 South Dora Street, Ukiah, CA 95482 with additional costs to be paid by CCP Funds, subject to Mendocino County Board of Supervisors approval of amendment to BOS Agreement #20-093 and/or execution of lease agreement accordingly; and authorize Chief Probation Officer to modify the CCP Budget for FY2021-22 in accordance with the amended Agreement #20-093 and/or lease agreement utilizing Contingency Funds.

Attachment(s):

None.

Adjournment: The next Regular CCP meeting will be held on November 19, 2021, at 12:00pm at the Mendocino County Superior Court-Department G, 100 N. State Street, Ukiah, CA 95482.

GEO RE-ENTRY SERVICES
SUMMARY OF PROJECTED FINANCIAL IMPACTS FOR RELOCATION OF OFFICES
1101 South Dora Street, Ukiah, CA 95482

	<u>YEAR 1</u>	<u>YEAR 2</u>	<u>YEAR 3</u>
CURRENT ANNUAL COST	\$366,000.00	\$366,000.00	\$366,000.00
PROJECTED ANNUAL COST WITH RELOCATION	\$418,045.72	\$409,123.13	\$410,232.86
NET ANNUAL CCP IMPACT WITHOUT CDCR CREDIT	(\$52,045.72)	(\$43,123.13)	(\$44,232.86)
% COST INCREASE/-DECREASE	14.22%	11.78%	12.09%
<ul style="list-style-type: none"> - Year 1 includes 1x expenses for relocation - Annual 3% lease increase included for years 2 & 3; will continue in future years as well. 			
PROJECTED ANNUAL CCP IMPACT WITH 5 CDCR MONTHLY CREDITS	(\$16,531.72)	(\$7,609.13)	(\$8,718.86)
PROJECTED ANNUAL CCP IMPACT WITH 10 CDCR MONTHLY CREDITS	\$18,982.28	\$27,904.87	\$26,795.14
MONTHLY CDCR SLOT BREAKEVEN POINT	7.33	6.07	6.23

GEO RE-ENTRY SERVICES FINANCIAL IMPACTS FOR RELOCATION OF OFFICES - YEAR 1

	<u>MONTHLY</u>	<u>ANNUAL</u>
CURRENT COST	\$31,300.00	\$375,600.00
CREDIT FOR FACILITY PROVIDED	(\$1,300.00)	(\$15,600.00)
ESTIMATED MAINTENANCE COSTS	\$500.00	\$6,000.00
CURRENT TOTAL COST	\$30,500.00	\$366,000.00
PROPOSED COST	\$30,000.00	\$360,000.00
LEASE EXPENSE TO BE ADDED TO CONTRACT	\$2,992.80	\$35,913.60
ESTIMATED MONTHLY UTILITIES, JANITORIAL & INSURANCE	\$791.00	\$9,492.00
1X MOVING EXPENSE ESTIMATE	\$0.00	\$5,000.00
1X INFORMATION TECHNOLOGY SETUP ESTIMATE	\$0.00	\$5,000.00
TI Amortization (Buildout)	\$220.01	\$2,640.12
PROPOSED TOTAL COST	\$34,003.81	\$418,045.72
PROJECTED CCP IMPACT WITHOUT CDCR CREDIT	\$3,503.81	\$52,045.72
% INCREASE PROPOSED	11.49%	14.22%

<u>POTENTIAL MONTHLY COST REDUCTION FOR CDCR CONTRACT CREDIT</u>		
\$19.73/day/participant - avg 5 slots per month	\$2,959.50	\$35,514.00
NET PROJECTED IMPACT TO CCP - COST/(SAVINGS)	\$544.31	\$16,531.72
% INCREASE PROPOSED	1.78%	4.52%
NEW TOTAL PROJECTED PROGRAM COST	\$31,044.31	\$382,531.72
\$19.73/day/participant - avg 10 slots per month	\$5,919.00	\$71,028.00
NET PROJECTED IMPACT TO CCP - COST/(SAVINGS)	(\$2,415.19)	(\$18,982.28)
% INCREASE PROPOSED	-7.92%	-5.19%
NEW TOTAL PROJECTED PROGRAM COST	\$28,084.81	\$347,017.72
# OF SLOTS PER MONTH TO BREAK EVEN	5.92	7.33

INFORMATION PROVIDED BY JESSICA MAZLUM

1. Billed days to CDCR is based on enrollment days. If enrolled for the entire month, billing would be based on 30 days @ \$19.73/day.
2. GEO is ready to accept CDCR participants now. Parole was waiting on clarification from Probation on the vetting process for sending their folks. Nick Canaday was speaking to Probation 4/22/21 regarding this issue. Probation requested clearance of every participant prior to starting programming.
3. According to Parole, they can easily fill 10 slots. GEO feels it is safer to project a lower number in case they don't receive the full amount of referrals. GEO is not guaranteed a minimum number of placements from Westcare and things can always change with CDCR's funding.

OTHER INFORMATION

1. Lease would be a Mendocino County lease for 10 years. Lease-back to GEO would be based on approved period. Lease would have a 3% annual increase; TI Amortization would be fixed for entirety of 10-year lease.
2. Electric, water, janitorial and insurance would be reimbursed on actual basis, not estimates. Actual rates will vary on a monthly basis; total actual may be +/- stated estimates.
3. The 1x expenses for moving and IT set-up are estimates pending actual quotes from contractos. These expenses would be paid at actual rates only.

GEO RE-ENTRY SERVICES FINANCIAL IMPACTS FOR RELOCATION OF OFFICES - YEAR 2

	<u>MONTHLY</u>	<u>ANNUAL</u>
CURRENT COST	\$31,300.00	\$375,600.00
CREDIT FOR FACILITY PROVIDED	(\$1,300.00)	(\$15,600.00)
ESTIMATED MAINTENANCE COSTS	\$500.00	\$6,000.00
CURRENT TOTAL COST	\$30,500.00	\$366,000.00
PROPOSED COST	\$30,000.00	\$360,000.00
LEASE EXPENSE TO BE ADDED TO CONTRACT (Yr. 1 + 3% inc)	\$3,082.58	\$36,991.01
ESTIMATED MONTHLY UTILITIES, JANITORIAL & INSURANCE	\$791.00	\$9,492.00
<i>TI Amortization (Buildout)</i>	\$220.01	\$2,640.12
PROPOSED TOTAL COST	\$34,093.59	\$409,123.13
PROJECTED CCP IMPACT WITHOUT CDCR CREDIT	\$3,593.59	\$43,123.13
% INCREASE PROPOSED	11.78%	11.78%

POTENTIAL MONTHLY COST REDUCTION FOR CDCR CONTRACT CREDIT		
\$19.73/day/participant - avg 5 slots per month	\$2,959.50	\$35,514.00
NET PROJECTED IMPACT TO CCP - COST/(SAVINGS)	\$634.09	\$7,609.13
% INCREASE PROPOSED	2.08%	2.08%
NEW TOTAL PROJECTED PROGRAM COST	\$31,134.09	\$373,609.13
\$19.73/day/participant - avg 10 slots per month	\$5,919.00	\$71,028.00
NET PROJECTED IMPACT TO CCP - COST/(SAVINGS)	(\$2,325.41)	(\$27,904.87)
% INCREASE PROPOSED	-7.62%	-7.62%
NEW TOTAL PROJECTED PROGRAM COST	\$28,174.59	\$338,095.13
# OF SLOTS PER MONTH TO BREAK EVEN	6.07	6.07

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GEO RE-ENTRY SERVICES FINANCIAL IMPACTS FOR RELOCATION OF OFFICES - YEAR 3

	<u>MONTHLY</u>	<u>ANNUAL</u>
CURRENT COST	\$31,300.00	\$375,600.00
CREDIT FOR FACILITY PROVIDED	(\$1,300.00)	(\$15,600.00)
ESTIMATED MAINTENANCE COSTS	\$500.00	\$6,000.00
CURRENT TOTAL COST	\$30,500.00	\$366,000.00
PROPOSED COST	\$30,000.00	\$360,000.00
LEASE EXPENSE TO BE ADDED TO CONTRACT (Yr. 2 + 3% inc)	\$3,175.06	\$38,100.74
ESTIMATED MONTHLY UTILITIES, JANITORIAL & INSURANCE	\$791.00	\$9,492.00
TI Amortization (Buildout)	\$220.01	\$2,640.12
PROPOSED TOTAL COST	\$34,186.07	\$410,232.86
PROJECTED CCP IMPACT WITHOUT CDCR CREDIT	\$3,686.07	\$44,232.86
% INCREASE PROPOSED	12.09%	12.09%

POTENTIAL MONTHLY COST REDUCTION FOR CDCR CONTRACT CREDIT		
\$19.73/day/participant - avg 5 slots per month	\$2,959.50	\$35,514.00
NET PROJECTED IMPACT TO CCP - COST/(SAVINGS)	\$726.57	\$8,718.86
% INCREASE PROPOSED	2.38%	2.38%
NEW TOTAL PROJECTED PROGRAM COST	\$31,226.57	\$374,718.86
\$19.73/day/participant - avg 10 slots per month	\$5,919.00	\$71,028.00
NET PROJECTED IMPACT TO CCP - COST/(SAVINGS)	(\$2,232.93)	(\$26,795.14)
% INCREASE PROPOSED	-7.32%	-7.32%
NEW TOTAL PROJECTED PROGRAM COST	\$28,267.07	\$339,204.86
# OF SLOTS PER MONTH TO BREAK EVEN	6.23	6.23

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