



DEPARTMENT OF CORRECTIONS AND REHABILITATION  
CORRECTIONS STANDARDS AUTHORITY

2011 LOCAL JAIL CONSTRUCTION FINANCING PROGRAM  
AB 900 - PHASE II

# AMENDED APPLICATION FORM

This document is not to be reformatted.

*Final amended application*

## SECTION 1: PROJECT INFORMATION

### A. APPLICANT INFORMATION

COUNTY NAME <b>Monterey County</b>		AMOUNT OF STATE FINANCING REQUESTED IN THIS APPLICATION <b>\$ 36,295,000</b>	
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 <b>Monterey County Jail</b>		
PROJECT DESCRIPTION <b>Housing Addition (288 Beds), New Central Control + Administration &amp; Support</b>		
STREET ADDRESS <b>1414 Natividad Road</b>		
CITY <b>Salinas</b>	STATE <b>California</b>	ZIP CODE <b>93906</b>

### C. SCOPE OF WORK - INDICATE FACILITY TYPE (II, III or IV) AND CHECK ALL BOXES THAT APPLY

FACILITY TYPE (II, III or IV) <b>II</b>	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input type="checkbox"/> RENOVATION/REMODELING	<input checked="" type="checkbox"/> ADDING BEDS AT EXISTING FACILITY
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### 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		<b>282</b>	<b>6</b>	
TOTAL BEDS (A+B+C+D)	<b>288</b>			

**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 **Scott K. Miller**Title **Sheriff-Coroner**

AUTHORIZED PERSON'S SIGNATURE



DATE

**August 13, 2012****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 **Paul Greenway**

OK 10/31/12 HV

Title **Acting Director**

DEPARTMENT

**RMA Department of Public Works**

TELEPHONE NUMBER

**831-796-4807**

STREET ADDRESS

**168 W. Alisal Street, 2<sup>nd</sup> Floor**

FAX NUMBER

**831-755-4958**

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**greenwayp@co.monterey.ca.us****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 **Shawne Ellerbee**

OK 10/31/12 HV

Title **Finance Manager**

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

**PROJECT CONTACT PERSON**Name **Jeffrey J. Budd**

OK 10/31/12 HV

Title **Chief Deputy**

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**Monterey County Sheriff's Office, Custody Operations Bureau**

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**831-755-3859**

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## SECTION 2: BUDGET SUMMARY

### 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.

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

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1. Construction	\$ 32,574,762	\$ 0		\$ 32,574,762
2. Additional Eligible Costs*	\$ 889,228	\$ 166,410		\$ 1,055,638
3. Architectural	\$ 1,669,570	\$ 1,243,650		\$ 2,913,220
4. Construction Management	\$ 1,161,440	\$ 716,460		\$ 1,877,900
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11. Real Estate Due Diligence			\$ 4,380	\$ 4,380
<b>TOTAL ELIGIBLE PROJECT COST</b>	<b>\$ 36,295,000</b>	<b>\$ 2,943,928</b>	<b>\$ 1,088,850</b>	<b>\$ 40,327,778</b>
<b>PERCENT OF TOTAL</b>	<b>90%</b>	<b>7%</b>	<b>3%</b>	<b>100 %</b>

\* 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): Construction costs are based on a single programmatic estimate (+/-35%) of a conceptual design. The conceptual estimate was prepared by the estimator retained by the architectural firm providing planning services for this project. The goal of this project is to maximize additional beds (~56,000 sq. ft.) and provide only essential administrative and support space improvements (~5,000 sq. ft.).

*40,327,778*

2. **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): Additional eligible costs are based on past experience for moveable equipment and moveable furnishings costs on similar projects, which typically approximate 2% of construction cost). Additional permit fees, sewer connection fees and other development impact fees are estimated at \$1 million. No funds are allocated for public art.
3. **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): The county currently has retained an architectural firm to plan for the expansion of the Monterey County Jail. Planning is in progress and concentrating on the addition of housing units. Architectural fees are based on fees historically paid by the county for similar architectural services. In order to expedite construction of sorely needed new detention space, a \$2.5 million cash match has been allocated to allow the schematic design and design development efforts to proceed prior to State Public Works Board (SPWB) approval. However, this approach will be reevaluated in consultation with Board of State and Community Corrections (BSCC) and SPWB staff prior to award of the architectural/engineering contract, when a more accurate SPWB scheduling forecast is available.
4. **Construction Management**: Construction management fees are based on fees historically paid by the county for construction management services.
5. **CEQA**: CEQA fees are based on the fees historically paid by the county for environmental consulting services and the associated public outreach on projects of similar public interest.
6. **Audit**: Audit fees are based on an estimate of the accounting/auditing effort that will be required by the office of the County Auditor in order to meet the auditing requirements of this project.
7. **Site Acquisition**: Site acquisition costs are based on the fair market value of a two acre site as provided by the County Appraiser using a 2007 appraisal adjusted to current market conditions.
8. **Needs Assessment**: Needs Assessment fees are based on the contract with the firm providing the needs assessment and the fees historically paid for similar services.
9. **County Administration**: County Administration fees are based on an historical estimate of administrative costs incurred on projects of a similar scope.
10. **Transition Planning**: Transition planning costs are based on a detailed estimate of the time that will be required for the designated transition team to prepare for the occupancy of the new housing units and the occupancy of the new administrative and support spaces.
11. **Real Estate Due Diligence** (may not exceed \$16,000): The real estate due diligence costs are based only on the costs allowed to reimburse BSCC for their time. No county costs are included.

### 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 and July 26, 2012.)

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	9/18/2012	12/1/2012	Existing County owned property
Real estate due diligence package submitted <u>within 120 days of award</u>	9/18/2012	1/10/2013	
Begin CEQA process <u>within 90 days of award</u>	9/18/2012	12/7/2012	
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	3/26/2013	8/6/2013	
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)	8/6/2013	2/7/2014	
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)			Not Applicable
Design Development (Preliminary drawings) with Staffing Plan	2/10/2014	11/12/2014	
Staffing/Operating Cost Analysis approved by the Board of Supervisors	2/13/2014	4/15/2014	
Construction Documents (Working drawings)	11/13/2014	7/24/2015	
Construction Bids	7/24/2015	10/26/2015	
Notice to Proceed	10/27/2015	11/9/2015	
Construction (maximum 3 years to complete)	11/10/2015	10/30/2017	
Staffing/Occupancy <u>within 90 days of completion</u>	10/31/2017	11/27/2017	

## **SECTION 4: AMENDED NARRATIVE(SCOPE OF WORK & PROJECT IMPACT)**

**Scope of Work and Project Impact:** Monterey County is requesting \$36,295,000 in state funds and providing \$4,032,778 in matching funds to construct a Title 24 compliant, 288-bed expansion on the existing jail site. Officer, staff, public and inmate safety will improve significantly. Overcrowding will be relieved and separation by classification finally will become possible. Programs will be added and recidivism reduced. Officer recruiting and retention will improve. The expanded jail will assist the Sheriff in being able to accommodate the inmates that will be held at the county level as a result of AB 109. Public safety will be enhanced.

### **Design Goals - Monterey County Adult Detention Facility (MCADF):**

The proposed MCADF expansion will:

- be a new generation, direct visual supervision, podular, adult detention facility expansion that meets all of the requirements of Title 24 of the California Code of Regulations;
- provide a safe and secure environment for staff, visitors, volunteers and inmates with a well defined secure perimeter that includes pedestrian and vehicular entry ports;
- include staff efficient, unit control stations that provide visual supervision of the housing units and recreation areas as well as other secure areas;
- consist of housing units with the flexibility to meet a wide variety of varying classification needs (e.g. female housing units, units of varying security levels, etc.);
- provide spaces for a wide variety of programs to reduce recidivism and thus reduce county, state and federal criminal justice system costs;
- provide a professional work environment and adequate space for custody staff, teachers, medical and mental health professionals, other professionals providing services and volunteers;
- be cost efficient to build and operate;
- be energy efficient and environmentally friendly to reduce operating costs;
- be staff efficient to preserve scarce county resources;
- meet the requirements of the Americans with Disabilities Act (ADA);
- provide adequate, easily supervised adult exercise and recreation spaces (including those required for large muscle group activities) to reduce tension and contribute to the success of programs;
- include adequate storage as required by Title 24 (storage also often is undersized in detention facilities); and
- provide secure spaces for contact, non-contact and video visiting.

### **Identified Need (Facility Type):**

The Monterey County Adult Detention Facility (MCADF) housing and support space expansion will be a Type II Facility (i.e. a local detention facility used for the detention of persons pending arraignment, during trial and upon sentence of commitment as defined in Title 24 of the California Code of Regulations).

**Housing:** 288 new beds will be constructed to meet immediate needs. Housing areas will be designed to maximize staffing efficiency. The allocation of new beds is summarized as follows:



**New Bed Allocation****Bed Type**

Single Cells  
Double Cells  
Total Beds

**New Construction**

6  
282 Beds in 141 Cells  
288 Beds

**Single Occupancy Cells:** A total of 6 new beds in single occupancy cells for maximum-security, disciplinary segregation, administrative segregation and protective custody inmates will be added to the system. Stainless steel combination fixtures will be used. All cell doors will be hung doors constructed of steel. One bed and a desk will be wall mounted.

**Double Occupancy Cells:** A total of 282 new beds in 141 double occupancy cells will be added for medium-security inmates. Adequate ADA cells will be provided. Stainless steel combination fixtures will be used. All cell doors will be hung doors constructed of steel. Two beds and two desks will be wall mounted.

**Dayrooms:** Dayrooms will be provided at the rate of a minimum of thirty-five square feet per inmate and will contain anchored tables and seating to accommodate the maximum number of inmates allowed access to the dayroom at any given time in each housing unit. Access will be provided to toilets, washbasins, drinking fountains and showers from the dayroom. Dining will occur in the dayroom of each housing unit.

**Visiting:** Contact, non-contact and video visiting spaces will be provided. Video visiting will be the primary means of visitation. Contact and non-contact visiting areas will be provided as a reward for good behavior at the discretion of the Sheriff and to accommodate any court ordered contact or non-contact visiting.

**Program Space:** Program rooms will be provided at each housing unit. Activities that will occur in these spaces include adult education, religious services and counseling, Alcoholics Anonymous and Narcotics Anonymous classes, group counseling, mental health evaluations and classes along with other programs to reduce recidivism. Additional program space will be provided for the existing rated beds.

**Outdoor Exercise:** An enclosed, secure outdoor exercise area will be attached to each new housing unit. This area will be observable from within the housing unit and from central control. The area will be a secure area that is partially covered for use in inclement weather and have a clear height of at least fifteen feet. The "open" area of the roof structure will be covered with high security mesh to prevent escape. Access will be provided to a toilet, washbasin and drinking fountain. There will be at least one completely fenced outdoor exercise area of not less than 600 square feet for use by those inmates who have earned this privilege. Special care will be taken to eliminate opportunities for escape and the introduction of contraband. All exercise areas will be observed by unit control. Recreation areas will accommodate inmates with disabilities.

**Attorney Interview Rooms:** Selected non-contact visiting rooms will be configured with a secure and lockable paper pass to allow attorneys to consult confidentially with inmate clients.

**Confidential Interview Rooms:** Confidential interview rooms will be provided near the new housing areas. The interview rooms will be used by custody, mental health and health care staff as well as by attorneys and religious advisors. The interview rooms will be accessible to male and female inmates and they will not be monitored.

**Central Control:** A new central control room will monitor and operate all security perimeter penetrations. CCTV will be used to provide visual control and to assist in the control of the perimeter penetrations. Central control will function as the Sheriff's command post during natural disasters or inmate disturbances.

**Unit Control:** New unit control stations capable of visually controlling a unit will be located between housing pods. Additionally unit control will monitor each new and existing housing unit. Central control will have visual supervision of the housing units, the attached outdoor exercise areas and the program spaces.

**Staff Stations:** A draft staffing plan will be prepared before the housing units are designed. Thus, care will be taken during the design to be certain that the facility does not generate additional staff stations not required by "best practices." All staff stations will be ergonomically designed.

**Food Service:** The existing food service operation will accommodate the additional beds.

**Storage.** Inmate property storage will be provided as required by Title 24. Additionally, storage areas will be provided in the new housing units.

**Scope of Work Payable from State Funds:** Monterey County is requesting \$36,295,000 in state funds and providing \$4,032,778 in matching funds to construct a Title 24 compliant, 288-bed expansion on the existing jail site as discussed above. Total Eligible Project Cost is \$40,327,778. Monterey County owns the site on which the construction will occur.

**Contrast of Pre-Construction Conditions with Post-Construction Conditions:** The significant positive impact that this project will have for our county is discussed throughout the narrative above and summarized in Table 9 below.

#### Existing Conditions Contrasted to Post-Construction Conditions

##### **Conditions Prior to Construction**

Insufficient rated beds for ADP.  
Influx of AB 109 inmates.

Currently 75% of beds are in dorms while  
80% of inmates are felons.

Classification cannot be effective because  
of a lack of single and double cells.

The existing design is inefficient from a  
staffing perspective.

The age of the existing construction makes  
it expensive to operate and maintain.

##### **Post-Construction Conditions**

New beds will relieve serious overcrowding.  
New beds accompanied by appropriate  
alternatives to detention will help  
accommodate the new influx of AB 109  
inmates.

141 double occupancy cells and 6  
single cells will be provided.

Single and double cells will allow for  
appropriate classification (separation  
and segregation).

An initial staffing plan will assure  
that the new housing units are staff  
efficient.

New construction will be durable,  
secure and easily maintained. Close

141  
x 2  
-----  
282  
+ 6  
-----  
288

The labyrinth-like manner of the additions has created security and evacuation issues.

Lack of program space.  
Difficulties in recruiting deputies and staff to work in the jail.

Parts of the jail are compliant because these areas are "grandfathered" under earlier Title 24 regulations.

Lack of adequate unit control stations for housing areas.

attention will be paid to life cycle costs. The new housing units will be open, allowing direct visual supervision. Ingress and egress routes will be planned carefully.

Adequate program space will be provided. The new construction will provide a professional environment in which to work.

The new design will meet or exceed all Title 24 regulations.

Unit control stations will have direct visual supervision of all housing areas.



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8/23 + 8/24

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11. Real Estate Due Diligence			\$ 4,380	\$ 4,380
<b>TOTAL ELIGIBLE PROJECT COST</b>	<b>\$ 36,295,000</b>	<b>\$ 2,943,928</b>	<b>\$ 1,088,850</b>	<b>\$40,327,778</b>
<b>PERCENT OF TOTAL</b>	<b>90%</b>	<b>7%</b>	<b>3%</b>	<b>100 %</b>

\* 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.

1.

Construction (includes fixed equipment and furnishings): Construction costs are based on a single programmatic estimate (+/-35%) of a conceptual design. The conceptual estimate was prepared by the estimator retained by the architectural firm providing planning services for this project. The goal of this project is to maximize additional beds (~56,000 sq. ft.) and provide only essential administrative and support space improvements (~5,000 sq. ft.).



2. **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): Additional eligible costs are based on past experience for moveable equipment and moveable furnishings costs on similar projects, which typically approximate 2% of construction cost). Additional permit fees, sewer connection fees and other development impact fees are estimated at \$1 million. No funds are allocated for public art.
3. **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): The county currently has retained an architectural firm to plan for the expansion of the Monterey County Jail. Planning is in progress and concentrating on the addition of housing units. Architectural fees are based on fees historically paid by the county for similar architectural services. In order to expedite construction of sorely needed new detention space, a \$2.5 million cash match has been allocated to allow the schematic design and design development efforts to proceed prior to State Public Works Board (SPWB) approval. However, this approach will be reevaluated in consultation with Board of State and Community Corrections (BSCC) and SPWB staff prior to award of the architectural/engineering contract, when a more accurate SPWB scheduling forecast is available.
4. **Construction Management**: Construction management fees are based on fees historically paid by the county for construction management services.
5. **CEQA**: CEQA fees are based on the fees historically paid by the county for environmental consulting services and the associated public outreach on projects of similar public interest.
6. **Audit**: Audit fees are based on an estimate of the accounting/auditing effort that will be required by the office of the County Auditor in order to meet the auditing requirements of this project.
7. **Site Acquisition**: Site acquisition costs are based on the fair market value of a two acre site as provided by the County Appraiser using a 2007 appraisal adjusted to current market conditions.
8. **Needs Assessment**: Needs Assessment fees are based on the contract with the firm providing the needs assessment and the fees historically paid for similar services.
9. **County Administration**: County Administration fees are based on an historical estimate of administrative costs incurred on projects of a similar scope.
10. **Transition Planning**: Transition planning costs are based on a detailed estimate of the time that will be required for the designated transition team to prepare for the occupancy of the new housing units and the occupancy of the new administrative and support spaces.
11. **Real Estate Due Diligence** (may not exceed \$16,000): The real estate due diligence costs are based only on the costs allowed to reimburse BSCC for their time. No county costs are included.

### 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 and July 26, 2012.)

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	9/18/2012	12/1/2012	Existing County owned property
Real estate due diligence package submitted <u>within 120 days of award</u>	9/18/2012	1/10/2013	
Begin CEQA process <u>within 90 days of award</u>	9/18/2012	12/7/2012	
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	3/26/2013	8/6/2013	
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)	8/6/2013	2/7/2014	
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)			Not Applicable
Design Development (Preliminary drawings) with Staffing Plan	2/10/2014	11/12/2014	
Staffing/Operating Cost Analysis approved by the Board of Supervisors	2/13/2014	4/15/2014	
Construction Documents (Working drawings)	11/13/2014	7/24/2015	
Construction Bids	7/24/2015	10/26/2015	
Notice to Proceed	10/27/2015	11/9/2015	
Construction (maximum 3 years to complete)	11/10/2015	10/30/2017	
Staffing/Occupancy <u>within 90 days of completion</u>	10/31/2017	11/27/2017	

## SECTION 4: AMENDED NARRATIVE(SCOPE OF WORK & PROJECT IMPACT)

**Scope of Work and Project Impact:** Monterey County is requesting \$36,295,000 in state funds and providing \$4,032,778 in matching funds to construct a Title 24 compliant, 288-bed expansion on the existing jail site. Officer, staff, public and inmate safety will improve significantly. Overcrowding will be relieved and separation by classification finally will become possible. Programs will be added and recidivism reduced. Officer recruiting and retention will improve. The expanded jail will assist the Sheriff in being able to accommodate the inmates that will be held at the county level as a result of AB 109. Public safety will be enhanced.

### **Design Goals - Monterey County Adult Detention Facility (MCADF):**

The proposed MCADF expansion will:

- be a new generation, direct visual supervision, podular, adult detention facility expansion that meets all of the requirements of Title 24 of the California Code of Regulations;
- provide a safe and secure environment for staff, visitors, volunteers and inmates with a well defined secure perimeter that includes pedestrian and vehicular entry ports;
- include staff efficient, unit control stations that provide visual supervision of the housing units and recreation areas as well as other secure areas;
- consist of housing units with the flexibility to meet a wide variety of varying classification needs (e.g. female housing units, units of varying security levels, etc.);
- provide spaces for a wide variety of programs to reduce recidivism and thus reduce county, state and federal criminal justice system costs;
- provide a professional work environment and adequate space for custody staff, teachers, medical and mental health professionals, other professionals providing services and volunteers;
- be cost efficient to build and operate;
- be energy efficient and environmentally friendly to reduce operating costs;
- be staff efficient to preserve scarce county resources;
- meet the requirements of the Americans with Disabilities Act (ADA);
- provide adequate, easily supervised adult exercise and recreation spaces (including those required for large muscle group activities) to reduce tension and contribute to the success of programs;
- include adequate storage as required by Title 24 (storage also often is undersized in detention facilities); and
- provide secure spaces for contact, non-contact and video visiting.

### **Identified Need (Facility Type):**

The Monterey County Adult Detention Facility (MCADF) housing and support space expansion will be a Type II Facility (i.e. a local detention facility used for the detention of persons pending arraignment, during trial and upon sentence of commitment as defined in Title 24 of the California Code of Regulations).

**Housing:** 288 new beds will be constructed to meet immediate needs. Housing areas will be designed to maximize staffing efficiency. The allocation of new beds is summarized as follows:

**New Bed Allocation****Bed Type**

Single Cells

Double Cells

Total Beds

**New Construction**

6

282 Beds in 141 Cells

288 Beds

**Single Occupancy Cells:** A total of 6 new beds in single occupancy cells for maximum-security, disciplinary segregation, administrative segregation and protective custody inmates will be added to the system. Stainless steel combination fixtures will be used. All cell doors will be hung doors constructed of steel. One bed and a desk will be wall mounted.

**Double Occupancy Cells:** A total of 282 new beds in 141 double occupancy cells will be added for medium-security inmates. Adequate ADA cells will be provided. Stainless steel combination fixtures will be used. All cell doors will be hung doors constructed of steel. Two beds and two desks will be wall mounted.

**Dayrooms:** Dayrooms will be provided at the rate of a minimum of thirty-five square feet per inmate and will contain anchored tables and seating to accommodate the maximum number of inmates allowed access to the dayroom at any given time in each housing unit. Access will be provided to toilets, washbasins, drinking fountains and showers from the dayroom. Dining will occur in the dayroom of each housing unit.

**Visiting:** Contact, non-contact and video visiting spaces will be provided. Video visiting will be the primary means of visitation. Contact and non-contact visiting areas will be provided as a reward for good behavior at the discretion of the Sheriff and to accommodate any court ordered contact or non-contact visiting.

**Program Space:** Program rooms will be provided at each housing unit. Activities that will occur in these spaces include adult education, religious services and counseling, Alcoholics Anonymous and Narcotics Anonymous classes, group counseling, mental health evaluations and classes along with other programs to reduce recidivism. Additional program space will be provided for the existing rated beds.

**Outdoor Exercise:** An enclosed, secure outdoor exercise area will be attached to each new housing unit. This area will be observable from within the housing unit and from central control. The area will be a secure area that is partially covered for use in inclement weather and have a clear height of at least fifteen feet. The "open" area of the roof structure will be covered with high security mesh to prevent escape. Access will be provided to a toilet, washbasin and drinking fountain. There will be at least one completely fenced outdoor exercise area of not less than 600 square feet for use by those inmates who have earned this privilege. Special care will be taken to eliminate opportunities for escape and the introduction of contraband. All exercise areas will be observed by unit control. Recreation areas will accommodate inmates with disabilities.

**Attorney Interview Rooms:** Selected non-contact visiting rooms will be configured with a secure and lockable paper pass to allow attorneys to consult confidentially with inmate clients.

**Confidential Interview Rooms:** Confidential interview rooms will be provided near the new housing areas. The interview rooms will be used by custody, mental health and health care staff as well as by attorneys and religious advisors. The interview rooms will be accessible to male and female inmates and they will not be monitored.

**Central Control:** A new central control room will monitor and operate all security perimeter penetrations. CCTV will be used to provide visual control and to assist in the control of the perimeter penetrations. Central control will function as the Sheriff's command post during natural disasters or inmate disturbances.

**Unit Control:** New unit control stations capable of visually controlling a unit will be located between housing pods. Additionally unit control will monitor each new and existing housing unit. Central control will have visual supervision of the housing units, the attached outdoor exercise areas and the program spaces.

**Staff Stations:** A draft staffing plan will be prepared before the housing units are designed. Thus, care will be taken during the design to be certain that the facility does not generate additional staff stations not required by "best practices." All staff stations will be ergonomically designed.

**Food Service:** The existing food service operation will accommodate the additional beds.

**Storage.** Inmate property storage will be provided as required by Title 24. Additionally, storage areas will be provided in the new housing units.

**Scope of Work Payable from State Funds:** Monterey County is requesting \$36,295,000 in state funds and providing \$4,032,778 in matching funds to construct a Title 24 compliant, 288-bed expansion on the existing jail site as discussed above. Total Eligible Project Cost is \$40,327,778. Monterey County owns the site on which the construction will occur.

**Contrast of Pre-Construction Conditions with Post-Construction Conditions:** The significant positive impact that this project will have for our county is discussed throughout the narrative above and summarized in Table 9 below.  
Table 9

#### **Existing Conditions Contrasted to Post-Construction Conditions**

##### ***Conditions Prior to Construction***

Insufficient rated beds for ADP.  
Influx of AB 109 inmates.

Currently 75% of beds are in dorms while 80% of inmates are felons.

Classification cannot be effective because of a lack of single and double cells.

The existing design is inefficient from a staffing perspective.

The age of the existing construction makes it expensive to operate and maintain.

##### ***Post-Construction Conditions***

New beds will relieve serious overcrowding. New beds accompanied by appropriate alternatives to detention will help accommodate the new influx of AB 109 inmates.

141 double occupancy cells and 6 single cells will be provided.

Single and double cells will allow for appropriate classification (separation and segregation).

An initial staffing plan will assure that the new housing units are staff efficient.

New construction will be durable, secure and easily maintained. Close

The labyrinth-like manner of the additions has created security and evacuation issues.

Lack of program space.  
Difficulties in recruiting deputies and staff to work in the jail.

Parts of the jail are compliant because these areas are "grandfathered" under earlier Title 24 regulations.

Lack of adequate unit control stations for housing areas.

attention will be paid to life cycle costs. The new housing units will be open, allowing direct visual supervision. Ingress and egress routes will be planned carefully.

Adequate program space will be provided. The new construction will provide a professional environment in which to work.

The new design will meet or exceed all Title 24 regulations.

Unit control stations will have direct visual supervision of all housing areas.