



## Legislation Details (With Text)

**File #:** 23-2720      **Version:** 1      **Name:**  
**Type:** Commercial Paper      **Status:** Passed  
**File created:** 5/4/2023      **In control:** Commissioners Court  
**On agenda:** 5/16/2023      **Final action:** 5/16/2023  
**Title:** Request for approval of commercial paper funding for the Office of the County Engineer for the CSCD Atascocita Expansion project in the additional amount of \$15,000,000 for a total CP funding of \$60,615,000.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
5/16/2023	1	Commissioners Court		

**Department:** Management and Budget

**Department Head/Elected Official:** Daniel Ramos, Executive Director

**Regular or Supplemental RCA:** Regular RCA

**Type of Request:** Commercial Paper

**Project ID (if applicable):** MF09G

**Vendor/Entity Legal Name (if applicable):**N/A

**MWDBE Contracted Goal (if applicable):**N/A

**MWDBE Current Participation (if applicable):**N/A

**Justification for 0% MWDBE Participation Goal:** N/A - Goal not applicable to request

### Request Summary (Agenda Caption):

Request for approval of commercial paper funding for the Office of the County Engineer for the CSCD Atascocita Expansion project in the additional amount of \$15,000,000 for a total CP funding of \$60,615,000.

### Background and Discussion:

Commercial Paper Series D can be used for (1) construction of public works, (2) the purchase of automobiles, equipment and machinery, including computers, materials and supplies for the operation of the County's precincts and departments (3) Professional services, including services provided by engineers, architects, attorneys, auditors, financial advisors, and fiscal agents, in connection with the contractual obligations described in (1) and (2).

Commercial Paper is being requested for the CSCD Atascocita Expansion project and is expected to be repaid within the next three fiscal years either through bonds, budgetary means or pay-as-you-go sources. This is for approval for allocation of commercial paper for a previously approved project within the previously authorized

amount.

HB 1869 compliance confirmed by: Michael James, Special Assistant County Attorney, September 26, 2022.

**Expected Impact:**

The Phase 2 expansion of CSCD Atascocita began construction in Q2 2022. The Phase 2 expansion will fulfill the master plan developed as part of the already completed Phase 1. The included scope will increase the campus capacity to approximately 1,000 beds to fulfill Harris County's obligation as outlined in the 1307 Baker Agreement approved by commissioners on June 23, 2020. The CSCD Atascocita complex is a combined residential facility for the Dual Diagnosis Residential Program, serving clients with significant mental health issues, and the Residential Treatment Center, serving clients who require significant barriers to remain sober or crime free. The currently designed increase in capacity would allow the clients to maintain residency here, while learning life skills and receiving counseling that would help them return back to independent living.

**Alternative Options:**

<b>Known Market Condition Increases</b>	Covering the escalation cost increases in general construction materials and labor will allow the project to uphold the level of quality and longevity intended for this project. Without this funding, the project would need to be trimmed down in quality and in size.
<b>Site Drainage Increase from Preliminary Design</b>	Without adequate drainage for the campus and existing retention, flooding will worsen. The project would also not meet minimum flood control requirements further delaying the completion and occupation of the buildings.
<b>Fire-Water System Upgrades</b>	Improvements to the Fire Water Loop are the only way to ensure that the minimum water supply and pressures can be maintained across CSCD's campus. Without funding, the new construction on campus will not meet the minimum Fire Code requirements to open. The existing operational dorms may also be at risk for closure as a result of the inability to meet fire water demand.
<b>New Fiber/Communications Pathway</b>	The reconnection of communications pathways in alignment with the construction phasing is the only way to maintain security and client services across this campus and the adjacent WHO (Women Helping Ourselves) facility. Without this scope, the WHO and Administration would be isolated and without service.
<b>Furniture Fixtures and Equipment</b>	Each building is planned to receive new furniture designed specifically for the function. Limited funding would result in lower quality, less durable, and/or incomplete furnishings.
<b>Universal Services: Security</b>	Universal Services intends to deliver a security package to provide campus extensive security indoors and a network of camera coverage around the exterior of the campus. Without funding, the ability to provide a secure residence and workplace would be compromised, thus putting overall campus safety at risk.
<b>Universal Services: Technology</b>	Universal Services intends to provide communications technology throughout campus, following the phasing requirements to largely keep connectivity throughout construction. Inadequate funding would compromise the ability to maintain connections in sequence and would also limit the scope of those connections.
<b>Design Fee: A/E Cost</b>	Funding the design cost will cover the additional engineering services required to cover the final design of drainage and required due diligence.
<b>Market Escalation - Drainage- 15%</b>	Funding approval for this item will allow purchasing to address any additional escalation at the time of contractor buyout for the drainage scope. This scope is estimated to be bid in Q4 2022, with final completion in 2024. If not required, the funding will be excluded at that time.
<b>Market Escalation - Package 5 - 15%</b>	Funding approval for this item will allow purchasing to address any Package 5 market escalation at the time of contractor buyout. This scope will bid in Q4 2023, with final completion in 2026. If not required, the funding will be excluded at that time.

**Alignment with Goal(s):**

- ☒ Justice and Safety
- ☐ Economic Opportunity
- ☐ Housing
- ☐ Public Health
- ☐ Transportation
- ☐ Flooding
- ☐ Environment
- ☐ Governance and Customer Service

**Prior Court Action (if any):**

Date	Agenda Item #	Action Taken
3/30/21	325	CMAR Project Award

5/25/21	232	Master Terms & Conditions and Pre-Constructi
8/10/21	242	Final Investment Memo (FIM)
2/22/22	246	Execute an agreement with Manhattan Constr
10/18/22	163	Request for approval of a Change Investment M Request for approval of additional CP funding f

**Location:**

Address (if applicable): 2310 ½ Atascocita Road, Humble, Texas 77396

Precinct(s): Precinct 3

Fiscal and Personnel Summary			
Service Name	Facility Management		
	FY 23	FY 24	Next 3 FYs
<b>Incremental Expenditures (do NOT write values in thousands or millions)</b>			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$15,000,000	\$	\$
<b>Total Incremental Expenditures</b>	<b>\$15,000,000</b>	<b>\$</b>	<b>\$</b>
<b>Funding Sources (do NOT write values in thousands or millions)</b>			
Existing Budget			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Current Budget</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Additional Budget Requested			
Commercial Paper	\$15,000,000	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
<b>Total Additional Budget Requested</b>	<b>\$15,000,000</b>	<b>\$</b>	<b>\$</b>
<b>Total Funding Sources</b>	<b>\$15,000,000</b>	<b>\$</b>	<b>\$</b>
<b>Personnel</b> (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Anticipated Court Date:** May 16, 2023**Anticipated Implementation Date (if different from Court date):****Emergency/Disaster Recovery Note:** Not an emergency, disaster, or COVID-19 related item**Contact(s) name, title, department:** Amy Perez, Deputy Executive Director, Office of Management and Budget**Attachments** (if applicable): N/A