

TO: Chairman and Members

DATE: May 9, 2013

**SUBJECT: AB 900 Phase II Jail Construction Financing Program
Riverside County Scope Change – Square Footage
and Bed Count Increase**

AGENDA ITEM: G

**ACTION: X
INFORMATION:**

RESOURCE PERSON: Robert Oates

Summary:

This agenda item requests the Board of State and Community Corrections (BSCC) approval of Riverside County's request to change the scope of their Assembly Bill (AB) 900 Phase II Jail Construction Financing Program Project by adding 23 beds, and increasing the total project square footage to 509,315 square feet.

Background:

At the March 8, 2012 BSCC meeting, Riverside County received a conditional award through the AB 900 Phase II Jail Construction Financing Program. The County's application described their scope of work to include the expansion and renovation of an existing 353 bed facility and the construction of 1,250 new beds for a total count of 1,603 beds (including 353 medium security beds, 1,159 maximum security beds, 75 medical beds, and 16 disciplinary isolation beds).

Upon further review of their project, Riverside County has determined, as referenced in the County's letter of April 24, 2013 (Attachment A), that the proposed renovation of the existing facility was not feasible. Therefore, the existing facility will be demolished and replaced by a new intake sally port and surface parking. This scope change will increase the County's ability to effectively, securely and efficiently move the inmate population into and out of the facility. The deletion of the existing structure does not have a negative effect on the project; in fact the final design reflects a net increase in the project's total square footage, which would be 509,315 square feet and an increased bed count of 1,626 beds (1,536 maximum security beds, 74 medical beds and 16 disciplinary isolation beds). This added bed number is well within the County's identified current need, as is a requirement of this financing program. The County understands that their conditional award will not increase and has determined that by refining their scope of work, they will be able to realize this increase in beds and square footage without an increase in budget due to the currently favorable bid climate.

Staff from Riverside County will be in attendance to answer any questions.

Recommendation/Action Needed:

Staff recommends the Board approve Riverside County's request to add 23 beds and increase the total project square footage of this AB 900 Phase II Jail Construction Financing Program project.

RIVERSIDE COUNTY

STANLEY SNIFF, SHERIFF



Sheriff

P.O. BOX 512 • RIVERSIDE, CALIFORNIA 92502 • (951) 955-2400 • FAX (951) 955-2428

April 24, 2013

Robert Oates, Field Representative
Board of State and Community Corrections
County Facilities Construction
600 Bercut Drive
Sacramento, CA 95811

Dear Mr. Oates,

On March 8, 2012, Riverside County received an AB900 Phase II conditional award for a proposed renovation and expansion of the Indio Jail. The proposed project was to add 1,250 new beds, of which 91 beds were identified as special use beds. The 91 special use beds were described as 75 medical beds and 16 disciplinary isolation beds. The proposal described the construction of new general housing units to be built behind the existing facility to include seven 192-bed units and one 168-bed unit. The existing facility was to be renovated to include expanded intake area, transportation area, administrative office space, and a new 75-bed sheltered housing unit.

In an effort to appropriately identify the geographical area the new facility will serve, the County has renamed the project the East County Detention Center (ECDC). The existing facility will remain the Indio Jail until it is closed.

The proposal submitted in the AB900 Phase II application was a conceptual plan. Once the project design got underway, several issues were noted that have impacted the original proposed project scope.

1. The proposed renovation of the existing facility has not been deemed cost effective. The majority of the existing facility was built in the 1960's and the cost to bring the building up to current fire and building codes would likely exceed the cost to demolish and build a new structure. The long term operational costs are also expected to be reduced with the construction of a facility using current technology and LEED standards. As a result, the new housing and support building were designed to be built around the existing facility in order to keep the existing facility operational while the new facility is built. Once the new facility is complete, the existing facility will be demolished. The existing jail footprint will be used for an intake sally port and surface parking for public visitors. See attachment 1 for the phased demolition plan. In order to build the new facility in a single phase, a full basement level in the support building was added to the scope resulting in an overall square footage increase. At completion, the project will be 509,315 square feet.
2. In the conceptual plan for the project, a total of eight new housing units were planned. Seven housing units would consist of 96 two-man cells configured into six dayrooms of 16 cells each, for a total of 192 beds. One housing unit was planned to only house 168 inmates, but maintain the same footprint as the 192 bed unit. In this unit, the dayroom would consist

of fourteen cells with six cells on the lower floor and eight cells on the mezzanine. The plan was to remove two cells in order to have six cells sized larger to incorporate the required 35 square feet of dayroom space per inmate. These cells were intended to house high risk inmates. During schematic design, the architect advised the required cell square footage could not be achieved within the housing unit footprint; therefore, the County decided to design all eight housing units identically for a total of 1,536 new beds. In addition, the project proposal included a 75 bed Special Use housing unit. In schematic design, space constraints required the special use beds to be reduced to 74 beds. The housing unit will have the following configuration; 15 4-bed dorms, 10 1-bed cells, and 4 single negative pressure cells. All cells and dorms are designed to meet ADA accessibility standards. A 5-bed dorm was previously proposed; however, the space requirements for ADA and Title 24 could not be accommodated. The overall bed configuration changes have added a total of 23 beds to the project.

The County of Riverside is requesting the following project scope changes:

1. Increase the total project square footage to 509,315 square feet. The new housing units will be 331,612 square feet and the support building will be 177,703 square feet.
2. Increase the project scope by 23 beds.

If approved, the above changes will be included in the project scope and three page budget estimate provided to the State Public Works Board.

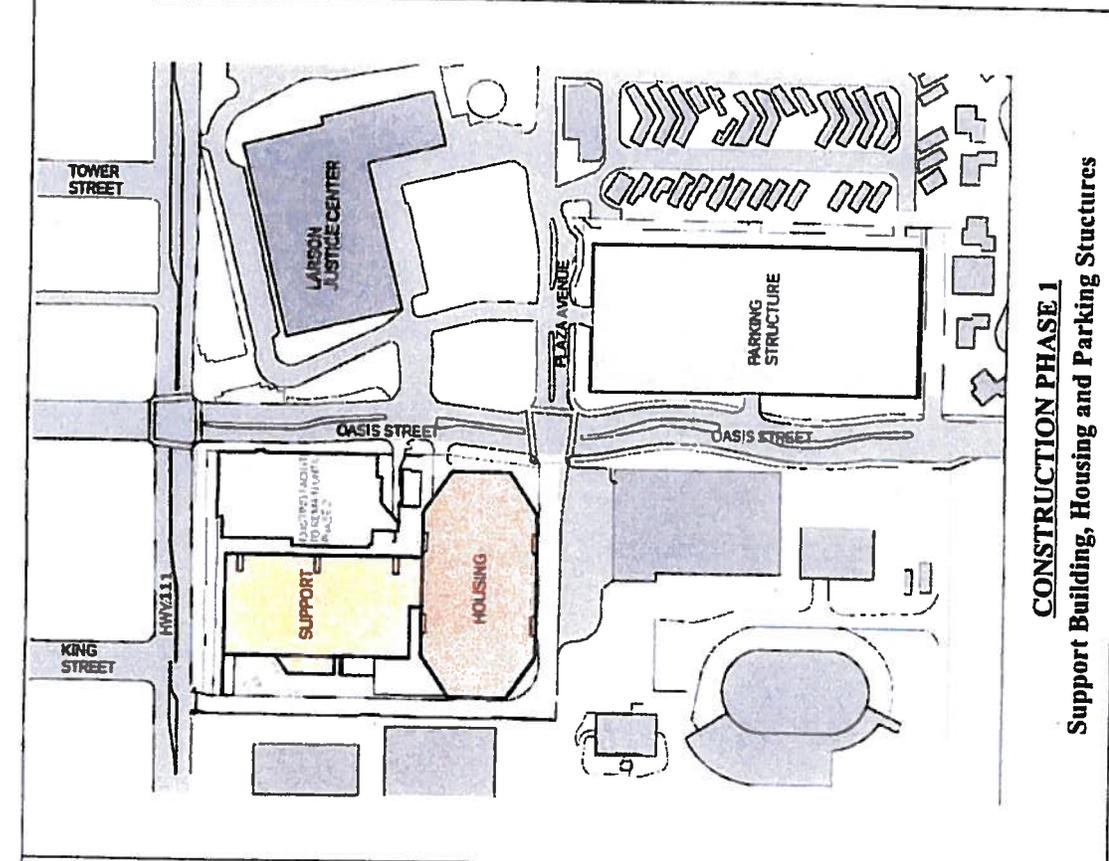
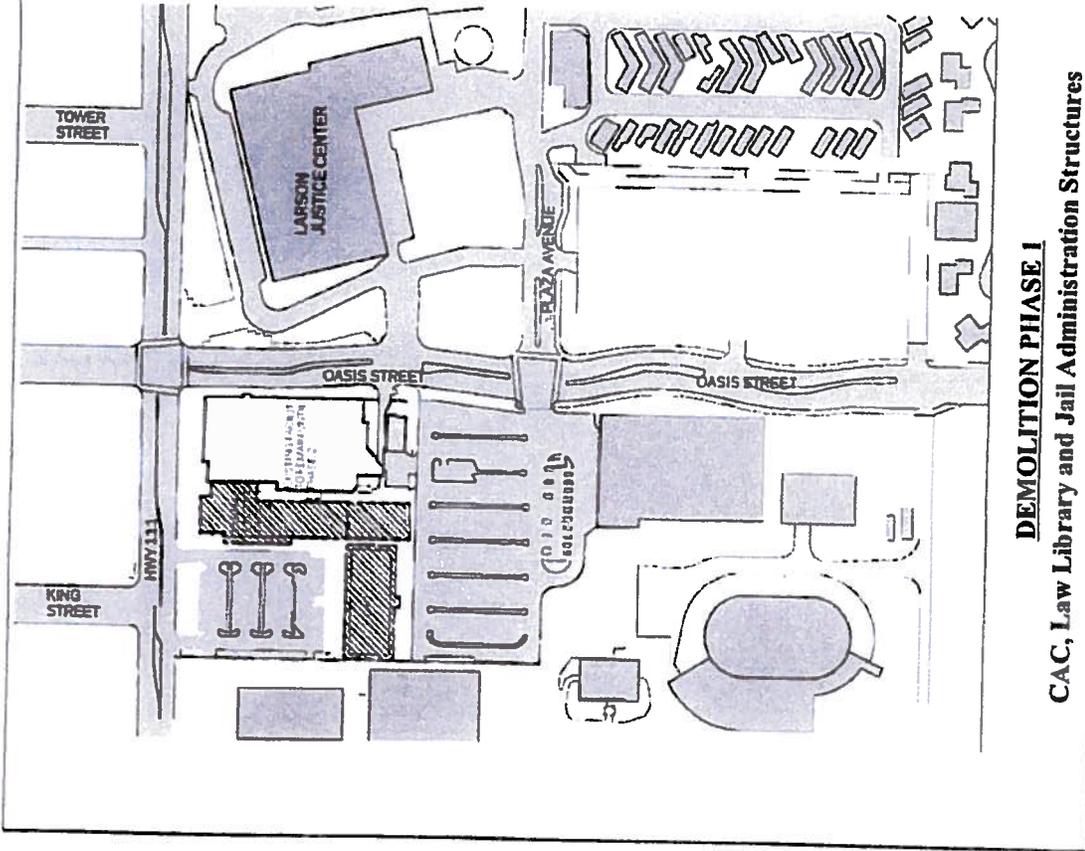
The Riverside County Sheriff appreciates the opportunity to build a much needed facility with the assistance of State funding. Please contact me if you have any questions.

Sincerely,

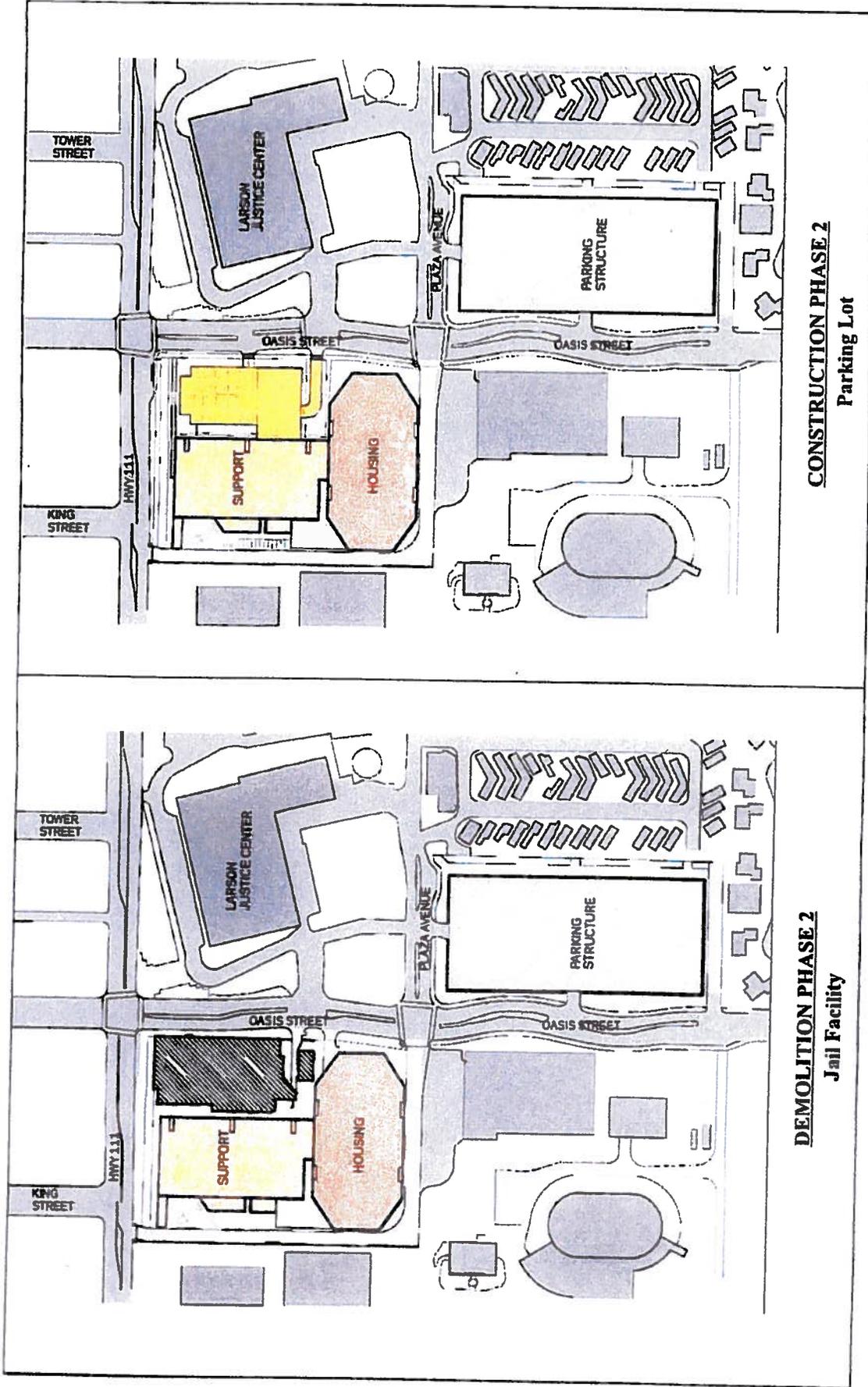
STANLEY SNIFF, Sheriff – Coroner



Chief Deputy Raymond Gregory
Corrections Support



NO SCALE



NO SCALE

