



DEPARTMENT OF PUBLIC WORKS

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*Equal Opportunity
Employer*

November 18, 2024

Ms. Tonya Parker-Mashburn
Field Representative – County Facilities Construction (CFC)
Board of State and Community Corrections (BSCC)
2590 Venture Oaks Way, Suite 200
Sacramento, CA 95833

Re: **SB 863 Scope Change Request**

Dear Ms. Parker-Mashburn:

Merced County is grateful to receive the SB 863 funding for the Merced County Sheriff John Latorraca Correctional Center project located at 2584 West Sandy Mush Road, Merced, California. The current project scope includes the renovation of four existing dormitory buildings to harden the units and upgrade the toilet and shower area to allow the housing of higher classification inmates; and the construction of three standalone buildings including a new program and services building, a new kitchen and laundry facility, and a new intake/ release and administration building that includes visitation space. The scope also includes the renovation of an existing healthcare building to include a remodel of the lobby, the construction of a clinic area, the addition of 30 medical/mental health beds, and the construction of a new treatment support and program wing that will allow for more intensive services to be provided. Outdoor recreation yards will be constructed with direct access from the dormitories. The project also includes the addition of a sallyport, seismic upgrades to existing the buildings, reconfiguration of an existing parking lot into public and secure employee parking, on-site utility systems, and site secure perimeter fencing.

Because this project includes renovation of existing facilities, we have experienced numerous unexpected issues that weren't originally considered but are required and/or necessary to obtain certificates of occupancy and for continued operation of the facilities. We request a scope change to include roof repairs/replacements and utility upgrades that are above and beyond what was originally anticipated, an emergency responder radio communication system in all 11 buildings, widening of the fire apparatus access road with extensions for hose pulls, and all other necessary appurtenances. Upgrades to the propane system are necessary due to existing propane lines being dirty and some components of the system being faulty. Additionally, we are requesting a scope change to include the demolition of a building and to add in three new buildings – an electrical/utility room and two ancillary custody security buildings. The new electrical/utility room will replace the main electrical room that was located in the original Building 200 prior to

it being demolished. The two ancillary custody security buildings are integral to the continued surveillance and security of the facility. Upgrades to the backup emergency generator are necessary to meet new San Joaquin Valley Air Pollution Control District requirements.

The unexpected issues have caused delays to the overall project completion schedule. As of the last scope change, the construction complete date was anticipated to be March 11, 2026. The schedule has since slipped and the construction completion date is now anticipated to be November 15, 2026, but could be later if additional issues arise.

Due to all of the unanticipated work needed for this facility to operate appropriately upon completion, project costs have increased substantially. Since the last scope change/action, the anticipated total project costs increased by \$18,412,108, from \$77,351,709 to \$95,763,817. The County anticipates approving a resolution on November 26, 2024, to dedicate additional funds to cover the unexpected costs that have arisen. This will bring the total county cash contribution to \$55,298,817; the county in-kind match will remain at \$465,000 and the conditional state award will remain at \$40,000,000. This includes a sizeable contingency in the event other unanticipated work arises during the construction phase to ensure there are adequate funds to complete the project. The increased funding being contributed by the County is from State Public Works Board (SPWB)-approved funding sources to ensure compatibility with lease-revenue bonds.

Please accept this letter as a request to modify the project scope description included in the previous scope change that was approved by the BSCC on February 09, 2023, followed by the SPWB on May 30, 2023, to include the additional elements of work specified in Exhibit B (attached).

We appreciate your assistance in facilitating the scope change approval. If there is a need for additional information or if you have any questions, please contact me at (209) 385-7602 or lindsey.johnson@countyofmerced.com.

Sincerely,



Lindsey Johnson
Assistant Director
Merced County Department of Public Works

Attachments:

- Exhibit A – Current Project Scope Summary
- Exhibit B – Proposed Project Scope Summary
- Exhibit C – Updated Site Plan

PROJECT SCOPE SUMMARY
SB 863 ADULT LOCAL CRIMINAL JUSTICE FACILITY PROJECT
MERCED COUNTY
MERCED COUNTY JOHN LATORRACA CORRECTIONAL CENTER
2584 WEST SANDY MUSH ROAD MERCED, CA 95341-8713

This project will design and construct new additions and renovation to the existing jail facility on approximately 13 acres of county-owned land, in the county of Merced. This project consists of the construction of four new buildings and renovation of the existing dorms.

The four new buildings include a new health care building with approximately 30 medical/mental health beds and associated clinic area with a treatment support and program wing; a new standalone program and services building; a new kitchen and laundry facility; and a new county intake, release, and administration building with visiting space. A sallyport will be constructed and the existing parking lot will be reconfigured into public and secure employee parking.

Renovation of the existing dormitory units on site will be to harden the construction and upgrade the toilet and shower areas to allow the housing of higher classification inmates. Additionally, outdoor recreation yards will be constructed with direct access from the dormitories.

This project will also install upgraded on-site utility systems including, but not limited to, water; septic sewer; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; telecommunications; security; fire protection; and storm water systems. The project will include seismic upgrades to existing buildings and will install site secure perimeter fencing.

Approve / Disapprove / Approve with changes



Merced County Authorized Representative
Scott Silveira, Chairman
Merced County Board of Supervisors

3-20-23

Date

PROJECT SCOPE SUMMARY
SB 863 ADULT LOCAL CRIMINAL JUSTICE FACILITY PROJECT
MERCED COUNTY
MERCED COUNTY JOHN LATORRACA CORRECTIONAL CENTER
2584 WEST SANDY MUSH ROAD MERCED, CA 95341-8713

The project includes the design and construction of new additions and renovations to the existing jail facility, which is sited on approximately 13 acres of county-owned land, in the County of Merced. This project consists of the construction of six stand-alone buildings; the renovation of four existing dormitory buildings; and the renovation of, and addition to, one existing building.

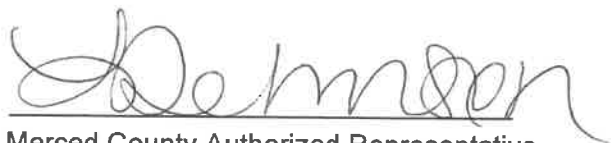
The project includes the construction of the following six new buildings: a new program and services building (Building 1100), a new kitchen and laundry facility (Building 1200), a new intake/release and administration building that includes visitation space and a sallyport (Building 200), a new electrical/utility room (Building 1400), and two ancillary custody security buildings (Buildings 1300A and 1300B).

The project also includes the renovation of four existing dormitory buildings (Buildings 300, 400, 500, and 600) to harden the units, repair/replace roofs, and to upgrade the toilet and shower areas to allow for the housing of higher classification of inmates. Additionally, outdoor recreation yards will be constructed that will include direct access from the dormitories.

The project includes the renovation of and addition to an existing health care building, including roof repair/replacement, renovation of the building lobby, and construction of a clinic area, the addition of approximately 30 medical/mental health beds, and a program wing to support various mental health treatment programs (Building 100).

The project also includes the installation of upgraded on-site utility systems including, but not limited to, water; septic sewer; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; telecommunications, including an emergency responder radio communication system in all 11 buildings; security fire protection; and storm water systems. The project also includes demolition of the original Building 200, seismic upgrades to existing buildings, widening of the fire apparatus access road with extensions for hose pulls, emergency generator, propane upgrades, site secure perimeter fencing, public and secure employee parking, and all necessary appurtenances.

Approve Disapprove / Approve with changes



Merced County Authorized Representative
Lindsey Johnson, Assistant Public Work Director
Merced County Department of Public Works

11/14/24

Date

