



Agenda Item Number: 2008-8-8E

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 12, 2008

Department: Facility/Fleet **Staff Contact:** Tom Zdunek, Deputy County Manager
for Public Works

TITLE: Gordon Bernell Charter School

ACTION: Motion to:

- 1) Authorize the County Manager to execute the lease agreements between Bernalillo County and the Gordon Bernell Charter School.
- 2) Approve Financial Reolution FR___-2008 budgeting rental income in the amount of \$301,000 to the Downtown Public Safety Complex.

SUMMARY:

On June 26th, 2001, Gordon Bernell was recognized by the Bernalillo County Board of Commissioners for his “commitment and dedication as a counselor, teacher, and mentor who instilled inspiration and hope in many individuals who found themselves at the detention center.” In continuation of his efforts to teach the inmates of the Bernalillo County Metropolitan Detention Center the Gordon Bernell Charter School was created.

The Gordon Bernell Charter School (GBCS) was developed for adult students incarcerated at the Bernalillo County Metropolitan Detention Center (MDC), on parole with the Bernalillo County Community Custody Program (CCP), and any other adults in the community with a desire to earn a high school diploma. The school’s aim is to reduce penetration and/or escalation into the local criminal justice system and make a positive change in the lives of its students. The school was authorized by Albuquerque Public Schools on October 3, 2007 and is governed by the Gordon Bernell Charter School Governance Council.

The first year GBCS budget is designed to serve 200 students within the MDC facility and 50 students within the facility at 401 Roma. The facility at MDC will be a closed campus and will draw students from its inmate population, and the facility at 401 Roma will be an open campus and will draw students from CCP as well as the community. Board approval of this action will allow Bernalillo County to lease space to the Gordon Bernell Charter School at both the MDC and 401 Roma locations where the target population will be best served. The rent payment along with related information technology fees will total \$301,000 per year. Funds from the lease agreement will offset utility and maintenance costs for the Bernalillo County Downtown Public Safety Center.

ATTACHMENT:

1. Lease Agreement with GBCS 100 John Dantis Drive SW

2. Lease Agreement with GBCS for 401 Roma NW
3. Financial Resolution FR____-2008

FISCAL IMPACT

The two leases combined will produce an annual revenue of \$301,000 for the County. This amount derives from the following:

First Lease Agreement (MDC)-\$4,577.92 per month for office and classroom space at MDC; annual income is \$54,935.04; and

Second Lease Agreement (Downtown Public Safety Center) - \$15,255.42 per month for office and classroom space at the Downtown Public Safety Center; annual income is \$183,065.04 and \$5,250 per month for furniture, fixtures, and technical support; annual income of \$63,000. The net annual income for the second lease agreement is \$246,065.04

Between both lease agreements, (\$54,935.04+\$246,065.04) \$301,000 in rental income will be budgeted in FY 09.

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

This agreement for the Gordon Bernell Charter School will provide another component in Bernalillo County's effort to address the jail issue. Lack of education is a major problem with MDC inmates and providing a Charter School will help inmates get a degree and better their lives.

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY

Bernalillo County continues to be on the cutting edge in their efforts in breaking the cycle of criminal behavior and closing the revolving jail door. All the research tells us that the higher the level of education a person has the less likely they are to commit crimes. In addition the MDC continues to incorporate programs into their system which "mirror" what is available in the community which supports a safer institution and significantly improves inmate opportunities to be more successful and contributors rather than takers within our community. I recommend approval of this item. J Dantis 7/31/08

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

Public Works staff assisted in drafting the Lease Agreement as well as preparing the 401 Roma facility for the Charter School use. The Public Works Division has committed Fleet and Facilities departmental staff and resources to maintain this facility. I recommend approval TZ 08-06-08

LEGAL

Approved as to form and legal sufficiency. JSL 8/6/08

FINANCE

Budget

Approval of this agenda item will allow the County to enter into a lease agreement with the Gordon Bernell Charter School. In addition, this agenda

item will also allow the County to establish budget in the amount of \$301,000, into line item 11002-450500-587035. Julian F. Barela, Budget Administrator 08/06/08.

Purchasing

A purchasing comment is not required on this agenda item. Mary rios, Senior Buyer 8/5/2008

Contracts

Contract control numbers will be issued upon execution of the Lease Agreements. Mary Rios, Senior Buyer 8/5/2008

Risk Management

The Lessee shall provide a certificate of insurance with the like types of insurance referenced in paragraph 15 of the Lease Agreement. David A. Baca, Risk Management Directors 8/4/08