

**CORRECTIONS STANDARDS AUTHORITY
AB 900 PHASE II JAIL CONSTRUCTION APPLICATION
TECHNICAL REQUIREMENTS REVIEW**

Date: 01/17/12

County: Yolo

Application ID#: A17-12

The Corrections Standards Authority staff has completed a technical requirements review (not part of the evaluation process) of the county's project application that was submitted in response to the AB 900 Phase II Construction or Expansion of County Jails – Request for Applications. The following notations are made as to the outcome of that review. This document is provided to both the county and the AB 900 Phase II Jail Construction Financing Program Executive Steering Committee.

The County corrected the first page of the application to reflect that Yolo County is not relinquishing a currently held AB 900 Phase I conditional award.

The proposal appears to comply with all technical requirements.



DEPARTMENT OF CORRECTIONS AND REHABILITATION
CORRECTIONS STANDARDS AUTHORITY

2011 LOCAL JAIL CONSTRUCTION FINANCING PROGRAM
AB 900 - PHASE II - APPLICATION FORM

This document is not to be reformatted.

SECTION 1: PROJECT INFORMATION

A. APPLICANT INFORMATION				
COUNTY NAME Yolo County		AMOUNT OF STATE FINANCING REQUESTED IN THIS APPLICATION \$ 42,225,000		
SMALL COUNTY (200,000 OR UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input type="checkbox"/>		
IS THIS COUNTY RELINQUISHING A CURRENTLY HELD AB 900 PHASE I CONDITIONAL AWARD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IS THIS COUNTY SUBMITTING MORE THAN ONE APPLICATION FOR PHASE II FINANCING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
B. BRIEF PROJECT DESCRIPTION				
FACILITY NAME Monroe Center Main Jail				
PROJECT DESCRIPTION Monroe Center Main Jail Expansion and Remodel Construction Project				
STREET ADDRESS 2420 East Gibson Road				
CITY Woodland	STATE CA	ZIP CODE 95776		
C. SCOPE OF WORK - INDICATE FACILITY TYPE (II, III or IV) AND CHECK ALL BOXES THAT APPLY.				
FACILITY TYPE (II, III or IV) II	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input checked="" type="checkbox"/> RENOVATION/ REMODELING	<input checked="" type="checkbox"/> ADDING BEDS AT EXISTING FACILITY	
D. BEDS ADDED: Provide the number of CSA-rated beds and non-rated special use beds that will be added as a result of the project. Provide the cumulative total number of beds added as a result of the project.				
	A. MINIMUM SECURITY BEDS ADDED	B. MEDIUM SECURITY BEDS ADDED	C. MAXIMUM SECURITY BEDS ADDED	D. SPECIAL USE BEDS
Number of beds added			148	13
TOTAL BEDS (A+B+C+D)	161			

E: APPLICANT'S AGREEMENT

By signing this application, the authorized person assures that: a) the County will abide by the laws, regulations, policies and procedures governing this financing program, and b) certifies that the information contained in this application form, budget, narrative and attachments is true and correct to the best of his/her knowledge.

PERSON AUTHORIZED TO SIGN AGREEMENT

Name Mindi Nunes

Title Deputy County Administrative Officer

AUTHORIZED PERSON'S SIGNATURE



DATE

1/10/12

G: DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR

This person shall be responsible to oversee construction and administer the state/county agreements. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

COUNTY CONSTRUCTION ADMINISTRATOR

Name Terry Vernon

Title General Services Deputy Director

DEPARTMENT

General Services

TELEPHONE NUMBER

530-406-4880

STREET ADDRESS

120 W. Main Street, Suite C

FAX NUMBER

530-668-1801

CITY

Woodland

STATE

CA

ZIP CODE

95695

E-MAIL ADDRESS

terry.vernon@yolocounty.org

H: DESIGNATED PROJECT FINANCIAL OFFICER

This person is responsible for all financial and accounting project related activities. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

PROJECT FINANCIAL OFFICER

Name Dena Humphrey

Title Purchasing Manager

DEPARTMENT

General Services

TELEPHONE NUMBER

530-406-4880

STREET ADDRESS

120 W. Main Street, Suite C

FAX NUMBER

530-668-1801

CITY

Woodland

STATE

CA

ZIP CODE

95695

E-MAIL ADDRESS

dena.humphrey@yolocounty.org

I: DESIGNATED PROJECT CONTACT PERSON

This person is responsible for project coordination and day-to-day liaison work with CSA. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

PROJECT CONTACT PERSON

Name Mindi Nunes

Title Deputy County Administrative Officer

DEPARTMENT

County Administrative Office

TELEPHONE NUMBER

530-666-8150

STREET ADDRESS

625 Court Street

FAX NUMBER

530-668-4029

CITY

Woodland

STATE

CA

ZIP CODE

95695

E-MAIL ADDRESS

mindi.nunes@yolocounty.org

A. BUDGET SUMMARY

In the table on the next page, indicate the amount of state financing requested and the amount of cash and/or in-kind contribution (match) allotted to each budget line-item the county elects to identify in order to define the total eligible project cost for purposes of this application.

The total amount of state financing requested cannot exceed 90 percent of the total eligible project cost. Counties must contribute a minimum of 10 percent of the total eligible project cost (unless the applicant is a small county requesting a reduction in the county contribution amount). County contributions can be any combination of cash and/or in-kind. Small counties that petition for a reduction in the contribution amount must provide a minimum of five percent contribution of the total eligible project costs. Small counties requesting a reduction in county contribution must state so in the area below, and must specify the contribution percentage being requested.

State financing limits for all counties are shown below and include current Phase I awards (not being relinquished through this Phase II application process) plus the total amount a county is requesting in Phase II.

STATE FINANCING: May not exceed (Phases I and II combined):

\$100,000,000 for large counties;

\$80,000,000 for medium counties; and

\$33,000,000 for small counties.

SMALL COUNTIES REQUESTING REDUCTION IN COUNTY CONTRIBUTION:

A small county may petition the CSA Board for a reduction in its county contribution. This application document will serve as the petition and the CSA Board's acceptance of the county's contribution reduction, provided the county abides by all terms and conditions of this Phase II RFA process. Small counties requesting the reduction must still provide a minimum of five percent contribution that may be any combination of allowable cash and/or in-kind. If requesting a reduction in match contribution, complete the following (check the box and fill in the percentage).

- ☐ **This application includes a petition for a county contribution reduction request as reflected in the application budget. The county is requesting to provide _____ percent county contribution (cash and/or in-kind).**

B. BUDGET SUMMARY TABLE (Report to nearest \$1000)

LINE ITEM	STATE REIMBURSED	CASH MATCH	IN-KIND MATCH	TOTAL
1. Construction	\$ 40,214,000	\$ 0		\$ 40,214,000
2. Additional Eligible Costs*	\$ 2,011,000	\$ 0		\$ 2,011,000
3. Architectural	\$ 0	\$ 3,210,000		\$ 3,210,000
4. Construction Management	\$ 0	\$ 0		\$ 0
5. CEQA		\$ 10,000		\$ 10,000
6. Audit			\$ 5,000	\$ 5,000
7. Site Acquisition			\$ 710,000	\$ 710,000
8. Needs Assessment			\$ 47,000	\$ 47,000
9. County Administration			\$ 145,000	\$ 145,000
10. Transition Planning			\$ 552,000	\$ 552,000
11. Real Estate Due Diligence			\$ 15,000	\$ 15,000
TOTAL ELIGIBLE PROJECT COST	\$ 42,225,000	\$ 3,220,000	\$ 1,474,000	\$ 46,919,000
PERCENT OF TOTAL	90%	7%	3%	100 %

* This line item is limited to specified fees and moveable equipment and moveable furnishings (eligible for state reimbursement or cash match), and public art (eligible for cash match only).

Provide an explanation below of how the dollar figures were determined for each of the budget line items above that contain dollar amounts. Include how state financing and the match contribution dollar amounts have been determined and calculated (be specific), and how budget items are linked to scope of work.

- Construction (includes fixed equipment and furnishings):** Cost estimate based on estimates done during 2008 project and escalated to mid-point of construction, including 10% construction contingency.
- Additional Eligible Costs (be specific regarding the description of, and the costs for, each of the specified fees, moveable equipment and moveable furnishings, and public art):** Includes Permits & Reviews @ 1%, FF&E, Data/Telephone @ 2%, Testing & Inspection @ 1% and Commissioning @ 1%.
- Architectural (describe specifically: a) the county's current stage in the architectural process; and b) how this translates into the county's intentions for state reimbursement and/or cash contribution for architectural services, given the approval requirements of the SPWB and associated state reimbursement parameters):** County has previous design done in 2008 that will be modified for current use and updated to current codes. Architectural fees part of cash match and will be disbursed as percentage of completion based on SPWB Task milestones.
- Construction Management:** Construction management will be done by County forces.
- CEQA:** CEQA cost estimated based on recent experience.
- Audit:** Audit cost estimated based on recent experience.

7. **Site Acquisition:** Site value verified by Clark-Wolcott Company, Inc. dated December 28th, 2011. Value determined by appraised land value being developed/alterd within area of building expansion and site modifications.
8. **Needs Assessment:** Cost to update previous Needs Assessment and produce information needed for this application.
9. **County Administration:** Estimate of County labor costs for Project and Construction Management
10. **Transition Planning:** Estimate of cost to plan new facility, write operational programming and staffing plans, plan occupancy.
11. **Real Estate Due Diligence (may not exceed \$16,000):** Based on estimate provided in Request for Applications.

SECTION 3: PROJECT TIMETABLE

Prior to completing this timetable, the county must consult with all appropriate county staff (e.g., county counsel, general services, public works, county administrator) to ensure that dates are achievable. Please consult the State Capital Outlay/Corrections Standards Authority Processes and Requirements section of the Request for Applications for further information. Complete the table below indicating start and completion dates for each key event, including comments if desired. Note the required timeframes for specific milestone activities in this Phase II process. (The CSA Board intends to make conditional awards at its March 8, 2012 meeting.)

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	4/6/2012	6/21/2012	
Real estate due diligence package submitted <u>within 120 days of award</u>	4/6/2012	6/7/2012	
Begin CEQA process <u>within 90 days of award</u>	4/27/2012	7/19/2012	
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	10/12/2012	10/12/2012	
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)	4/6/2012	7/26/2012	For Phases #1 and #2
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)			
Design Development (Preliminary drawings) with Staffing Plan	7/27/2012	3/7/2013	For Phases #1 and #2
Staffing/Operating Cost Analysis approved by the Board of Supervisors	3/7/2013	3/7/2013	
Construction Documents (Working drawings)	2/22/2013	11/14/2013	For Phases #1 and #2
Construction Bids	12/27/2013	2/6/2014	For Phases #1 and #2
Notice to Proceed	4/4/2014	4/10/2014	For Phase #1
Construction (maximum 3 years to complete)	4/14/2014	7/31/2016	For Phases #1 and #2
Staffing/Occupancy <u>within 90 days of completion</u>	8/5/2016	11/18/2016	Occupancy of Phase #2

SECTION 4: NARRATIVE

Attach up to a maximum of 35 pages of double-spaced narrative (no smaller than 12 point font) ordered in the five (A – H) subject areas indicated below. If it can be written in less than 35 pages, please do so (avoid “filler”). Up to 10 additional pages of essential appendices may be included at the discretion of the applicant. Appendices cannot be used to give required narrative information. Pictures, charts, illustrations or diagrams are encouraged in the narrative or appendix to assist reviewers in fully understanding the proposed scope of work.

Applicants must address each of these elements in sufficient detail to allow for determination of project worthiness and subsequent potential award from the CSA Board.

A. SUMMARY

Provide a one-page abstract that summarizes the key points of the application, including a description of the scope of work. If this is a Phase I relinquishing county, indicate how the scope of work has changed, if at all, from the scope of work for the county's project that was awarded in Phase I. Be clear and concise. If this project is for a regional facility, indicate so.

B. PROJECT NEED

Applicants must demonstrate the county's need for the construction project by providing information about the following topics. All data sources must be identified. The application narrative must summarize the county need for state financing.

Note: If a new facility is proposed, or if 25 beds or more are being added to an existing facility, one copy of a needs assessment study containing the elements as defined in Title 24, CCR must be sent to the CSA with the application.

1. State the conclusions of your needs assessment including expected increases in capacity.
2. Provide the information and statistical data to support the needs assessment conclusions.
3. Identify security, safety or health needs (if any).
4. Identify program and service needs (if any).
5. Describe litigation, court ordered caps or consent decrees related to crowding or conditions of confinement.
6. List non-compliance findings or recommendations from state and local authorities such as the CSA, health department, fire marshal, Grand Jury, building inspectors or others.
7. Discuss your Average Daily Population (ADP) as compared to system capacity.
8. To the degree possible, provide the latest available demographic data (enumerated below), including trend data if applicable, and relate the data

to facility needs:

- a. County population estimates;
 - b. County crime statistics;
 - c. Crowding and bed need estimates;
 - d. Detention facility population data as reported to CSA in the latest Jail Profile Survey that includes:
 1. Inmates with felony versus misdemeanor charges;
 2. Pre-trial/pre-adjudicated versus convicted/adjudicated offenders;
and
 3. Any additional data to support your application.
9. Provide any additional information needed to support the size and complexity of the proposed project.

C. DETENTION ALTERNATIVES

Describe the programming efforts that have been undertaken, including evidence-based programs designed to reduce recidivism among local offenders. All data sources and evidence-based program citations must be included. Applicants must include, but are not limited to, the discussion points listed below.

1. Demonstrate that all appropriate steps to reduce crowding have been undertaken.
2. Describe programs, existing or new, designed to reduce recidivism.
3. Demonstrate efforts to implement a risk-based detention system (or other appropriate model) related to the decision to incarcerate or not incarcerate offenders.
4. Provide a history of actions taken to alleviate crowding.
5. Identify how long various programs have been in place and how successful they have been in reducing reliance on confinement.
6. Describe current population management measures and how effective they have been.

D. SCOPE OF WORK AND PROJECT IMPACT

In this section applicants must provide a comprehensive description of the project's scope of work and the impact the project will have on the county's detention system. The following topics must be addressed.

1. Describe the proposed scope of work specifically payable from state financing, cash and in-kind contribution and other county borne costs. If this is a Phase I relinquishing county, indicate how the scope of work has changed for this Phase II application, if at all, from the scope of work for the county's project that was awarded in Phase I.
2. Define whether the project expands an existing facility or if it creates a new facility.
3. Indicate if the county already owns the site.
4. Describe how the scope of work will meet identified needs, or mitigate/remedy/improve conditions to address the described needs.

5. Contrast pre-construction conditions with post-construction conditions, including, if applicable, the construction project's impact on: a) law; b) compliance with regulations; c) conditions of confinement; d) facility programming; e) continuum of community care; f) safety; g) security; h) health issues; and i) program space intended for rehabilitative programs and services designed to reduce recidivism.

E. ADMINISTRATIVE WORK PLAN

Applicants must provide a clear and comprehensive plan for designing, performing and managing the proposed project that is likely to result in success. The project timeline must conform to the requirements listed in the Project Timetable in Section 3 and must be thorough, reasonable and clearly articulated. The county must consider the following topics to describe the requirements of this section.

1. Describe the current stage of the project planning process, including the current status of addressing CEQA requirements.
2. Describe the plan for project design.
3. Provide the project timeline and milestones. (Information provided here should support the timeline and milestones in the Project Timetable in Section 3.)
4. Describe the plan for project management (including key staff names and titles).
5. Describe the plan for project administration (including key staff names and titles).
6. Describe the county's readiness to proceed with the project.
7. Describe the functions and responsibilities of project staff/contractors.
8. Describe the monitoring/control protocols that will ensure successful project completion.

F. PLAN FOR ADEQUATE STAFFING OF THE FACILITY

Counties are required to safely staff and operate the constructed facility within 90 days of its completion. The level of staffing needed upon opening will be determined by the number and classification of inmates in the facility at that time. In this section address the following:

1. Describe the county's plan for staffing the facility within 90 days of its completion.
2. Describe the cost-efficiency or other measures the county is intending in order to minimize the staffing impact on the long-term operating costs of the facility to be constructed.

G. EFFECTS OF REALIGNMENT

In this section, if not clearly addressed previously, applicants must describe the anticipated impact of realignment in general and how it relates to the planned project.

1. Describe the anticipated effects that AB 109, Criminal Justice Realignment, will have on the county's adult detention system.
2. Describe any anticipated changes in your detained population (e.g., percentage of sentenced inmates, average length of stay).
3. Describe the impact that realignment has had on the design of the new project.
4. Describe the extent to which realignment is related to the need for the new project.

H. BUDGET

Counties are expected to budget for the construction project in a reasonable and cost effective manner. It is recognized that there is a cost variance from one project to another based on location, size of the facility, number and type of beds, etc. In this section, address the following topics:

1. Describe how the project budget is determined to be reasonable as it relates to the Section 2, Budget Summary.
2. Describe what measures the county has taken thus far to promote a cost effective planning and design process and a cost effective construction project.
 - a. How is the county's planning minimizing the impact to the state dollar resources as well as county resources?
 - b. What are the county's plans to promote cost effectiveness in its facility design and long-term operating costs?

SECTION 5: FUNDING PREFERENCES

Phase II legislation (AB 111 and AB 94) contains two funding preferences as detailed below. Every application is subject to one or the other preference (A or B). Each preference is a hard preference. Further information about the preferences and how they are applied is available within the Detail and Background, Funding Preferences section of this RFA.

Check one of the boxes below (A or B) to indicate which preference is being applied to this application submittal.

☒ **A. ADMISSIONS PREFERENCE**

The legislation states that "The CDCR and CSA shall give funding preference to counties that committed the largest percentage of inmates to state custody in relation to the total inmate population of CDCR in 2010." This is a hard preference, meaning that the CDCR 2010 admissions data, as provided in the Detail and Background section to this RFA, will be used to determine a potential rank-ordering of funding for the counties submitting applications under this preference criterion.

☐ **B. RELINQUISHING PREFERENCE**

The legislation states in part "A participating county that has received a [Phase I] conditional award...may relinquish its conditional award... and may reapply for a [Phase II] conditional award...." and "The CDCR and CSA shall give funding preference to counties that relinquish their [Phase I] conditional awards ..., provided that those counties agree to continue to assist the state in siting reentry facilities...." This is a hard preference meaning that the counties meeting the relinquishing criteria as specified in this RFA will receive a preference for a conditional funding award, once the Phase I funding authority amount associated with the relinquishing county is legislatively moved to the Phase II funding authority.

If a Phase I county wishes to relinquish a Phase I award and reapply for a greater amount of funding in one application under Phase II, the county would be required to reapply without the benefit of this preference. Also, a Phase I county that wishes to relinquish a Phase I award and reapply for a Phase II award without continuing to assist the state with siting reentry facilities, must reapply without the benefit of this preference. In each of these cases, the county would apply under the admissions preference in A above.

SECTION 9. BOARD OF SUPERVISORS' RESOLUTION

All counties applying for Phase II financing must include the following components in a Board of Supervisors resolution, accompanying each application submittal. For counties submitting multiple applications, separate resolutions with the necessary language contained in each, will be required. (A and B below apply only to those counties relinquishing a Phase I award and reapplying in Phase II.)

A. If the county is relinquishing its Phase I award and reapplying for Phase II financing with this application, and **seeking** the relinquishing preference based on criteria established in this RFA, the following language must appear in the Board of Supervisors' resolution:

- The County is relinquishing its AB 900 Phase I conditional award, and reapplying for a Phase II conditional award, and requesting the relinquishing preference for this application.
- As part of receiving the relinquishing preference, the County agrees to continue to assist the state in siting reentry facilities pursuant to Chapter 9.8 (commencing with Section 6270) of Title 7 of Part 3 of the Penal Code.

B. If the county is relinquishing its Phase I award and reapplying for Phase II financing with this application, and is **not seeking** relinquishing preference in Phase II based on the criteria established in this RFA, the following language must appear in the Board of Supervisors' resolution:

- The County is relinquishing its AB 900 Phase I conditional award, and reapplying for a Phase II conditional award, and requesting admissions preference for this application.

C. For all relinquishing counties (A and B above) as well as all other applicant counties, attach the County Board of Supervisors' resolution for the project that contains the following:

- Names, titles and positions of County Construction Administrator, Project Financial Officer and Project Contact Person.
- Authorization of appropriate county official to sign the Applicant's Agreement and submit the application for funding.
- Assurance that the County will adhere to state requirements and terms of the agreements between the County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority and the State Public Works Board in the expenditure of any state financing allocation and county contribution funds.

- Assurance that the County has appropriated, or will appropriate after notification of conditional award of financing but before state/county financing agreements, the amount of contribution identified by the County on the financing program application form submitted to the Corrections Standards Authority; the County acknowledges the need to identify the source of funds for county contribution and other county borne costs, and assures that state and cash contribution does not supplant (replace) funds otherwise dedicated or appropriated for construction activities.
- Assurance that the County will safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations) within ninety (90) days after project completion.
- (All projects: Provide the following site assurance for the local jail at the time of application or not later than ninety (90) days following the Corrections Standards Authority's notice of conditional award): Assurance that the County has project site control through either fee simple ownership of the site or comparable long-term possession of the site, and right of access to the project sufficient to assure undisturbed use and possession of the site, and will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the Corrections Standards Authority.
- Attestation to \$___ as the site acquisition land cost or current fair market land value for the proposed new or expanded jail facility. This can be claimed for on-site land cost/value for new facility construction, on-site land cost/value of a closed facility that will be renovated and reopened, or on-site land cost/value used for expansion of an existing facility. It cannot be claimed for land cost/value under an existing operational detention facility. (If claimed as in-kind contribution, actual on-site land cost documentation or independent appraisal value will be required as a pre-agreement condition).

**Yolo County Sheriff's Department
AB 900 Jail Construction Section 4 Narrative**

SECTION 4: NARRATIVE

A. SUMMARY

The Yolo County Sheriff's Department's 2011 Jail Needs Assessment Update demonstrated a major need for the County to construct additional maximum security bed capacity and special use housing for detainees with serious mental health needs at the Monroe Center Main Jail which was constructed 29 years ago. The Yolo County Jail System came under a Federal Court Consent Decree in 1990 which directs the early release of predetermined eligible inmates when the County jail facilities are overcrowded. The crowding is at a point where between 2005 – 11, the jail system has had an average daily population of 454 inmates approximately 115.8% of the facility's CSA rated capacities.

With AB 900 Phase II funding, Yolo County will be able to gain a total of 161 jail beds and supporting infrastructure, all of which will meet Corrections Standards Authority (CSA) guidelines without eliminating existing beds. These new beds will directly result in the elimination of the early jail release of high-risk felons pending the Court adjudication process.

A phased construction plan is being implemented for the expansion and remodel of the County's Monroe Center Detention Facility. The overall construction plan will include a new 148-bed inmate housing unit, new Visitor's Center, kitchen and laundry building. The work will include a 11,900 GSF in-custody educational treatment and vocational program area. An expanded Medical Clinic and special use mental health housing unit, with multiple single-occupancy cells and a 4-person transitional mental health dormitory will be built. The jail's existing Intake, Booking, Administration, and staff support areas will be renovated and expanded.

B. PROJECTED NEED

1. *Jail Needs Assessment Update Conclusions:* The Yolo County Sheriff's Department contracted with the Criminal Justice Research Foundation (CJRF), Steven Reader Enterprises, and Lionakis to conduct a 2011 Jail Needs Assessment Update. The information demonstrated a major need to construct additional maximum security bed capacity and special use housing for detainees with serious mental health needs at the Monroe Center Main Jail which was constructed 29 years ago. The data showed that in 2011 Yolo County jails had an ADP of 417 detainees which was 106.4% of the 392 Corrections Standards Authority (CSA) rated detention beds. This crowding, combined with the current estimated impact of the "Federal Court Cap", shows an immediate shortfall of 147 beds. With the implementation of AB 109, the jail bed shortfall will likely increase to 314 beds.

The Assessment further showed that the most immediate and critical need is to construct sufficient bed capacity that would both eliminate the current overcrowding and allow the Sheriff's Department to petition the Federal Court to remove the jail "Court Cap." The study shows the County jails need more maximum security and administrative segregation housing to accommodate the changing inmate custody characteristics of the pretrial and sentenced male detainee populations. Additional specialized medical and sheltered housing is also required to adequately address the increasing healthcare and severe mental health problems identified with male and female inmates.

Construction guidelines for the economical / efficient design and building of future County jail facilities were also established. Utilizing these guidelines, a phased set of construction recommendations was developed for the Monroe Center Main Jail. The recommendations call for the construction of podular tiered housing units

containing 148 beds. The recommendations call for the construction of special use mental health custody beds and additional infrastructure that is needed and essential to serving the increased jail bed capacities. The specific projects include (a) new Visitor's Center, (b) construction of a new kitchen and laundry facility, (c) renovation of the jail's records unit, booking, inmate property storage and vehicle sallyport, and (d) expansion of staff services space for jail custody and program support personnel and the building of a new large inmate programs area.

2. *Information and Statistical Data to Support Needs Assessment Conclusions:*

As part of the Assessment Update, reported crimes, crime rates, arrests, jail bookings and inmate population trend data was collected and analyzed. The analysis revealed In spite of the downward trend in County reported crime rates, a comparison of Yolo's crime rate with California statewide crime rates per 100,000 population in 2010 shows that the County's total crime rate (3,182.4) is 7.2% higher than the California statewide crime rate in 2010.

For the past ten years, an average of 7,572 adults have been arrested each year for felony and misdemeanor crimes. Nearly one out of every five felony and misdemeanor arrests in Yolo County involve adults who have been arrested for serious crimes of violence and weapons charges. Analysis of offense patterns over the past decade shows that adult arrests involving violent crimes and weapons have not changed. During this same period, adult felony and misdemeanor property crime arrests increased 29.6% while drug arrests also increased 12.2%. Between 2000 – 2010, the number of arrests involving alcohol increased 25.6%.

In 2011, the Monroe Center processed an average of 816 bookings each month. This represents an average of 26 bookings per day. Annual Monroe Center bookings, since 2005, have ranged from a low of 9,023 in 2010 to a high of 10,522 in

2006. The Monroe Center is booking an average of 13 felony detainees and 13 misdemeanor detainees on a typical day. In 2011, the jails had an average daily inmate population (ADP) totaling 417. Approximately 66.9% of the inmate population is housed at the Monroe Center.

For the jail system as a whole, pretrial inmate population levels comprise about 79.4% of the total jail system bed space. Over the past seven years, the County Jail System's pretrial ADP population has averaged 328 inmates while sentenced ADP has average 85 inmates.

3. ***Security, Safety and Health Needs:*** The Needs Assessment Update and prior Jail Needs Assessment Reports completed for the Sheriff's Department have consistently shown the need for constructing additional maximum security beds for inmates with specialized classification needs such as protective custody, administrative segregation and disciplinary isolation.

Providing additional mental health and medical space at Monroe Center is essential. One of the primary concerns about the existing Monroe Center voiced by Yolo County Officials is the lack of all types of mental health beds and housing options. Currently, the jail does not have distinct and separate housing units or pods to house male or female inmates with significant emotional or psychological problems. Significant security and safety needs are also present in the Monroe Center's booking / intake and inmate release processing area.

4. ***Program and Service Space Needs:*** Every outside assessment report prepared at the Monroe Center over the past 15 years has consistently indicated additional support space is required at the facility. The primary support functions such as kitchen, laundry, medical, visiting and others have varying degrees of inadequacy. There is a considerable need for additional support space now and should additional

housing be added significant support space will be required. With the implementation of the AB 109 Realignment legislation resulting in longer term sentenced inmates being held at the facility, larger dedicated program areas for education classes, parenting groups, new cognitive behavioral counseling programs, and other evidence-based services the Sheriff's Department plans to implement, will be needed over the next four years. Current inmate programming space is barely adequate and sized to the CSA rated capacity levels at the Monroe Center.

5. *Litigation and Court-Ordered Jail Population Caps:* The County jail system has been operating under a Federal Court imposed inmate population "cap" since 1990. As a result of the population cap, the Monroe Center facility can house a maximum of 313 inmates and the Leinberger facility can house 142 inmates. The jail facilities have a combined pretrial and sentenced inmate bed capacity totaling 455.

6. *Non-Compliance Inspection Findings:* The Yolo County Jail is a very professionally managed facility in which considerable effort is given to complying with standards and regulations. This has been documented by CSA and Grand Jury inspectors. A review of inspection reports reveals: The majority of the concerns related to compliance are related to the facility and crowding, not management or staff. As early as 2001 - 2002 and every subsequent year, the Yolo County Grand Jury has been critical of the jail related to crowding and has suggested the County build a new jail or add housing as quickly as possible. Similarly the CSA biennial reports have listed concern about the lack of appropriate housing of inmates who are potentially self destructive or suicidal noting the practice of housing them long term in booking is not an acceptable practice.

Corrections Standards Authority Biennial historical inspections have been positive. The issues and concerns expressed by the CSA and Grand Jury should be resolved when new inmate housing and support space is completed.

7. Comparison of Inmate Population (ADP) to Jail System Capacity: Over the past seven years, the Monroe Center ADP has average 321 a year while the Leinberger facility has averaged 133 inmates on an average daily basis.

Yolo County Monroe Center and Leinberger Facility ADP Trends, 2005 - 2011					
Year	Monroe Center		Leinberger Facility		Total Jail System ADP
	ADP	Percent	ADP	Percent	
2005	293	69.0%	131	31.0%	424
2006	335	70.3%	141	29.7%	476
2007	331	69.6%	145	30.4%	476
2008	332	69.7%	145	30.3%	477
2009	325	71.8%	128	28.2%	453
2010	315	69.4%	139	30.6%	454
2011	314	75.2%	103	24.8%	417
2005 - 2011					
Yearly Average	321	70.7%	133	29.3%	454

YoloNA/Table13

Source: Yolo County Sheriff's Department Monthly Jail Profile Survey ADP Reports to the Corrections Standards Authority (CSA)

Yolo County Jail Peak Inmate Population (ADP) Trends 1997 - 2011		
Years	Average Yearly Jail Inmate ADP	Peak Jail ADP
1997 - 99	370	410
2000 - 05	411	421
2006 - 11	454	473
% Change	22.7%	15.4%

California Corrections Standards Authority (CSA) and Federal Court Jail "Cap" 2011					
Yolo County Jail Facility	CSA Rated Bed Capacity (# of inmates)	Federal Court Jail "Cap" (# of inmates)	2011 Inmate Population (ADP)	(%) Percent of CSA Rated Capacity	(%) Percent of Court "Cap" Capacity
Monroe Center	272	313	279	103.0%	89.1%
Leinberger Facility	120	142	138	115.0%	97.2%
Total Jail Facility	392	455	417	106.4%	91.6%

YoloNA/Table10

Source: Yolo County Sheriff's Department Detention Division

In 2011, the Yolo County jail system was operating at 106.4% of the Corrections Standards Authority (CSA) rated bed capacity for the Monroe Center and Leinberger

Complex. When peak inmate population levels (ADP spikes) are taken into account, the jail system has a peak average daily population of 473 inmates which was 120.7% of the CSA rated bed capacity for the facilities.

8. *Demographics and Trend Data Related to Facility Needs:* County population trends, crime rate statistics, and felony / misdemeanor composition of the County's jail population is summarized below.

- County Population Estimates: In 2010, Yolo County had a population of 207,450. The County's population is projected to grow to 248,548 by the year 2020 or 41,098 more residents than the 2010 population of 207,450. This represents an increase of 20.0%.
- County Crime Statistics: In spite of the downward trend in County reported crime rates, a comparison of Yolo's crime rate with California statewide crime rates per 100,000 population in 2010 shows that the County's total crime rate (3,182.4) is 7.2% higher than the California statewide crime rate in 2010. Property crime rates in Yolo County for burglary, auto theft, and thefts over \$400 in value between 2000 – 2010 increased 2.1% while these same rates statewide declined 10.2%. Overall, statewide crime rates between 2000 – 2010, declined approximately 20.0% but the decline in Yolo County was only 10.4%, nearly half of the reported reduction compared to California as a whole.
- Felony / Misdemeanor Jail Composition: Data developed from a 2011 point-in-time snapshot of the County's jail inmate population shows on a typical day, the Yolo County Jail contains 96.0% felony inmates and only 4.0% misdemeanants. The Needs Assessment Update noted that the County Jail System has essentially become an "all felony" institution.

C. DETENTION ALTERNATIVES

1. **Steps Yolo County Has Taken to Reduce Jail Crowding:** Yolo County has taken significant steps to make maximum use of recognized pretrial and post-sentence alternatives to incarceration programs and innovative case processing practices in response to detention system overcrowding. Currently, 12 programs have been established to address pretrial release and an additional seven specialized Court processing procedures and post-sentence alternative sanctions are being utilized.

Yolo County Alternative to Incarceration Programs	
Decision Point	Alternative Programs
Pretrial Release:	
<i>Law Enforcement</i>	Field Citation Release. Diversion to services (family disputes, mental illness, etc. Release without charge (PC 849(b) public inebriates).
<i>Jail Booking</i>	Misdemeanor Citation Release (PC 853.6). Restricted public inebriate bookings (PC 849(b)). Expedited holds/warrants release to other agencies. Citation Release for felony reduced filings. Bail schedule.
<i>Pretrial Services</i>	Pretrial OR Release
<i>Prosecutor Charging</i>	Accelerated DA review and screening Diversion from prosecution (PC 1000). Spousal Abuse Diversion
	TOTAL PRETRIAL PROGRAMS AND SPECIALIZED PROCESSING PROCEDURES: 12
Expedited Court Processing and Al- ternative Sentencing Sanctions:	
<i>Court Delay/Reduction</i>	Arraignment calendar and court. Priority trial calendar for in-custody defendants.
<i>Sentencing Alternatives</i>	Probation, community service, fines, restitution and treatment. Treatment / counseling referral. Work-in-lieu of Jail (SWIP Work Release). Electronic Surveillance and Monitoring Program. Supervision
<i>Sentence Conversions/Transfers</i>	Early Release (PC 4019 Work/Good Time Credits). Expedited CDCR transfers for sentenced inmates. Work Release Program Conversion for sentenced inmates during last 45 days of confinement.
	TOTAL SPECIALIZED COURT PROCESSING PROCEDURES AND POST-SENTENCE ALTERNATIVES: 7

It is estimated that without these programs, the Monroe Center and Leinberger Unit's average daily population would increase by at least 137 inmates. The Yolo County Sheriff's Department, city police departments and other County / State agencies utilize, for example, the legal option of issuing citations in lieu of booking defendants into the County Jail. The intent is to limit incarceration of non-violent misdemeanants. The use of citation release provides for officer discretion, allows misdemeanants to remain in the community, and eliminates an unnecessary burden on the County Jail. In 2010, 28.1% (one out of every three) misdemeanants received a Promise to Appear citation in lieu of being booked into the County Jail.

The Sheriff's Department has also adopted an aggressive Pretrial Release Program at booking which provides a non-financial recognizance release (OR) mechanism for pretrial felony detainees who might not afford monetary bail. Through the program, interviewers collect and verify personal history information on defendants for submission to the Courts prior to arraignment.

In 2010, a total of 1,137 defendants were screened and released after being booked into the Monroe Center. These pretrial releases represented approximately 12.6% of the jail's annual bookings.

The Sheriff's Department has also adopted and expanded alternatives to incarceration for sentenced inmates. These community corrections programs include Electronic Monitoring and Work Release (EM). Under EM, Individuals who have been sentenced to serve time in the County Jail have the opportunity to continue their civilian employment in lieu of jail incarceration. The EM Program has a capacity for 20 participants. The Program utilizes staff supervision, drug testing, and continual monitoring to ensure public safety while participants live at home and work in the community. The intent of the Program is to allow low-risk, non-violent

convicted felons and misdemeanants to keep their jobs in lieu of jail custody thereby giving them an opportunity to remain a productive citizen of the community while repaying a share of the custody cost incurred as a result of their Court conviction and sentence.

The Sheriff's Alternative Work Program (SWIP) functions as Yolo County's primary incarceration alternative for individuals sentenced to carry out community work assignments in lieu of jail confinement. The goal of the program is to relieve crowding in the jails while providing an alternative service to the community. Judges have continually supported the program by increasing commitments over the past decade. Work Project participants perform public service work assignments at parks, churches, cemeteries, roadways and at other public or non-profit sites. In addition, the Work Project provides an overcrowding relief mechanism for the Main Jail and Leinberger Unit through the screening of in-custody sentenced inmates for transfer to Work Release to serve the last 45 days of their sentence.

In 2010, the EM Monitoring Program had 109 participants. These individuals were supervised an average of 62 days. The total days participants are monitored through the Program has ranged from 2 – 182. In 2010, the Sheriff's Work Program (SWIP) assigned 851 individuals to community work sites. An average of 20 days of work in lieu of jail incarceration is completed by participants. The data shows the Program is continuing to receive larger numbers of participants. In 2000, a total of 641 individuals were assigned to the SWIP Program. In 2010, 851 individuals were assigned to work sites which represented an increase in the Program's participation of 33.7%.

Sheriff's Department Work in Lieu of Jail Program & Electronic Monitoring Home Custody Program 2000 - 2010			
Post-Sentenced Alternative	2000	2007	2010
Sheriff's Work Program (SWIP):			
Total Participants	641	870	851
Total Work Days	13,596	18,270	17,020
Average Days of Work in Lieu of Jail	21	21	20
Electronic Surveillance / Monitoring (Home Custody EM):			
Total Participants	192	114	109
Total EM Days	6,384	6,840	6,749
Average Home Custody Days	33	60	62
Range of Home Custody Days	2 - 60	2 - 182	2 - 180

YoloNA/Tab1e7

Source: Yolo County Sheriff's Department SWIP Program

2. **Programs Designed to Reduce Recidivism:** The major community corrections and jail alternative programs and specialized case processing procedures used by law enforcement, county jails District Attorney, and Probation Department include the following: (a) Work Release (Sheriff's Work Initiative Program (SWIP), (b) Electronic Monitoring Program (EM), and (c) Pretrial Release (Own Recognizance Program).
3. **Use of Risk-Based Measures in the Incarceration Decision Process:** The Yolo Criminal Justice System uses a wide array of risk-based assessment tools that provide pretrial and post-sentence release options for inmates at the jail. Upon booking, all inmates are given the opportunity to make bail arrangements and are screened for 856.3 PC Citation Release or are referred to the Sheriff's Pretrial OR Release Unit. The Sheriff's Work Release Program and Home Detention Electronic Monitoring Program (risk-based detention alternative programs) also allow offenders to serve their sentence in the community. These two programs have allowed the jails to divert significant inmate ADP to these non-incarceration options. In response to AB 109 Realignment, community supervised offenders are also screened by Probation using the STRONG (Static Risk Offender Need Guide), a validated Risk and Needs Assessment Instrument to determine offender's risk to reoffend and their criminogenic needs. Supervision levels are based on the offender's risk level and

violation responses are handled are handled using a graduated matrix of violation sanctions in lieu of direct incarceration.

4. *History of Actions Taken to Alleviate Jail Crowding:* The Sheriff has made three significant program modifications in its efforts to manage crowding at the County's jail facilities. First, the classification policy for housing inmates at the minimum security Leinberger Unit was modified so that pretrial inmates are now routinely housed at the facility making more beds available for higher security inmates at the Monroe Center. In 2002, the Sheriff also modified the EM Program by increasing the number of home custody days participants could serve to six months (180 days). The Sheriff's has also increased the Work Release Program conversion for sentenced inmates from 30 to 45 days during their last period of their jail confinement.

5. *Describe Current Population Management Measures and How Effective They Have Been:* The major incarceration alternatives (Pretrial OR, Work Release, and Home Detention/EM) programming has been expanded numerous times to allow larger pools of offenders to participate in lieu of jail incarceration. Low- and medium-risk sentenced offenders who may in custody now have the ability to complete their entire sentence through these programs regardless of the length of confinement time. Continual collaboration with Probation and other law enforcement and Court partners is maximizing the agency's efforts to ease overcrowding. In addition, the local criminal justice system has implemented intensive supervision programs, Drug Court, and other highly effective evidence-based (EBP) alternatives to incarceration programs. All of these efforts have been designed around National best practice research. All of these program modifications have allowed qualified inmates to fulfill their sentences without occupying jail beds.

D. SCOPE OF WORK AND PROJECT IMPACT

- 1. *Scope Of Work Payable From State Funds, Cash And In-Kind Match:*** This project is an expansion and renovation of the existing 272-bed Monroe Center Main Jail. It includes reprogramming of some existing functional use areas and building new housing units with supporting infrastructure. The construction project provides a net gain of 161 jail beds and support infrastructure and will be carried out in two construction phases. The phased construction is required to accommodate the existing facility remaining operational, new and separate support spaces being constructed first, and renovated backfilled areas providing new functional use.

The Phase I construction will provide the Sheriff's Department with a total of 148 new maximum security beds. The new Housing will be a similar Type II facility and podular in design. Construction will be a multi-tiered Housing Unit with multiple pods to provide flexibility for changing classifications and populations. It will be highly durable and low maintenance and primarily be constructed of concrete block, steel framed, and concrete filled roof deck. Most services will be brought to the inmates to reduce movement, provide some support spaces adjacent to or within unit, and very staff efficient. Finishes and acoustics will downplay the institutional feeling and support a more normalized environment. The initial work will include the construction of approximately 11,900 GSF of In-Custody Educational Treatment and Vocational Program space as part of the new 22,400 GSF, 148-bed Housing Unit. By centrally locating this program intensive support space in the facility, it will serve both the new expansion and existing facility and is critical to the operational model embraced by the County.

Also included in the Phase I construction will be an approximately 3,200 GSF Visitor's Center Building for public video visitation, and approximately 9,800 GSF Kitchen/Laundry Building. Both the Visitor's Center and Kitchen/Laundry facilities will be separate buildings to accommodate independent operational issues. The Visitor's Center will alleviate most Public traffic from the core Jail and relieve the existing Jail from having the Public enter the secure portion of the facility for visitation, eliminate current issues of contraband, and reduce staffing. It will most likely mimic a professional office environment and utilize more economical construction materials. The Kitchen/Laundry will be strategically located near the southern portion of the site adjacent to the existing minimum security facility so that these inmates can work within this area and not have to enter the core Jail. It will also better accommodate delivery of goods since the current location is on the secure side of Jail and congested. This will be constructed primarily of durable concrete block, steel framed roof and canopies, provide low maintenance finishes, and include robust commercial kitchen and laundry equipment. The Phase I construction will also renovate 5,250 GSF of the exiting Cameron Training Center to create jail staff restrooms, lockers, staff dining and other support areas for custody and program staff.

The Phase II construction will renovate and expand to 12,000 GSF the Monroe Center's Intake and Booking area to create a more functional vehicle sally, a pre-booking area for arresting officers, and staff booking area. The renovation will include much needed safety cells, multiple sobering and holding cells, and larger group holding cells. Two secure gender specific docile holding rooms will also be

constructed. The existing release and Court-holding areas will be modified creating separate intake and transportation and circulation routes. The construction will also expand the inmate dress-in area and property storage room. The renovation will be secure and constructed primarily of concrete block.

The area currently occupied by the jail's existing kitchen will be renovated to accommodate a new 10,224 GSF Medical and Mental Health Clinic. The Medical Clinic area will contain multiple exam rooms and dental area. The Clinic will have space for medical records, inmate waiting, nurse's station, toilet, and a small lab area. It will function much as a typical Clinic but more durable and observable. Dedicated secure medical housing will be provided with multiple single and double-occupancy rooms, and provides the opportunity for an isolation room. A shower area and associated dayroom space is also designed for the Medical Housing.

A new acute Mental Health Clinic and housing unit will be built in the Phase II construction by remodeling the existing jail laundry and storage area. The Mental Health Unit will provide multiple single-occupancy cells, a safety cell, and a small 4-person transitional mental health dormitory. A centrally located nursing station with association staff space will be provided.

The existing Main Jail Administration area will be renovated and expanded to accommodate an expanded records, unit, additional custody staff offices, and related custody support spaces. The renovation will also provide additional space for jail Classification Officers including interview rooms, program and commissary space, and staff work rooms. A contact attorney visiting area will also be added as

well as video visitation rooms in each of the existing Housing Units. Security system upgrades will be included in both phases of the construction.

The in-kind match representing approximately 3% of project cost will be in the form of site acquisition, construction management, Jail Needs Assessment, transition planning, County Administration, and close-out audit of the construction project. The County is providing \$3,220,000, representing approximately 7% of project cost, in cash match applied to architectural fees and consultant costs necessary for the CEQA process.

2. ***Define Whether Project Expands Existing Facility Or Creates New:*** This project will expand the existing 272 rated bed Monroe Jail Facility with new construction and renovation of the existing facilities.
3. ***Indicate If County Owns The Site:*** Yolo County has a fee simple ownership of the entire project site.
4. ***Describe How Scope Will Meet Identified Needs:*** The construction project provides a net gain of 161 jail beds and support infrastructure. A new acute Mental Health Clinic and housing unit will be built.
5. ***Contrast Pre- and Post-Construction:*** The recently completed Needs Assessment Update identified a set of pre-conditions deficiencies and gaps that needed a short- and long-term capital construction response. This funding request defines post-conditions programming and building strategies to address these gaps and deficiencies. While it may not be economically prudent to modernized older facilities, a new facility that serves the entire system can bridge many of the identified gaps in programming, operations, security, safety, conditions of

confinement. The recommendations proposed do just that. It recognizes the need for inmate programs to reduce recidivism, addressing inmates with disabilities, providing a custody model that will meet best practices for supervision, and conform to current codes, regulations and laws. The health services will be expanded and centrally located to provide a higher continuum of care. The facility construction and systems will respond with the highest inmate, staff and public safety measures. ***(See Appendix A for additional graphic layouts of proposed jail construction project.)***

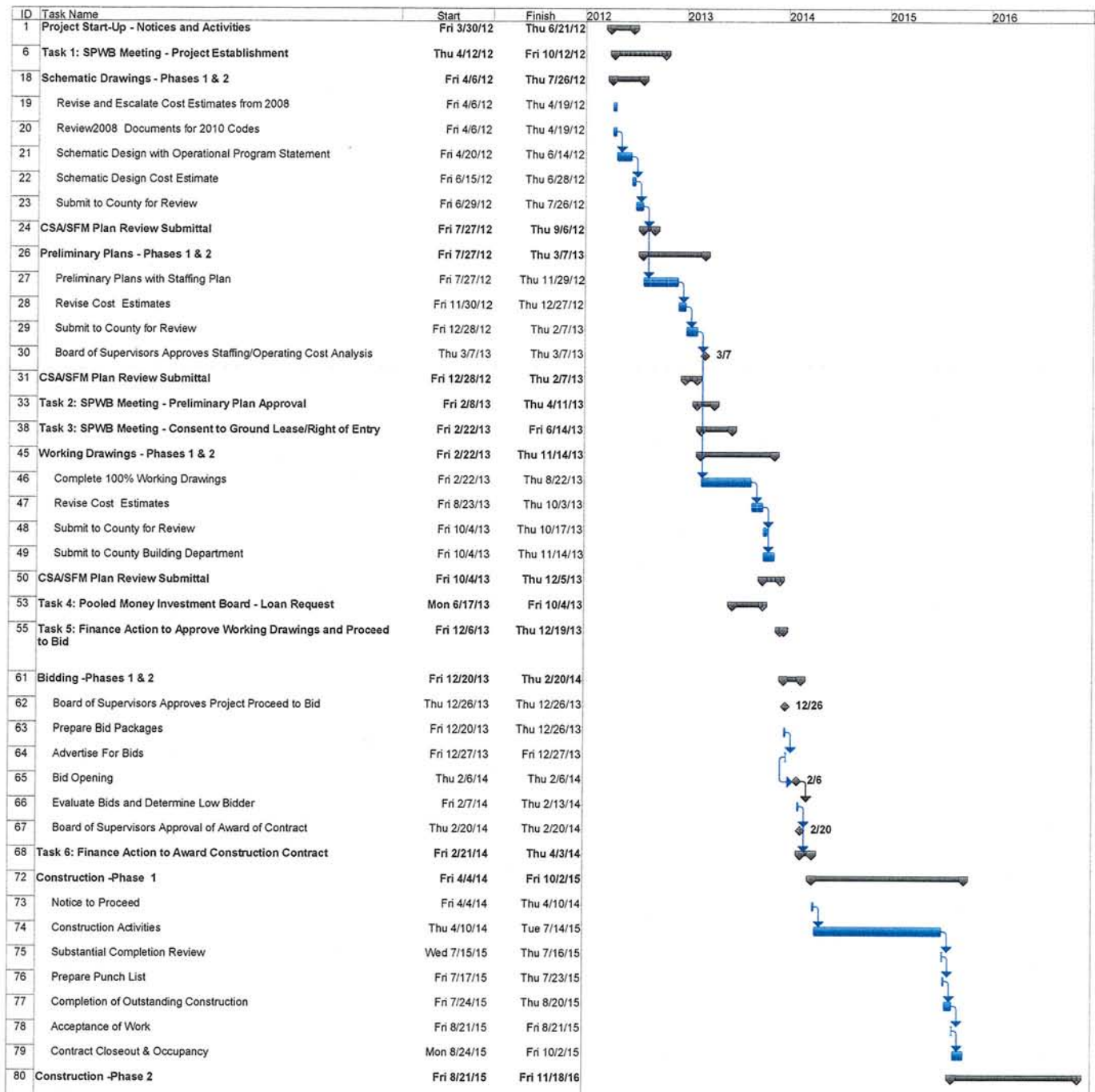
E. ADMINISTRATIVE WORK PLAN

- 1. *Current Stage Of Project Planning Process:*** Yolo County is in the process of completing revisions to bid packages #1 and #2 construction drawings and specifications. The requested funding will allow the County to move forward and complete the programming, construction documents and CSA plan check process and bid the construction package. Currently, initial programming and conceptual site design have been completed. The CEQA process will be initiated upon receipt of Conditional Award. As an expansion of an existing facility, we do not anticipate issues in completing the CEQA process prior to the approval of preliminary plans.
- 2. *Plan For Project Design:*** Upon notification of Conditional Award, County staff will finalize a design contract with Lionakis, the Sacramento architectural firm retained to program and design the proposed expansion and renovation of the Monroe Center Main Jail Project. The County will be prepared to award the design contract at the time of the Project Establishment. The A/E team will complete the detailed programming and schematic design, and after appropriate reviews and approval, will continue with design development and construction documents. A project team consisting of representatives from the Sheriff's office and the County General Services agency will oversee and review the design process.
- 3. *Project Timeline And Milestones:*** Upon notification of Conditional Award, the County will initiate the process for the Real Estate Due Diligence, CEQA, Site Assurance and complete the contract process to hire the design firm of Lionakis. The required documentation will be presented to DGS for review and then to the SPWB for the Project Establishment by October 2012. Schematic Design and

Operational Program Statement will be submitted to CSA/SFM for review in April 2012. SPWB Plan Approval is scheduled for completion April 2013 with the SPWB Consent to Ground Lease occurring in June 2013. CSA/SFM Final Approval is scheduled for December 2013 and the Pooled Money Investment Board Loan Request in October 2013. The Finance Action to Approve Drawings and Proceed to Bid will be finalized in December 2013. Bids for Phases I and II will be received in February 2014 and Phase I construction will commence in April 2014 and be completed by October 2015. Occupancy of Phase I will occur in October 2015. Phase II construction will be initiated in August 2015 with move-in in November , 2016. ***(See Next Page for the Detailed Project Schedule)***

- 4. Project Management:** Yolo County has an in-house planning and construction group that has the ability to respond to any sized capital expenditure project. The County has developed and implemented a complete project administration system utilizing a system of monitoring and control protocols. Each project is prepared with qualified staff consultants using a “team approach” throughout its development. The County and its consultants have extensive experience with major projects, including adult detention centers, and will use a management approach similar to other successful major projects. Mr. Terry Vernon, Deputy Director of the Yolo County General Services Department, will serve as the County’s designated Project Manager and will be responsible for ensuring that all phases of the construction project work are coordinated throughout the project delivery process. Mr. Vernon will respond to the Corrections Standards Authority (CSA) on all contract matters. He will provide the final review of the project for the General Services Department.

Yolo County Monroe Jail Expansion and Remodel



Project: Yolo County Monroe Jail Expansion & Remodel
Date: Thu 12/15/11



He will review the drawings and the performance of all consultants retained for the project. In addition, he will monitor, schedule and coordinate activities on behalf of the County and Sheriff's Department.

A single General Contractor will perform all of the construction work including mechanical, plumbing and electrical for both Bid Packages #1 and #2. The General Contractor in each phase of the construction will be responsible to organize the construction work force, order materials, establish a quality control program, and schedule the work in a logical fashion.

The Project Manager, Jail Transition Team personnel, and Project Architect will inspect all completed construction work. Unfinished or unacceptable work will be noted and the General Contractor ordered to make corrections. Following substantial completion, Sheriff's Custody personnel can transition into the new housing units and train staff. The local fire department will inspect and verify operation of the fire safety equipment. Upon successful completion of the corrections, inspections, and audits, final payment will be made to the General Contractor and Project Architect. Occupancy of the newly constructed inmate housing and renovation of the Monroe Center will commence around October 2015.

5. ***Project Administration:*** For each phase of the jail expansion and renovation work, the following construction management plan will guide the County and Sheriff's Department.

Yolo County Monroe Center Main Jail Expansion & Remodel Construction Project Jail Construction Management Plan				
Phase	Responsible Party	Review & Approval	Scope	Budget & Schedule
<i>Pre-Architectural</i>	County General Services	Board of Supervisors	Prepare Feasibility Study to determine general parameters for project size, capacity, and function. Study alternatives for conceptual cost and time.	Establish conceptual budget and Schedule. Establish project budget and Schedule documents that become basis for next development phase – Design.
	Sheriff's Dept	Board of Supervisors	Needs Assessment	
	Consultant Environmental Specialist	County General Services & Board of Supervisors	Prepare draft Environmental Impact Study. Board of Supervisors certifies finding.	
	Consultant Planner	County General Services & Sheriff's Dept.	Prepare land use master plan, determine infrastructure needs, building requirements, and Program Statement.	
<i>Design</i>	Consultant Architect	Sheriff's Dept., County	County General Services monitors consultant's design work to assure compliance with the Program requirements and assists the Sheriff's Department to interpret the proposed design solutions.	<u>Budget:</u> The Consultant Architect prepares cost estimates as part of each design phase. The County General Services will review these estimates and direct any design changes that may be needed to keep the costs within budget.. <u>Schedule:</u> County General Services will monitor the Consultant's deliverables to assure they are submitted within allotted times and that milestone completion dates are achieved.
		County General Services CSA Staff	County General Services will perform a quality control review, code check, value analysis, and seek CSA approval of the design packages.	
<i>Bidding & Award</i>	County General Services	Sheriff's Dept. CSA Staff	County General Services will prepare the bid packages using final construction drawings and specifications prepared by Consultant Architect.	<u>Budget:</u> County will seek input / approval from Sheriff's Dept. and CSA for the final estimates of construction and project costs. After bids are opened, County General Services will review and recommend award as appropriate. <u>Schedule:</u> Bid time period is fixed by County policy. Time is allowed to review the bids and resolve problems or bid protest that may occur. Time periods are closely monitored by the County General Services to expedite the contract award.
	Support: Consultant, Architect		County General Services will establish bid requirements and general conditions that comply with public works contracts and CSA requirements.	
	County General Services	Board of Supervisors	Bid process will be administered by County General Services. Issues Notice to Proceed	
<i>Construction</i>	Project / Construction Manager	County General Services Consultant Architect	Construction Manager will oversee contract work to assure compliance with the approved construction documents.	<u>Budget:</u> County General Services will oversee the contract payment process and track actual expenses vs. the approved budget. Management decisions conditioned upon meeting budget objectives. <u>Schedule:</u> County General Services will monitor contract schedule and assure milestone dates are achieved.
	Consultant Testing & Inspection	CSA Staff	Project / Construction Manager will also manage the approval and change order process with the objective to keep the project within scope. The Consultant Architect, Consultant Testing & Inspections, and County General Services will monitor and enforce quality control.	
<i>Closeout</i>	Project / Construction Manager	Consultant Architect	Project / Construction Manager, Sheriff's Department and Consultant Architect will conduct punch list and final inspections. Corrective contract work will be verified prior to contract closeout.	County General Services will arrange for final audit and assist the CSA with their final inspections.
	County General Services	Sheriff's Dept. CSA Staff	County General Services will coordinate installation of telephone systems and building furnishings. Local Fire Marshal will inspect and test fire and life safety systems.	
	Sheriff's Dept.		Sheriff's Department provides the Transition Team. On site training of operational staff prior to full occupancy and shake down of facilities is included.	

Corrections Standards Authority (CSA)

Yolo County will implement procedures and systems for managing the construction project which includes, but is not limited to the following:

Yolo County Monroe Center Main Jail Expansion & Remodel Construction Project Key Construction Monitoring & Control Procedures		
Project Team Information and Reporting System:		
▪ Information routing	▪ document review/approval	▪ mailing procedures
▪ project workbook	▪ email communication	▪ photographic record
▪ project submittal process	▪ memorandum	▪ telephone procedures
▪ correspondence		▪ verbal vs. written
Records Management System:		
▪ project filing system	▪ official project records	▪ central filing location
▪ construction diaries, books	▪ project forms and notices	▪ contract documents
Fiscal Auditing System:		
▪ progress payments	▪ payment requests	▪ change orders
▪ contingencies	▪ project account	▪ quarterly reports
▪ procurement system		
Cost Control and Claim's Avoidance System:		
▪ life cycle cost analysis	▪ change order review	▪ claims review process
▪ weekly budget review	▪ schedule review	▪ long-lead materials
▪ weekly progress meeting	▪ progress review	▪ progress payments
▪ on-going value engineering	▪ conflict resolution	▪ value management
	▪ alternative construction	▪ early completion incentives
	▪ arbitration	
Construction Contract:		
▪ construction agreement	▪ project forms	▪ general conditions
▪ supplemental conditions	▪ contract documents	▪ drawings
▪ specifications	▪ public notices	▪ bidder's information
▪ manuals	▪ product submittal	▪ "as built" drawings
Other Contract Agreements:		
▪ architect agreement	▪ consultant agreement	▪ geo-technical
▪ testing agencies	▪ inspector	▪ construction manager
▪ project manager	▪ purchase orders	▪ warranties
▪ bonds	▪ insurance	

6. County's Readiness To Proceed: The County owns the land for the project, has access to the financial resources for the County 10% match, has completed the programming and conceptual planning, and has assembled the County team essential for a successful completion of the project.

7. Project Staff/Contractors Functions And Responsibilities:

a. County Project Staff:

- Project Manager: Responsible for submitting project to CSA/SFM at each required phase, overseeing the design team, coordinating with the Sheriff's Department, coordinating design review with other County agencies,

overseeing bidding process, coordinating construction administration and maintaining project scope, schedule and budget.

- Construction Inspectors: Provide inspection during construction to ensure code compliance and conformance to the construction documents.
- Surveyor: Reviews “outside” surveyor’s property and easement lines.
- Real Estate: Assists in documentation of property for bonded debt. Oversees County’s real estate due diligence.
- Project Financial Officer: Oversees contract invoicing and invoicing to CSA for reimbursement expenditures.
- Contract Services: Submits reimbursement requests to State, processes consultant and contractor contracts and subsequent payments.
- Labor Compliance: Reviews contractor’s certified payroll for conformance to prevailing wage.
- Transition Team: Is responsible for planning and design activity support for major functional areas and systems including food service, healthcare, communications, and maintenance of the facility. The staff also is responsible for working with the design team on resolving support services, security services and administrative functions impacted by the new construction. Transition staff handle the task of policy and procedure development for the expanded institution.

b. Consultants/Contractors:

- Architectural/Engineering Team: Provides design and construction documents, support during bidding phase, and construction administration .

- Cost Estimator: Provides professional and independent construction cost estimate, under direct contract to County, and reviews design team's estimates at each stage of project development.
- Surveyor: Provides survey and topography and establishes "property lines" for State grant construction.
- Geotechnical Engineer: Provides geotechnical report for construction design.
- Value Engineering/Constructability Consultant: Suggests cost savings in design and provides a constructability review at various stages of design.
- Commissioning Agent: Reviews the specifications and design at various stages of design. Oversee the commissioning process during construction.
- Auditor: Independent review of project expenditures, backup documentation per approved Schedule of Values and payment for contracted services and equipment.

8. *Monitoring/Control Protocols*: During the design and construction document phase, the Project Manager will continuously monitor the project scope, schedule and budget and review it with the project team. In addition to the architect's cost estimator, the County will contract for a secondary cost estimate and review. County reviews will occur concurrently with State review periods to ensure adherence to the project schedule.

During construction, the contractor will be required to submit a cost-loaded construction schedule. This will be reviewed by the construction management team. The contractor will be required to update the schedule with each payment

application. If the construction schedule is slipping, the contractor will be required to submit schedules indicating how to bring the construction back on track.

F. PLAN FOR ADEQUATE FACILITY STAFFING

- 1. *County's Plan For Staffing Within 90 Days:*** The Sheriff's Department's Custody Division has estimated that the staffing levels and annual costs for the proposed new jail construction project will amount to \$2,450,325. These costs are estimated in 2011 dollars and include staffing for the new inmate housing unit, Visitor's Center, and facility maintenance. The staffing projected by the Department includes the following:

Detention	
▪ 24 Correctional Officers	\$2,051,562
▪ 4 Records Specialist	\$266,416
Visitor's Center	
▪ 1 Records Specialist	\$66,604
Facility Maintenance	
▪ Building Craftsman	\$65,743
Contracts For Service	(cost based on service need)
Total Ongoing Staffing	\$2,450,325

Funding for the staffing will rely on the Yolo County General Fund, Public Safety funding, and AB 109 allocations. The staffing levels will be reviewed and adjusted, if necessary, at the conclusion of the schematic design phase of the project.

- 2. *Cost-Effective Measures That Will Be Taken to Minimize Staffing Impact:*** The staffing levels will be reviewed and adjusted, if necessary, at the conclusion of the schematic design phase of the project. Minimizing staffing and lowering lifecycle cost expense for the custody housing and inmate support space / program

operations will be a major ongoing goal of Monroe Center jail administrators and Sheriff's Correctional Division administrators. Where feasible, civilian personnel will be considered for key operational tasks in lieu of relying on correctional officers to staff posted positions and/or oversee inmate processing and program operations at the expanded facilities. The Sheriff's Department is seriously committed to operating the expanded custody housing unit and new program areas (kitchen, laundry and healthcare) in the most cost-effective manner. This objective and commitment for cost-effective operations at Monroe Center will be communicated to the design firms and project staff at each phase of final programming and design leading to the development of the construction bid documents. Controlling ongoing staffing costs without violating Title 15 minimum staffing requirements will be emphasized by the County's Transition Team, jail administrators, and program managers as they interact and participate in the programming work for the construction project.

G. EFFECTS OF REALIGNMENT

- 1. *Anticipated Effects of AB 109:*** The Yolo County Jail system has been subject to a Court ordered jail cap that limits the Monroe Center to a maximum of 313 inmates, and the Leinberger Facility to 142 inmates. Between 2005 – 2007, the jail system has had an average daily population of 454 inmates, approximately 115.8% of the facilities CSA rated capacities. The total jail system ADP has ranged from 417 to 477 over the seven year reporting period. The California Department of Corrections and Rehabilitation (CDCR) estimates that in first nine months of Realignment the County will receive 88 new "N3" offenders sentenced to local incarceration in the

County Jail, 14 State parole revocations committed to the local jail and 207 "N3" offenders on Post-Release Community Supervision provided through the Probation Department.

Between 2012 - 13, CDCR estimates that AB 109 Realignment will result in 235 additional new locally sentenced offenders, 229 new post-release probation assignments, and 81 State parole revocations to County Jail. Over the first two year implementation period, the Yolo Probation Department is projected to receive a total of 436 Post-Release Community Supervision (PRCS) offenders (monthly average of 18). The Sheriff's Department is projected to receive 418 (monthly average of 17) "N3" felony offenders sentenced to jail time or some combination of jail time and community supervision and parolee jail commitments.

By June 2014 at "full implementation", the County will be handling an average daily population (ADP) of new detainees that will include the following offenders.

<i>Estimated Average Daily Population (ADP) at "Full Implementation" of AB 109 of New Offenders in the Yolo County Criminal Justice System</i>	
▪	277 "N3" offenders serving felony sentences in County Jail (130 serving less than three years; 147 serving more than three years)
▪	215 California Department of Corrections and Rehabilitation (CDCR) offenders receiving Post-Release Community Supervision (PRCS) provided by the Probation Department
▪	37 revoked offenders in County Jail on State parole or local probation violations.

It is projected that the 148 new maximum security beds through AB 900 and the alternative to incarceration program expansions the Sheriff's Department is undertaking, will be necessary to meet the realignment detention capacity population.

- 2. Describe Anticipated Changes to Detained Inmate Population:** The County jail system is expected to have a significant increase in the total number and average length of stay (ALS) for sentenced inmates. The offenders anticipated for local County Jail custody, supervision and treatment under the AB 109 Realignment are expected to have high needs in the area of substance abuse, persistent association with negative peer influences, anti-social thinking, insufficient problem-solving skills, mental health issues, lack of vocational and educational skills, post-release homelessness, and/or other basic needs.
- 3. Impact of Realignment on Facility Design:** The influx of longer term inmates, combined with the existing need for increased medical / mental health services space, is suggesting the Monroe Center will in the near term have more offenders with medical and mental health issues has been recognized and programmed into the design of the new medical / mental health facility constructed under AB 900. The design also is being affected by the need to provide larger multipurpose space with the prototype housing unit layout. As a result, program space for the 148-bed facility now contains additional multipurpose classrooms. Additionally, a new expanded program's building for vocational, educational training, cognitive behavioral group counseling and other recognized evidence-based offender services functions is included in the construction project.
- 4. Describe the Extent Realignment is Related to Project Need:** The impacts of Realignment has significantly altered the initial Monroe Center master planning work jail administrators were pursuing. The need for additional beds, improved inmate processing / support space, and expanded programming areas which is addressed

in this construction project is the direct result of the projected offender realignment population levels contained in the shift in offender population from State Prison to the County Jail system.

H. BUDGET:

1. ***How Was the Project Budget Determined to be Reasonable:*** The architectural firm of Lionakis was contracted to provide programming and conceptual design in preparation of this application. A professional cost-estimating firm provided construction cost estimates, based up on the conceptual design, escalated to the mid-point of construction. The construction estimate was reviewed by an independent professional cost estimator. Fees and staff time for the project budget were based upon the scope of the conceptual design and the complexity of the project type. Percentages were determined by industry averages or past projects.

Because jail facilities are some of the most expensive buildings to construct, the County examined a number of factors to determine the likely probable cost (in 2012 dollars) for the new AB 900 construction and jail infrastructure projects. Because only preliminary “space programming” has taken place and there are no final design drawings, this cost information is used for budgeting purposes only. Refinement of the estimates will occur throughout the programming and design process. The AB 900 application costs were based on general square footages that were derived through the following means: (1) discussions with staff and consultants regarding space needs; (2) hypothetical scenarios; (3) typical spaces found in jail facilities; (4) survey of similarly sized facilities (see chart below), (5) field trips to other detention

facilities; (6) past practices; (7) current acceptable functional use areas / spaces utilized in the existing facilities; and (8) state minimum jail standards.

Eighteen similar sized facilities in California were surveyed to determine the appropriate space place holder for determining the budget until actual space programming can be conducted. The table below represents the space guidelines per inmate for each functional use area listed.

Functional Use Area	Average Square Foot/Bed
Housing Dayroom	187.3
Administration	14.4
Inmate Programs	10.7
Laundry	3.1
Medical	10.1
Food Service	26.8
Central Control	1.4
Maintenance/Stor/Utility	22.2
Intake/Release	27.0
Circulation	31.3

The cost estimates were prepared by professional estimators with the experience in all disciplines found in a detention project. In order to respond to the most cost effective solution, the Needs Assessment Update examined the following questions, which the final set of AB 900 construction recommendations were based:

1. Are the detention facilities and support space sufficiently sized, configured, and in a condition from a physical plant perspective, to support the security level and program requirements of the adult offender population?
2. Are there renovations, remodeling, or other building modifications which can be made to the existing facility which would make better use of available space for staff, inmates and the public?

3. Does the local adult facility contain building elements or systems which present excessive liability for the County when continuing to operate or use the facility at current "ADP" levels?
4. What is the remaining useful life of each of the facilities?
5. Can the existing facilities be economically expanded to accommodate future increased populations?
6. What are the likely and probable construction costs the County will experience in responding to expansion of the institution?
7. Have there been significant changes in either the volume or characteristics of male/female inmate population which should be recognized in any remodeling or housing construction plan to expand the capacity of the facility? Are there selected "special" sub-populations of inmates currently being housed in each facility which could be better served through a different housing configuration or security custody response?
8. Where could expansions occur within the facility site plan that would be compatible with the department's operational standards?
9. Would the future facility be operated under the current custody philosophy?
10. What would be the immediate, short, mid, and long range phased construction recommendations needed to satisfy and/or address the identified facility requirements for the Monroe Center?

The County has also performed a comprehensive infrastructure study at Monroe Center to determine the lowest lifecycle cost for upgrading and providing additional utilities to the site. The study included engineers estimates and recommendations

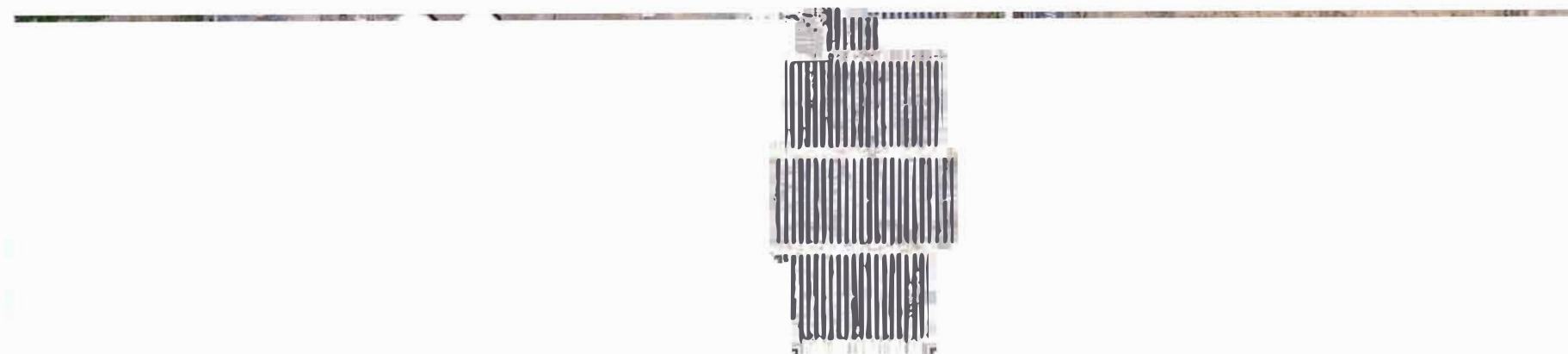
for cost effective options, which have been used in the proposed budget. Finally, the budget also uses typical, recognized industry standards (percentages) of building construction cost to estimate items including (a) construction contingency, (b) design fees, (c) materials test and special inspections, and (d) moveable furniture and equipment (FF&E's) expense.

2. ***Measures To Promote Cost Effective Planning, Design and Construction:*** The County will use Lionakis, a recognized design firm with extensive jail experience. Working with the designer, the Sheriff and County construction staff will also be exploring innovative, low cost methods of construction, both pre-fabricated and onsite construction, steel versus concrete, including modular concepts. Throughout the design process, the County will be seeking to emphasize the least capital cost by identifying, proposing and utilizing the lowest cost method of construction possible.

The Sheriff's Department and County construction staff will seek a building design with the least required staffing cost that will translate into the lowest long-term lifecycle cost expense to community taxpayers. In total, the County's AB 900 design work will minimize the use of state funding by building no more than the minimum needs of the Sheriff's Department, utilizing the least cost method of construction and by managing the construction very closely to minimize change orders. The County intends on not only minimizing capital construction costs, but is specifically mindful of the need to minimize lifecycle cost and thus, annual staffing and operations cost of the new Monroe Center buildings.

Appendix A.

**Additional Graphic Layouts for the
Monroe Center Jail Construction Project
Yolo County AB 900 Phase II - Application**



EAST GIBSON ROAD

COLOR KEY LEGEND

-  IN-CUSTODY EDUCATIONAL, TREATMENT & VOCATIONAL PROGRAMS
-  C.U.P. (CENTRAL UTILITY PLANT)
-  HOUSING UNIT
148 BEDS
-  VIDEO VISITATION (V.V.)
-  (E) STAFF SERVICES
REMODEL
-  KITCHEN/ LAUNDRY
BLDG
-  (E) ADMINISTRATION
REMODEL
-  (E) INTAKE/ BOOKING
EXPANSION & REMODEL
-  MEDICAL/ MENTAL HEALTH
EXPANSION & REMODEL
-  CLASSIFICATION/ SUPERVISOR
STAFF AREA REMODEL
-  (E) EXISTING
BLDG

FUTURE
PARKING

PROPERTY LINE



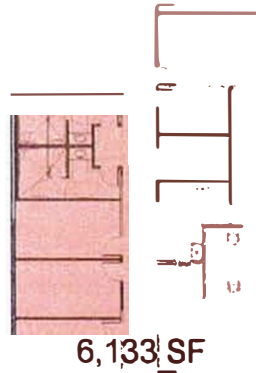
HOUSING UNIT (148-BEDS):

- 4 HOUSING PODS CONTAINING 16 DOUBLE OCCUPANCY CELLS EACH
- 1 SPECIAL HOUSING POD CONTAINING 10 DOUBLE OCCUPANCY CELLS
- SHOWER AND JANITORIAL SUPPORT SERVICES IN EACH HOUSING UNIT
- ASSOCIATED DAYROOM SPACE TO ACCOMMODATE DOUBLE BUNKING
- OUTDOOR RECREATION YARDS ADJACENT TO HOUSING UNITS
- RAISED CONTROL CENTER
- MULTI-PURPOSE PROGRAM ROOM
- SUPPORT SERVICE SPACES



HOUSING UNIT (148-BEDS) PLAN





6,133 SF

ADMINISTRATION RENOVATION:

- CREATE 4 PRIVATE OFFICES
- ANALYST OFFICE
- EXPAND AND RENOVATE RECORDS AREA
- PROVIDE CONFERENCE ROOM
- SUPPORT SPACES



12,006 SF

INTAKE AND BOOKING EXPANSION AND RENOVATION:

- EXPAND THE EXISTING AREA TO THE WEST
- PROVIDE A PRE-BOOKING AREA FOR ARRESTING OFFICERS AND STAFF
- CREATE 2 SAFETY CELLS
- PROVIDE 4 SOBERING CELLS, 8 HOLDING CELLS AND 2 GROUP HOLDING
- CREATE 2 SECURE DOCILE HOLDING ROOMS
- PROVIDE INTAKE DRESS-IN AND PROPERTY ROOM
- RENOVATE THE RELEASE AND COURT HOLDING AREAS
- CREATE SEPARATE INTAKE AND TRANSPORTATION CIRCULATION ROUTES



232 SF

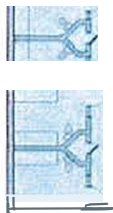
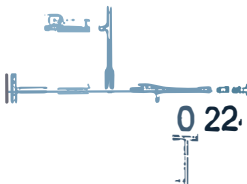
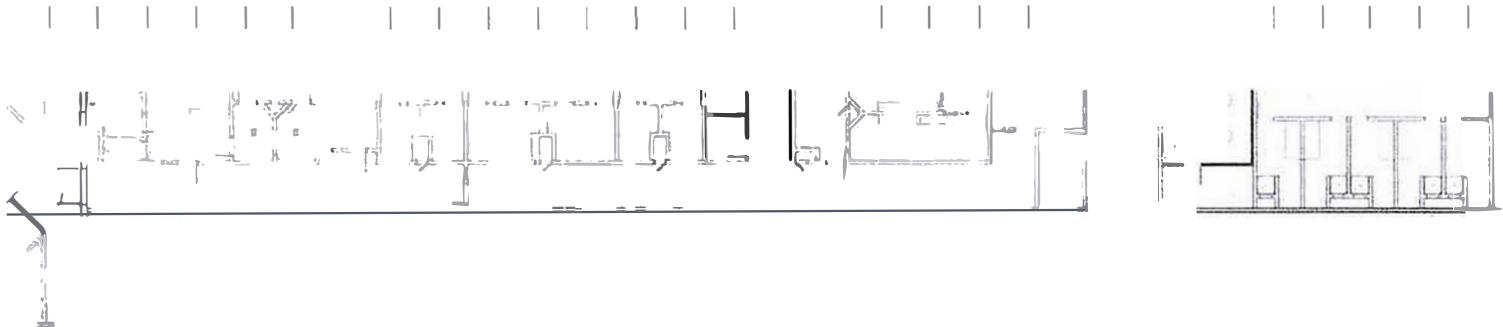
**VIDEO VISITATION
REMODEL HOUSING UNIT**

CENTRAL JAIL

RENOVATION:

- SHARED ON-DUTY SERGEANTS OFFICE
- INTERVIEW ROOMS
- WORK ROOM
- PROGRAM AND COMMISSARY SPACE
- CONTACT ATTORNEY VISIT

ADMIN & INTAKE/ BOOKING & STAFF AREAS PLAN



VIDEO VISITATION

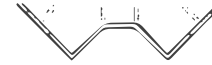
COVE

MEDICAL/ MENTAL HEALTH & TRANS. HOUSING PLAN

KITCHEN/ LAUNDRY BUILDING:

- NEW FACILITY TO ACCOMMODATE BUILD OUT
- LOADING DOCK, TRASH, DELIVERIES AND RECYCLE AREA
- DRY AND REFRIGERATED STORAGE
- PREPARATION, COOKING, TRAY MAKE-UP, WAREWASHING AND CARTS
- STAFF OFFICES, LOCKERS AND BREAK AREA
- INMATE TOILETS AND BREAK AREA
- SEPARATE LAUNDRY FACILITY
- FACILITY WAREHOUSE AND COUNTY MAINTENANCE AREA

KITCHEN/ LAUNDRY BLDG PLAN



VIDEO VISITATION:

- ALL NON-CONTACT VISITATION
- PUBLICLY ACCESSIBLE W/O BRINGING CIVILIANS TO SECURE AREAS
- PUBLIC LOBBY AND RESTROOMS

2,932 SF

ALWAY

COY



(E) STAFF SERVICES REMODEL:

- CREATE MEN'S AND WOMEN'S RESTROOMS AND LOCKERS
- RENOVATE EXISTING CONFERENCE ROOM FOR STAFF DINING
- MINOR RENOVATIONS FOR STAFF TRAINING AND SELF DEFENSE
- COVERED WALKWAY TO JAIL FOR STAFF AND FOOD TRANSPORTATION

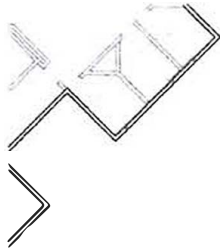
8,925 SF

VIDEO VISITATION & (E) STAFF SERVICES PLAN

YOLO COUNTY MONROE JAIL EXPANSION - AB900/ PHASE 2



#011354 12/23/2011



CUP YARD

C.U.P. (CENTRAL UTILITY PLANT):

- ELECTRICAL ROOM
- BOILER ROOM
- CHILLER ROOM
- CENTRAL PLANT YARD

CHILLER ROOM

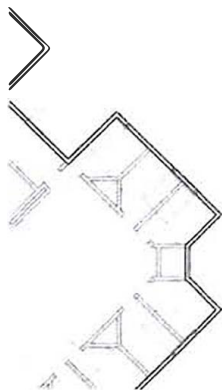
4,460 SF



SMALL

IN-CUSTODY PROGRAMS:

- EDUCATIONAL, TREATMENT AND VOCATIONAL PROGRAMS
- SERVES ENTIRE JAIL POPULATION
- LARGE AND SMALL GROUP THERAPY
- SERVICE PROVIDER WORK AREAS
- VARIETY OF PROGRAM SPACE OPPORTUNITIES

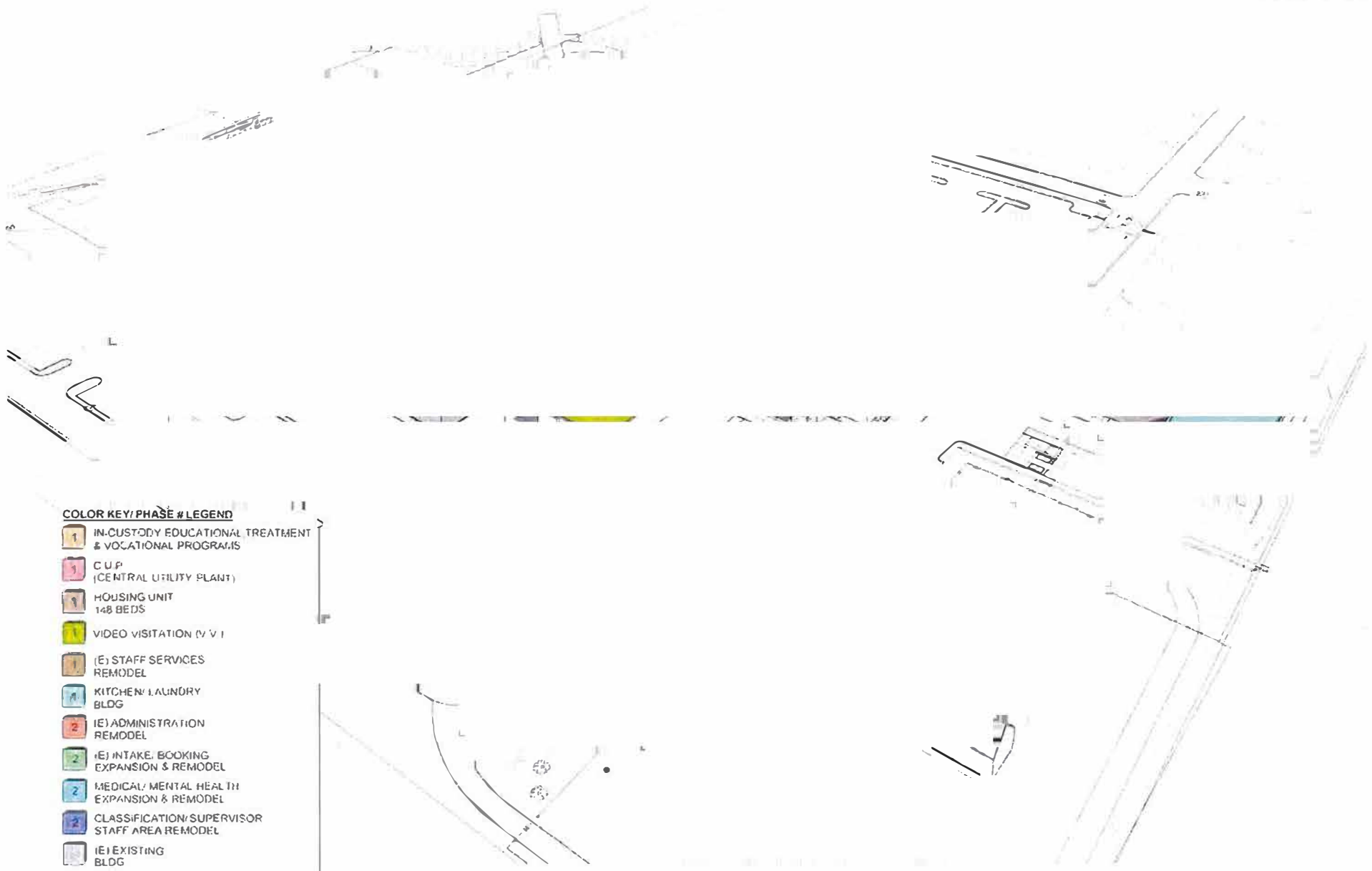


IN-CUSTODY PROGRAMS PLAN

YOLO COUNTY MONROE JAIL EXPANSION - AB900/ PHASE 2

#011354

12/23/2011



AERIAL VIEW OF SITE FROM SW W/ MASS MODELS

FILED

JAN 10 2012

RESOLUTION NO. 12-04

**Resolution of the Yolo County Board of Supervisors Regarding the
2011 Local Jail Construction Financing Program AB 900 Phase II Application**

BY Julie Racht **CLERK OF THE BOARD**
DEPUTY

WHEREAS, the County of Yolo has a critical need to expand its jail detention facility and is ready to seek competitive bidding; and

WHEREAS, this project is a significant cost to the County of Yolo to provide detention facilities for those detained by Yolo City and County law enforcement entities; and

WHEREAS, Assembly Bill 900, Phase II appropriates \$602,881,000 in jail construction funding through State lease-revenue bonds; and

WHEREAS, the State of California Corrections Standards Authority (CSA), pursuant to the provisions of AB 900 has issued a Phase II Request for Applications related to Construction or Expansion of County Jails on October 7, 2011; and

WHEREAS, the County of Yolo will be submitting its Response to the CSA's Request for Applications for Construction or Expansion of County Jails issued October 7, 2011 with Applications due January 11, 2012; and

WHEREAS, the CSA's Request for Applications requires confirmation via an ordinance of the Yolo County Board of Supervisors of the County's commitment to and provision for taking certain actions and preparations as part of the County's Application; and

WHEREAS, the County of Yolo is willing and able to take the following actions and preparations as part of its Application in response to the CSA's Request for Applications for Construction or Expansion of County Jails;

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the Board of Supervisors of the County of Yolo, State of California that in consideration for significant financial assistance for the County Detention Facility Expansion, the County will or does hereby take the following actions and make the following assurances:

Yolo County has prepared and is submitting a 2011 AB 900 Phase II Application for funding to the California Corrections Standards Authority (CSA) for construction funds to renovate and expand the Yolo County Adult Jail System.

Yolo County is relinquishing its AB 900 Phase I conditional award, and reapplying for a Phase II conditional award, and requesting admissions preference for this Application.

AB 900 Construction Administrator, Financial Officer and Project Contact Person

1. The County Construction Administrator for the AB 900 Phase II Jail Construction Project is Terry Vernon, General Services Deputy Director, 120 W. Main Street, Suite C,

Woodland, CA 95695. Phone 530-406-4880, Fax 530-668-1801,
terry.vernon@yolocounty.org.

2. The County Project Financial Officer for the AB 900 Phase II Jail Construction Project is Dena Humphrey, Purchasing Manager, 120 W. Main Street, Suite C, Woodland, CA 95695. Phone 530-406-4880, Fax 530-668-1801, dena.humphrey@yolocounty.org.
3. The County Project Contact Person for the AB 900 Phase II Jail Construction Project is Mindi Nunes, Deputy County Administrator, 625 Court Street, Woodland, CA 95695. Phone 530-666-8150, Fax 530-668-4029, mindi.nunes@yolocounty.org.

Signature Authorization

4. Mindi Nunes, Deputy County Administrator is authorized to sign Yolo County's AB 900 Phase II Jail Construction Application and subsequent applicant agreements for the Jail Construction Project.

Assurances

The Yolo County Board of Supervisors has reviewed the AB 900 Phase II Construction Application requirements issued through the California Corrections Standards Authority and provides the following Assurances for the Application:

5. The County of Yolo will adhere to State requirements and terms of the agreements between the County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority, and the State Public Works Board in the expenditure of any State financing allocation and County contribution funds.
6. The County of Yolo has appropriated, or will appropriate after notification of conditional award of financing, but before State/County financing agreements, the amount of contribution identified by the County on the financing program application form submitted to the Corrections Standards Authority; the County acknowledges the need to identify the source of funds for County contribution and other County borne costs, and assures that State and cash contribution does not supplant (replace) funds otherwise dedicated or appropriated for construction activities.
7. The County of Yolo will safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations) within ninety (90) days after project completion.
8. The County of Yolo has project site control through a fee simple title ownership of the site or comparable long-term possession of the site, and right of access to the project sufficient to assure undisturbed use and possession of the site, and will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of facility subject to construction, or lease the facility for operation to other entities without permission and instructions from the Corrections Standards Authority.

9. Yolo County attests to \$710,000 as the site acquisition land cost or current fair market land value for the proposed new or expanded jail facility as reflected in the independent appraisal acquired by the County.

10. The County of Yolo reaffirms the representations and affirmations made in Resolution 12-04 adopted by the County of Yolo Board of Supervisors on January 10, 2012.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, this 10th day of January, 2012 by the following vote:

AYES: **Chamberlain, McGowan, Rexroad, Provenza.**

NOES: **Saylor.**

ABSTENTIONS: **None.**

ABSENT: **None.**



Jim Provenza, Chair
Yolo County Board of Supervisors

Approved As To Form:
Robyn Truitt Drivon, County Counsel

Attest:
Julie Daehler, Deputy Clerk
Yolo County Board of Supervisors

By: 

Deputy (Seal)



By: 

Philip J. Pogledich, Senior Deputy