

HUMAN ASSISTANCE - EXECUTIVE SUMMARY

Executive Summary

Because of the unique nature of federal and state funding for facilities that support social services for clients, it is advantageous to lease, rather than own, those facilities. As a result, new leases for the Department of Human Assistance (DHA) are included in the Capital Improvement Plan if the monthly lease cost exceeds \$50,000. Projects proposed to be completed in the Fiscal Year 2007-08 Capital Budget include an “Operating Budget Impact” statement. The following are brief descriptions of several planned new major lease projects:

- **Elk Grove Bureau** -- The department is exploring replacing the Elk Grove and the Bowling Green facilities with a new common facility that would serve both communities. A facility of approximately 54,000 square feet would be required. Occupancy is expected by early 2011. The annual lease of the combined facility is estimated to be approximately \$1.4 million. **Estimated Total Cost: \$3,096,200**
- **Galt Bureau** -- A project is underway to secure a new, larger leased facility for the Galt Bureau Office. The facility will be approximately 27,000 square feet and is expected to be available in the third quarter of Fiscal Year 2008-09. The Galt facility will be a full-service building providing services to Galt and the Delta communities. Lease costs are initially estimated at approximately \$1.2 million per year. **Estimated Total Cost: \$5,512,094**
- **Investigations Division** -- Approximately 35,000 square feet will be required to adequately house this program. This Division has a confidential address and the selected site will allow the program to be located in an area where its anonymity will be maintained. Annual lease costs of approximately \$950,000 for this facility would begin in the winter of Fiscal Year 2008-09. **Estimated Total Cost: \$4,600,000**
- **Research Bureau** -- DHA is planning to replace the current Research Bureau Office facility. The new facility will be approximately 60,000 square feet. The building will provide the full-range of public assistance and employment services to the residents of Del Paso Heights. The building should be available in the third quarter of Fiscal Year 2009-10. Lease costs are expected to be in excess of \$3.2 million per year. **Estimated Total Cost: \$9,755,700**

HUMAN ASSISTANCE

SUMMARY

PROJ. #	PROJECT	PRIOR YEARS	FISCAL YEAR 2007-08	FISCAL YEAR 2008-09	FISCAL YEAR 2009-10	FISCAL YEAR 2010-11	FISCAL YEAR 2011-12	TOTAL
1	New Lease - Elk Grove Bureau	\$0	\$90,000	\$445,000	\$445,000	\$282,500	\$1,833,700	\$3,096,200
2	New Lease - Galt Bureau	172,094	150,000	910,000	1,440,000	1,420,000	1,420,000	5,512,094
3	New Lease - Investigations Division	50,000	125,000	835,000	1,150,000	1,220,000	1,220,000	4,600,000
4	New Lease - Research Bureau	0	152,500	365,000	2,056,500	3,558,500	3,623,200	9,755,700
	TOTAL	\$222,094	\$517,500	\$2,555,000	\$5,091,500	\$6,481,000	\$8,096,900	\$22,963,994

PRIOR-YEAR COMPLETED/CANCELLED PROJECTS SUMMARY

PROJ. #	PROJECT	PRIOR YEARS	FISCAL YEAR 2006-07	FISCAL YEAR 2007-08	FISCAL YEAR 2008-09	FISCAL YEAR 2009-10	FISCAL YEAR 2010-11	TOTAL	REASON DROPPED
5	New Lease - Senior Nutrition Services	\$375,000	\$2,396,673	\$794,007	\$824,020	\$824,020	\$854,033	\$6,067,753	Project Completed

New Lease – Elk Grove Bureau

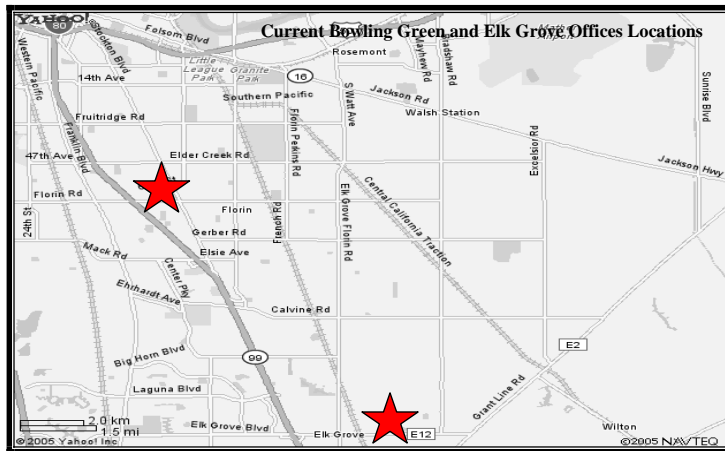
Elk Grove or South Sacramento Area

Department: Human Assistance

Estimated Lease/Project Costs: \$3,096,200

Expected Occupancy Date: 2011

Funding Sources: State: 54%
Federal: 36%
County General Fund: 10%



Project Description:

The Department of Human Assistance (DHA) received conceptual approval from the Board of Supervisors to proceed with the relocation of the existing Elk Grove Bureau Office. DHA is researching combining the Elk Grove Bureau with the Bowling Green Bureau and relocating to a site centrally located for the combined client base. The County will seek a developer for a build-to-suit facility of approximately 54,000 square feet. It is anticipated that a Request For Proposal process would be completed by mid-Fiscal Year 2007-08. Securing a site and preparing facility plans should occur by the middle of Fiscal Year 2008-09 with occupancy of the new facility by January 2011. The new bureau will be designed with space for a range of services for clients, including California’s Work Opportunity and Responsibilities to Kids (CalWORKs), Medi-Cal, General Assistance, Food Stamps, employment services, counseling services that deal with barriers to employment, Shots for Tots, and Child Support Services. This facility will also have a community meeting room, conference rooms, and secured parking.

New Lease - Elk Grove Bureau

Project Costs	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
Lease Costs	0	0	0	0	0	1,377,000	1,377,000
Facility Operating Cost	0	0	0	0	0	299,200	299,200
Project Management/Design	0	90,000	120,000	120,000	250,000	125,000	705,000
Misc. Project Costs	0	0	325,000	325,000	32,500	32,500	715,000
TOTAL	0	90,000	445,000	445,000	282,500	1,833,700	3,096,200

Funding Sources	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
State Funding 54%	0	48,600	240,300	240,300	152,550	990,198	1,671,948
Federal Funding 36%	0	32,400	160,200	160,200	101,700	660,132	1,114,632
County General Fund 10%	0	9,000	44,500	44,500	28,250	183,370	309,620
TOTAL	0	90,000	445,000	445,000	282,500	1,833,700	3,096,200

New Lease – Galt Bureau

Amador Avenue

Department: Human Assistance
Expected Occupancy Date: 2008

Estimated Lease/Project Costs: \$5,512,094
Funding Sources: State: 54%
 Federal: 36%
 County General Fund: 10%



Project Description:

The Department of Human Assistance (DHA) received conceptual approval from the Board of Supervisors to proceed with the relocation of the existing Galt Bureau office. There is no room to expand at the current site. The County plan calls for a developer to construct a build-to-suit facility of approximately 27,000 square feet. The Request for Proposal for this project was issued in July 2006. A site was selected in December 2006. Occupancy of the new facility is anticipated in the second quarter of Fiscal Year 2008-09. The new bureau will be designed with space for a range of services for clients, including California’s Work Opportunity and Responsibilities to Kids (CalWORKs), Medi-Cal, General Assistance, Food Stamps, employment services, counseling services that deal with barriers to employment, Shots for Tots, and Child Support Services. This facility will also have a community meeting room, conference rooms, and secured parking.

New Lease - Galt Bureau

Project Costs	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
Lease Costs	0	0	760,000	1,140,000	1,200,000	1,200,000	4,300,000
Facility Operating Cost	0	0	0	300,000	220,000	220,000	740,000
Project Management/Design	147,094	100,000	100,000	0	0	0	347,094
Misc. Project Costs	25,000	50,000	50,000	0	0	0	125,000
TOTAL	172,094	150,000	910,000	1,440,000	1,420,000	1,420,000	5,512,094

Funding Sources	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
State Funding 54%	92,931	81,000	491,400	777,600	766,800	766,800	2,976,531
Federal Funding 36%	61,954	54,000	327,600	518,400	511,200	511,200	1,984,354
County General Fund 10%	17,209	15,000	91,000	144,000	142,000	142,000	551,209
TOTAL	172,094	150,000	910,000	1,440,000	1,420,000	1,420,000	5,512,094

New Lease – Investigations Division

Department: Human Assistance
Expected Occupancy Date: 2008

Estimated Lease/Project Costs: \$4,600,000
Funding Sources: State: 54%
 Federal: 36%
 County General Fund: 10%

Project Description:

The Department of Human Assistance (DHA) received conceptual approval from the Board of Supervisors to proceed with either an expansion at the current site or the relocation of the Division office to a redevelopment area. The current lease expires December 31, 2008. A new site has not yet been selected, although a search is underway. The approximately 35,000 square foot facility will consolidate all of the division’s staff at one site. Occupancy is anticipated by the second quarter of Fiscal Year 2008-09.

This project will house DHA’s Investigations Division. It will have a confidential address and will be located in an area where the division’s anonymity can be maintained.

New Lease - Investigations Division

Project Costs	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
Lease Costs	0	0	710,000	950,000	1,000,000	1,000,000	3,660,000
Facility Operating Cost	0	0	0	200,000	220,000	220,000	640,000
Project Management/Design	25,000	100,000	100,000	0	0	0	225,000
Misc. Project Costs	25,000	25,000	25,000	0	0	0	75,000
TOTAL	50,000	125,000	835,000	1,150,000	1,220,000	1,220,000	4,600,000

Funding Sources	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
State Funding 54%	27,000	67,500	450,900	621,000	658,800	658,800	2,484,000
Federal Funding 36%	18,000	45,000	300,600	414,000	439,200	439,200	1,656,000
County General Fund 10%	5,000	12,500	83,500	115,000	122,000	122,000	460,000
TOTAL	50,000	125,000	835,000	1,150,000	1,220,000	1,220,000	4,600,000

New Lease – Research Bureau

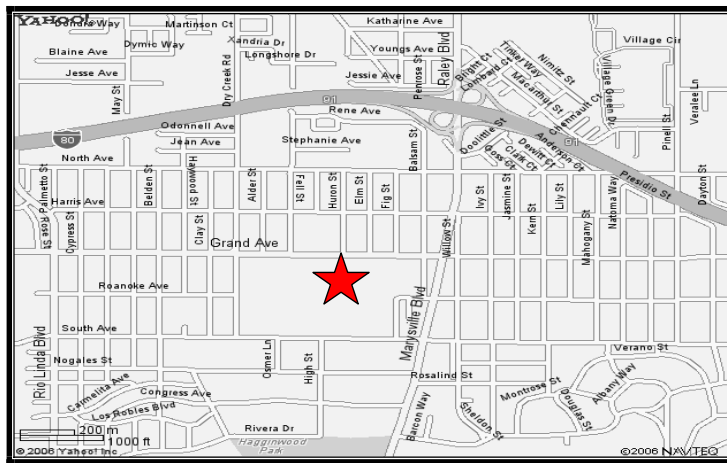
Del Paso Heights Area

Department: Human Assistance

Estimated Lease/Project Costs: \$9,755,700

Expected Occupancy Date: 2010

Funding Sources: State: 54%
Federal: 36%
County General Fund: 10%



Project Description:

The Department of Human Assistance (DHA) received conceptual approval from the Board of Supervisors to proceed with the relocation of the existing Research Bureau office. The Department anticipates relocating to a site near Marysville Boulevard. It is anticipated that occupancy of a new 60,000 square foot facility would occur in the third quarter of Fiscal Year 2009-10. The new Bureau will be designed with space for a range of services for clients, including California’s Work Opportunity and Responsibilities to Kids (CalWORKs), Medi-Cal, employment services, counseling services that deal with barriers to employment, Shots for Tots, and Child Support Services. This facility will also have a community meeting room, conference rooms, and secured parking.

New Lease - Research Bureau

Project Costs	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
Lease Costs	0	0	0	1,620,000	3,240,000	3,337,200	8,197,200
Facility Operating Cost	0	0	0	71,500	286,000	286,000	643,500
Project Management/Design	0	120,000	300,000	300,000	0	0	720,000
Misc. Project Costs	0	32,500	65,000	65,000	32,500	0	195,000
TOTAL	0	152,500	365,000	2,056,500	3,558,500	3,623,200	9,755,700

Funding Sources	Prior Years	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Total
State Funding 54%	0	82,350	197,100	1,110,510	1,921,590	1,956,528	5,268,078
Federal Funding 36%	0	54,900	131,400	740,340	1,281,060	1,304,352	3,512,052
County General Fund 10%	0	15,250	36,500	205,650	355,850	362,320	975,570
TOTAL	0	152,500	365,000	2,056,500	3,558,500	3,623,200	9,755,700