

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

**Date:** 01/10/12

**County:** Orange

**Application ID#:** A02-12

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 Budget Summary Table to reflect the required 10% in-kind match. The County also made a clarifying change to the budget explanation for Architectural. These changes are now reflected in this application.**

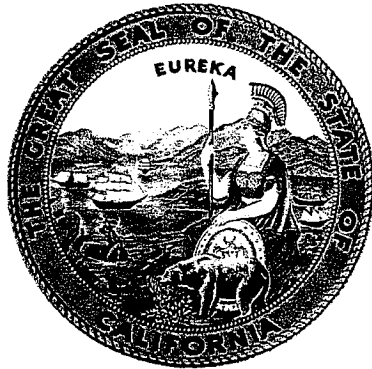
**The proposal appears to comply with all technical requirements.**

**California Department of Corrections and Rehabilitation**

**Corrections Standards Authority**

**AB 900 Phase II**

**Construction or Expansion of County Jails**



The Great Seal



**Request for Application from the County of Orange and the  
Orange County Sheriff-Coroner Department / November 8, 2011**

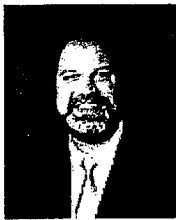
**Proudly Serving Orange County California**

The Orange County Board of Supervisor's contact information and respective districts in the County are listed below.



Board Chairman  
Bill Campbell  
Supervisor  
Third District  
Phone:  
(714) 834-3330

North Tustin CDP, Tustin, Orange, Villa Park,  
Yorba Linda, Unincorporated, Portions of  
Anaheim, Portions of Irvine



Vice Chairman  
John M.W. Moorlach  
Supervisor  
Second District  
Phone:  
(714) 834-3220

Costa Mesa, Cypress, Huntington Beach, La  
Palma, Los Alamitos, Newport Beach,  
Rossmore CDP, Seal Beach, Stanton, Sunset  
Beach CDP, Unincorporated, Portions of  
Buena Park, Portions of Fountain Valley



Janet Nguyen  
Supervisor  
First District  
Phone:  
(714) 834-3110

Garden Grove, Midway City CDP, Santa Ana,  
Westminster, Unincorporated, Portions of  
Fountain Valley



Shawn Nelson  
Supervisor  
Fourth District  
Phone:  
(714) 834-3440

Brea, Fullerton, La Habra, Placentia,  
Unincorporated, Portions of Anaheim, Portions  
of Buena Park



Patricia Bates  
Supervisor  
Fifth District  
Phone:  
(714) 834-3550

Aliso Viejo, Coto de Caza CDP, Dana Point,  
Ladera Ranch CDP, Laguna Beach, Laguna  
Hills, Laguna Niguel, Laguna Woods, Lake  
Forest, Las Flores CDP, Mission Viejo,  
Rancho Santa Margarita, San Clemente, San  
Juan Capistrano, Unincorporated, Portions of  
Irvine

The Sheriff of the Orange County Sheriff-Coroner Department and contact information is listed below.



Sandra Hutchens  
Sheriff  
Orange County Sheriff-Coroner Department  
Phone:  
(714) 647-1800

## **Table of Contents**

### **I. Application Form**

- **Project Information (SECTION 1)**
- **Budget Summary (SECTION 2)**
- **Project Timetable (SECTION 3)**
- **Narrative (SECTION 4) – *See Narrative section below***
- **Funding Preferences (SECTION 5)**
- **Board of Supervisors' Resolution (SECTION 6)**
  - **Resolution of the Board of Supervisors of Orange County California**
- **Narrative (SECTION 4) – Attached Pages 1-25**
  - **Summary**
  - **Project Need**
  - **Detention Alternatives**
  - **Scope of Work and Project Impact**
  - **Administrative Work Plan**
  - **Plan for Adequate Staffing of the Facility**
  - **Effects of Realignment**
  - **Budget**

### **II. Source listing**

### **III. Appendices & Information**



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 Orange		AMOUNT OF STATE FINANCING REQUESTED IN THIS APPLICATION \$ 100,000,000.00	
SMALL COUNTY (200,000 OR UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input checked="" 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 James A. Musick Facility		
PROJECT DESCRIPTION New 512 bed Type II jail facility		
STREET ADDRESS 13502 Musick Rd.		
CITY Irvine	STATE CA	ZIP CODE 92618

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

FACILITY TYPE (I, II or IV) II	<input checked="" type="checkbox"/> NEW STAND-ALONE FACILITY	<input 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		512		
TOTAL BEDS (A+B+C+D)	512			

**F. 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 **Sandra Hutchens**Title **Sheriff**

AUTHORIZED PERSON'S SIGNATURE

DATE

**11/8/2011****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 **Robert Beaver**Title **Director**

DEPARTMENT

**OCSD, Research & Development Division**

TELEPHONE NUMBER

**714-935-8431**

STREET ADDRESS

**431 The City Drive South**

FAX NUMBER

**714-935-6669**

CITY

**Orange**

STATE

**CA**

ZIP CODE

**92868**

E-MAIL ADDRESS

**rbeaver@ocsd.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 **Rick Dostal**Title **Executive Director**

DEPARTMENT

**OCSD, Administrative Command**

TELEPHONE NUMBER

**714-647-1803**

STREET ADDRESS

**550 N. Flower Street**

FAX NUMBER

**714-953-3092**

CITY

**Santa Ana**

STATE

**CA**

ZIP CODE

**92703**

E-MAIL ADDRESS

**rdostal@ocsd.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 **Tom Davis**Title **Administrative Manager II**

DEPARTMENT

**OCSD, Research & Development Division, Facilities Planning**

TELEPHONE NUMBER

**714-935-6968**

STREET ADDRESS

**431 The City Drive South**

FAX NUMBER

**714-935-6966**

CITY

**Orange**

STATE

**CA**

ZIP CODE

**92868**

E-MAIL ADDRESS

**tcDavis@ocsd.org**

## 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.

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	\$ 86,000,000	\$ 0		\$ 86,000,000
2. Additional Eligible Costs*	\$ 4,600,000	\$ 0		\$ 4,600,000
3. Architectural	\$ 6,900,000	\$ 0		\$ 6,900,000
4. Construction Management	\$ 2,500,000	\$ 0		\$ 2,500,000
5. CEQA		\$ 0		\$ 0
6. Audit			\$ 0	\$ 0
7. Site Acquisition			\$ 11,200,000	\$ 11,200,000
8. Needs Assessment			\$ 0	\$ 0
9. County Administration			\$ 0	\$ 0
10. Transition Planning			\$ 0	\$ 0
11. Real Estate Due Diligence			\$ 0	\$ 0
<b>TOTAL ELIGIBLE PROJECT COST</b>	<b>\$ 100,000,000</b>	<b>\$ 0</b>	<b>\$ 11,200,000</b>	<b>\$ 111,200,000</b>
<b>PERCENT OF TOTAL</b>	<b>90%</b>	<b>0%</b>	<b>10%</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):** Dollar figures were determined using current unit/market costs multiplied times gross square footages established during technical review of project content and scope by our contracted A-E firm and the County of Orange's Executive Committee. Dollar figures include fixed equipment and furnishings, special operational, medical, housing, food, security, and programming equipment necessary for safe and secure operations that meet Title 15 and 24 CCR requirements. State financing dollar amounts are applied to cover all costs to support construction of approximately 200,000 square feet of a new 512 bed jail facility. This budget item is directly linked to Musick jail expansion and accounts for site, infrastructure, utilities, core building components, central support facilities, furniture, fixtures and equipment necessary to operate this jail facility.
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):** Dollar figures were determined using Furniture, Fixtures, and Equipment (FFE) percentages (3%) as a calculation based on preliminary construction costs. Additionally, medical and food related equipment, permits, fees, and other moveable equipment and furnishings were estimated and included. This is a widely used and accepted method for calculating FFE to support large construction projects. Permits



and fees include planning and inspection fees associated with new construction. State financing will be used for all eligible costs. This budget item is directly linked to Musick jail expansion and accounts for all furniture and equipment necessary to operate a jail facility and all necessary permits, inspections, and approvals to meet state and local building codes, regulations, and standards.

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): Dollar figures were determined using design fee percentages (8%) as a calculation based on preliminary construction costs. This is a widely used and accepted method for calculating A-E fees for design services. State financing will be used for all architectural services. This budget item is directly linked to Musick jail expansion and accounts for all architectural services required for jail, infrastructure, and site related requirements a) The County of Orange's current stage in the architectural process relates specifically to master planning and CEQA review. The County's Master Planning contract with its selected A-E firm allows for a transition to a design contract with Board of Supervisor's approval. The Master Planning and CEQA review processes are nearing completion. (b) the County of Orange will utilize State reimbursement to cover the costs for all architectural services.
4. Construction Management: Dollar figures were determined using construction management fee percentages (3.5%) as a calculation based on anticipated construction costs. This is a widely used and accepted method for calculating construction management fees for construction management and commissioning services. State financing will be utilized for construction management and commissioning services. This budget item is directly linked to Musick jail expansion and accounts for appropriate oversight, commissioning, and accountability for all architectural services and construction activities required for successful jail, infrastructure, and site related project requirements.
5. CEQA: n/a
6. Audit: n/a
7. Site Acquisition: Dollar figures were established based on recently appraised property value for the James A. Musick Facility which is located on 100 acres of unincorporated land in the County of Orange. The dollar value used for site acquisition has been allocated to the counties In-Kind match amount in support of this jail expansion project. The In-Kind matching contribution of \$11,200,000 was selected from a portion of the appraisal value in order to meet the 10% matching requirements of AB 900 Phase II funding. The In-Kind match represents a portion of the \$37,800,000 based on 38.6 acres of land that will be used by the County for this jail expansion and all related site improvements. This budget item is directly linked to Musick jail expansion and provides for the sufficient In-Kind match dollars while also demonstrating the County's ability to enable and commit to jail expansion at this project site.
8. Needs Assessment: n/a
9. County Administration: n/a
10. Transition Planning: n/a
11. Real Estate Due Diligence (may not exceed \$16,000): n/a

### 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>	3/8/2012	6/6/2012	
Real estate due diligence package submitted <u>within 120 days of award</u>	3/8/2012	7/3/2012	
Begin CEQA process <u>within 90 days of award</u>	3/8/2012	6/6/2012	
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	10/1/2012	2/1/2013	Due diligence bt State must be completed before meeting. 4 months
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)	2/7/2013	7/9/2013	A-E work can not be contracted until the project is established by the SPWB. 5 months
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)	2/7/2013	7/9/2013	Design-bid-build process to be used. Does not apply.
Design Development (Preliminary drawings) with Staffing Plan	7/23/2013	1/27/2014	6 months
Staffing/Operating Cost Analysis approved by the Board of Supervisors	1/6/2014	4/14/2014	Concurrent with Construction Documents 3 months
Construction Documents (Working drawings)	2/10/2014	12/19/2014	10 months
Construction Bids	3/24/2015	5/26/2015	Includes advertising. 4 months
Notice to Proceed	7/8/2015	7/10/2015	5 week gap for Finance Action to Award contract 1 month

Construction (maximum 3 years to complete)	8/10/2015	8/10/2018	36 months
Staffing/Occupancy <u>within 90 days of completion</u>	8/13/2018	11/9/2018	90 days

## 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 6: 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).

# ORANGE COUNTY BOARD OF SUPERVISORS

## MINUTE ORDER

December 06, 2011

Submitting Agency/Department: Sheriff-Coroner

Adopt resolution approving request for application to State Department of Corrections and Rehabilitation, Corrections Standards Authority, for AB 900 Phase II funds for jail construction (\$100,000,000); authorizing Sheriff-Coroner or designee to execute Request for Application designating Orange County Sheriff's Department staff members to act in specific capacities; and make California Environmental Quality Act and other findings - District 3

***The following is action taken by the Board of Supervisors:***

APPROVED AS RECOMMENDED ☒ OTHER ☐

**Unanimous** ☒ (1) NGUYEN: Y (2) MOORLACH: Y (3) CAMPBELL: Y (4) NELSON: Y (5) BATES: Y

*Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order*

**Documents accompanying this matter:**

- ☒ Resolution(s) 11-185
- ☐ Ordinances(s)
- ☐ Contract(s)

Item No. 21

Special Notes:

Copies sent to: Sheriff-Coroner/ Kathy Beckett

12-8-11



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Orange County, State of California.  
DARLENE J. BLOOM, Clerk of the Board

By: Olivia Palm  
Deputy

RESOLUTION OF THE BOARD OF SUPERVISORS OF  
ORANGE COUNTY, CALIFORNIA

December 6, 2011

WHEREAS, State of California Department of Corrections and Rehabilitation, Corrections Standards Authority has made available up to \$602,881,000 through Phase II of the AB 900 – Jail Construction Financing Program, and

WHEREAS, the Corrections Standards Authority has invited the County of Orange to submit a Request for Applications for \$100,000,000 to expand the James A. Musick Facility,

NOW, THEREFORE, BE IT RESOLVED that this Board:

1. Finds that: (i) To the extent the subject activity replaces existing facilities, it is categorically exempt from the California Environmental Quality Act (CEQA), Class 1, pursuant to CEQA Guidelines, Section 15301; (ii) to the extent the subject activity could lead to the expansion of the James A. Musick Facility beyond its current capacity, Final EIR 564 as originally certified on November 5, 1996, and as amended, re-circulated and re-certified on October 20, 1998, has been examined in relation to the proposed project; (iii) the proposed project's effects were fully analyzed in these CEQA documents and the proposed project would not have any effects beyond those analyzed in these environmental documents; (iv) prior to a final commitment by the County to accept any grant funds and commence construction, a further CEQA analysis will be completed to ascertain whether changes to the proposed jail expansion project will require further CEQA documentation. Any such further requirements will be completed prior to construction of any expansion to the James A. Musick Facility.
2. Approves the attached Request for Application (RFA) and authorizes Sheriff-Coroner Sandra Hutchens to execute the RFA and submit it to the California Department of Corrections and Rehabilitation, Corrections Standards Authority for funding.
3. Designates Orange County Sheriff's Department staff members to act in specific capacities, as follows: County Construction Administrator -- Robert Beaver, Director of Research & Development Division; Project Financial Officer, -- Rick Dostal, Executive

Director of Administrative Services Command; and Project Contact Person -- Tom Davis, Administrative Manager II, Research & Development Division/Facilities Planning.

4. Assures that the County of Orange will adhere to State requirements and terms of the agreements between the County of Orange, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority and State Public Works Board in the expenditure of any state financing allocation and County contribution funds.
5. Assures that the County of Orange has appropriated, or will appropriate after notification of conditional award of financing but before execution of State/County financing agreements, the amount of contribution identified by the County on the financing program application form submitted to the Corrections Standards Authority; that the County acknowledges the need to identify the source of funds for the County contribution and other County-borne costs; and that State and cash contributions do not supplant (replace) funds otherwise dedicated or appropriated for construction activities.
6. Assures that the County of Orange 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.
7. Assures that the County of Orange 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.
8. Attests that \$37,800,000 is the current fair market land value for the proposed new or expanded jail facility, and \$11,000,000 of the land value has been identified as the County of Orange in-kind match.

The foregoing was passed and adopted by the following vote of the Orange County Board of Supervisors, on December 06, 2011, to wit:


AYES:	Supervisors:	SHAWN NELSON, BILL CAMPBELL, JANET NGUYEN JOHN M. W. MOORLACH, PATRICIA BATES
NOES:	Supervisor(s):	
EXCUSED:	Supervisor(s):	
ABSTAINED:	Supervisor(s):	

  
\_\_\_\_\_  
CHAIRMAN

STATE OF CALIFORNIA   )  
                                  )  
COUNTY OF ORANGE    )

**I, DARLENE J. BLOOM, Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange County Board of Supervisors .**

**IN WITNESS WHEREOF, I have hereto set my hand and seal.**

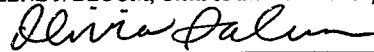
  
\_\_\_\_\_  
DARLENE J. BLOOM  
Clerk of the Board  
County of Orange, State of California

Resolution No:   11-185  
Agenda Date:     12/06/2011  
Item No:          21



I certify that the foregoing is a true and correct copy of the Resolution adopted by the Board of Supervisors , Orange County, State of California

DARLENE J. BLOOM, Clerk of the Board of Supervisors

By:   
\_\_\_\_\_  
Deputy

## A. SUMMARY

The James A. Musick Facility (JAMF) jail construction project is an excellent opportunity for the County of Orange and the State of California to add rated beds based on 3,513 admissions to CDCR in 2010. This existing jail facility houses low level offenders. The JAMF expansion project is cited as one of the 2010 Strategic Priorities in the County's Strategic Financial Plan. The one-hundred acres of unincorporated County territory available for this project is referenced in certified Environmental Impact Report (EIR# 564) which was approved in October 1996 by the Orange County Board of Supervisors.

Key points of this application include: (a) Project Need; (b) Master Planning by an A/E firm for short and long term expansion at the JAMF; (c) a County of Orange approved and certified EIR for jail expansion; (d) experienced jail operations and management with housing and programs capacity for over 6,500 inmates in the County of Orange with responsibility for approximately 2.3 million square feet of Sheriff's facilities; (e) project management and administration commitments from the Sheriff-Coroner Department and supporting agencies such as the Health Care Agency (HCA) and the County of Orange Executive Office (CEO); (f) sufficient In-kind matching funds by the County of Orange; (g) a resolution by the County of Orange Board of Supervisors for the Request for Application.

The scope of this project includes architectural engineering, planning, infrastructure, administrative activities, construction management, project management, transition planning, and funding to support 512 beds while also providing programs and services that support overall jail operations and programming. **This project represents a total increase of 512 CSA-rated beds in the County of Orange.** The County of Orange plans to expand this jail facility further as funding becomes available and growth is required. Construction is currently underway for a roadway extension that will support the primary entrance for this jail expansion. (Alton Parkway; project completion scheduled for February 2012).

## **B. PROJECT NEED**

A needs assessment was completed February 21, 2008. Based on the projections of anticipated inmate populations, including assessments of projected requirements based on gender and appropriate security classification requirements, the current capacity of the Orange County detention system was projected to be short 3,217 rated beds by the year 2011. Since this time, crime rates, population expansion, and detention numbers in the County of Orange have declined. Starting on October 1, 2011, AB 109 State Realignment began which creates new projections for needed beds in the County of Orange jail system.

According to the CDCR, as a result of AB 109 State Realignment, approximately 143 newly sentenced felons per month will serve their sentences in the Orange County jail rather than state prison. Additionally, offenders who violate the terms of their parole or community supervised release (Probation) will also serve their sentences in the Orange County jail. State Realignment started October 1, 2011. In the first 3 weeks of this new program, the County of Orange acquired 221 new custody and detention hold requirements that would have previously been directed to state prisons. This represents a significant increase compared to average daily population figures prior to the start of this new program. Extrapolating an average based on the initial forecasts and actual first month custody and detention requirements, the County of Orange jail system will reach capacity by October 2012. Additional beds to support future inmate populations are required. (See Attached: JAMF Jail Bed Projections with AB 109)

Information and statistical data supporting the 2008 needs assessment are included in the Needs Assessment Addendum. This includes 2008 and 2009 data for Average Daily Populations, Classification Data, Program Needs, Proposed Diversion Strategies, and Grand Jury findings. Demographic information and other projections have not been updated to support this application.

The County of Orange Health Care Agency provides health care services to arrestees and inmates in the Orange County Sheriff-Coroner Department jails. A Memorandum of Understanding between these two



agencies specifies provisions of correctional medical and mental health services. These services include: an assessment of all arrestees at booking, 24/7 physician and nursing services, pharmacy services including the administration of psychotropic medications, dental care, hospital and specialty physician services, medical observation housing for inmates requiring additional medical attention, and the availability of a designated unit for inmates needing intensive mental health intervention. These health care services are provided in accordance with California Code of Regulations Title 15, Minimum Standards for Local Adult Detention Facilities and community standards of care.

In the County of Orange, litigation, court ordered caps or consent decrees related to crowding or conditions of confinement are based on Grand Jury findings. Sections 919(a) and 919(b) of the California Penal Code stipulate that the "Grand Jury shall inquire into the conditions and management of..." jails in Orange County. Reviews in 2003, 2004, 2005, 2006 and 2007 are consistent with the comments of the Corrections Standards Authority and the attached needs assessment. Reviews in 2008 and 2009 focused on operational, safety, and policy issues. The 2009 review states that "the jail system is operating within its capabilities and therefore overcrowding is not currently an issue."

Specific issues related to non-compliance directly relate to the overcrowding at that time. The CSA conducted their 2004/06 Biennial Inspection of the Orange County jail system in November and December 2005. In short, the CSA determined each of the five facilities was housing inmates in excess of their rated capacities. While additional beds have been added at each facility, physical plant space and programming support space were insufficient. During the period of 2007-2010, the Inmate Average Daily Population decreased by approximately 13% and the non-compliance directly related to overcrowding was no longer valid.

The Orange County Jail System is composed of five custodial facilities located within three distinct sites in the County. The Central Jail Complex, located in the City of Santa Ana, consists of the primary Intake and

Release Center for the jail system, the Central Men's Jail, and the Central Women's Jail. The Theo Lacy jail is located in the City of Orange, and the James A. Musick Facility is located in unincorporated County land near the cities of Irvine and Lake Forest. The current capacities of these facilities are reflected below:

**Orange County Jail System Capacity**

Facility	Rated Capacity	Specialty Beds (not rated)	Total Capacity
Intake Release Center	408	104	512
Central Men's Jail	1,219	52	1,271
Central Women's Jail	275	21	296
Theo Lacy Jail	2,464	156	2,620
James Musick Facility	713	0	713
<b>TOTAL</b>	<b>5,079</b>	<b>333</b>	<b>5,412</b>

A comparison of the Orange County Jails rated capacity and current Average Daily Populations demonstrates an imbalance in our current capacity. The Central Women's jail was closed over the course of the 2010 calendar year for budget reasons. When reopened and occupied, these numbers will contribute to a greater imbalance.

**Orange County Jail System ADP Compared to Capacity – October 2011**

Facility	Rated Capacity	ADP
Intake Release Center	408	762
Central Men's Jail	1,219	1,300
Central Women's Jail	275	0
Theo Lacy Jail	2,464	2,924
James Musick Facility	713	942
<b>TOTAL</b>	<b>5,079</b>	<b>5,928</b>

The current average daily population (ADP) in the Orange County Jail system is an average of **116.7% of rated capacity**. Fluctuations in inmate populations occurring on a day-to-day basis may result in much greater overcrowding conditions.

### Average Daily Populations (ADP) from 1997 through 2010

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Change
Male	4,593	4,668	4,393	4,288	4,048	4,354	4,607	5,070	5,511	5,516	5,477	5,201	4,821	4,410	-4.00%
Female	687	705	643	635	592	610	679	802	881	885	883	811	730	641	-7.00%
Pre-trial	2,248	2,279	2,099	2,150	2,125	2,444	2,568	2,772	2,973	3,230	3,350	3,255	3,001	2,953	31.00%
Sentenced	3,032	3,094	2,936	2,773	2,515	2,520	2,718	3,100	3,420	3,171	3,010	2,757	2,550	2,098	-31.00%
Total ADP	5,280	5,373	5,035	4,923	4,640	4,964	5,286	5,872	6,393	6,401	6,360	6,012	5,551	5,051	

2010 data includes Federal ICE detainees, Source: Orange County Sheriff Department

The County of Orange and Sheriff-Coroner Department have made various accommodations to support this growth in the form of prior jail expansions, programs, and detention alternatives. The most recent jail expansion in the County of Orange was at the Theo Lacy jail facility. In 2005, expansion of this facility was completed, thus adding 576 additional rated beds to the capacity of the County jail system. Detention alternative programs such as the Community Work Program (CWP) takes inmates of certain classifications and puts them in a specialized supervision work program tasked with doing road work and other projects as an alternative to incarceration. CWP inmates live at home, report daily at Theo Lacy jail or at an authorized alternative work site, and complete work assignments. As compared to traditional work release programs, where inmates report back to the jail each night and work in the community during the day, CWP inmates actually live and work in the community. As a result, these inmates have reduced the daily jail population held in the Orange County jail system. By freeing up bed space, CWP has helped to reduce the need to react to overcrowding through the use of the "early outs" program.

Demographic data and county crime statistics are included in the 2008 Needs Assessment that is submitted with this application. Detention facility population data as reported to CSA in the latest Profile Surveys is included in the appendices for September 2011.

The size of the proposed project is based on maximizing jail expansion using available funds from the state. Based on \$100 million in state funding, the County will build a 512 CSA rated bed facility that

includes all operational and construction requirements to support Title 15 and Title 24 requirements for a Type II detention facility. This will include jail housing, health care services, classification, food preparation, administrative and staff support space, visitation, property storage, and site improvements necessary to support construction, security, aesthetics, and parking. The complexity of the project is based on meeting all requirements of a Type II detention facility that includes all operational and construction requirements to support Title 15 and Title 24, CCR.

### **C. DETENTION ALTERNATIVES**

The County of Orange and supporting agencies have developed and support a number of alternative-to-incarceration programs that are diverting hundreds of inmates from our local jail system each year. Additionally, the County has implemented various programs designed to reduce recidivism among local offenders. Information on specific programs within Orange County that have contributed to reductions in overcrowding, serve as alternatives to incarceration, improve population management, and reduce recidivism in the County jails are as follows:

**Own Recognizance Program (OR):** Started in 1980, the Orange County Superior Courts assist in reducing the county's jail population through an aggressive Own Recognizance Program (OR). The Superior Courts have staffed a Detention Release Officer position at the Intake and Release Center 24 hours per day. The Detention Release Officer is authorized to evaluate all felony arrestees for suitability for OR release. Officers review the present charge, criminal history, and the elements of the current case. Detention Release Officers, acting on behalf of the Superior Court can reduce the bail amount, authorize OR release, and in some cases, increase the bail amount. This program reduces reliance on confinement and helps to reduce crowding in Orange County jails.

**Prop. 36 Court:** In this program, adults convicted of nonviolent drug related offenses are sentenced to probation with drug treatment pursuant to Proposition 36. Prop 36 Court was started in 2001 and supports the decision to incarcerate or not incarcerate, reduces reliance on confinement and helps to reduce crowding in Orange County jails.

**Adult Drug Court:** Located at five Justice Centers throughout the county, Adult Drug Court targets low level drug offenders who do not have a criminal history of violence, sex crimes or drug sales. The four-phase voluntary program involves supervision by Probation, counseling through the Health Care Agency, and mandatory educational and vocational plans. At the start of 2010, there were 460 participants in the Drug Court program countywide. During the same year, 464 defendants were evaluated for admission, 215 of whom were admitted into the program. A total of 127 program participants successfully graduated during the year, and 8 participants were transferred to another treatment Court program which better suited their needs. A total of 167 participants were terminated from the program, either at their own request or because of program non-compliance. As of December 31, 2010, 373 participants were active in the program.

Since inception, the Orange County Drug Court program has admitted 3,951 participants. As of December 31, 2010, 1,664 participants had graduated from the program. The recidivism rate for Drug Court graduates, three years after graduation, is 31% for any crime, compared with a recidivism rate for comparable non-participants of 74%. In 2010, 9 drug-free babies were born to program participants, bringing the program total since inception to 121 babies born free of addiction. This program is designed to reduce incarcerations, recidivism and crowding in Orange County jails.

**ITT Court:** The intensive PC 1210, or ITT, was created in January 2007 to increase retention and completion rates of Prop 36 courts by providing participants with a higher level of accountability and

treatment requirements. This program supports the decision to incarcerate or not incarcerate, reduces reliance on confinement and helps to reduce crowding in Orange County jails.

**Dependency Drug Court (DDC):** Dependency Drug Court, a family reunification program designed to keep parents off illegal drugs, was initiated in Juvenile Court in April 2005. The program, made possible from funding by the Comprehensive Drug Court Implementation Act, is the result of collaborative planning by many county agencies that started in November 2003. The Orange County Health Care Agency received grant funding that made this program possible.

The practices and procedures utilized in the DDC are designed to ensure that the safety and welfare of the abused/neglected child is paramount and is placed above the needs of the parents. Program requirements include drug testing three times per week, weekly counseling, weekly or monthly court appearances, and participation in parenting classes.

During the first eleven months of 2010, **104** assessments were conducted, which resulted in **65** new admissions to the program. During that time, **18** parents graduated from the program, **150** children received services, and **33** children were reunified with their parents — who were now clean, sober, and committed to raising their children in a safe and secure environment.

A study conducted for the Social Services Agency found that families in the Dependency Drug Court program reunified an average of 183 days earlier than those who did not participate in the program. Early family reunification translates directly into a cost savings to the County because of the avoided costs of out-of-home placement. **The total annual savings for 2010 is estimated to be more than \$1,030,000, of which the County's share is approximately \$465,000.**

Since the inception of the Dependency Drug Court program, 370 children have been reunified with their parents significantly earlier than would otherwise have been the case. It is estimated that the savings to the

County in the costs of out-of-home placement since program inception has amounted to more than \$5,203,000. This program supports reductions in recidivism and is a population management measure.

**Driving Under the Influence (DUI) Court:** The DUI court program, modeled after drug court principles, has long been a goal of the Orange County Superior Court. In January 2004, a planning and development committee was formed to design the program. Starting October 22, 2004, the DUI courts began targeting multiple drunken driving offenders in assisting them to overcome their substance abuse addictions. The program emphasizes rebuilding family ties, creating a stable living environment, employment, and education. Agencies involved include the Sheriff's Department, Health Care Agency, Probation, District Attorney, and the courts.

In 2010, a total of 167 defendants were admitted to DUI Court, and 146 participants successfully completed the program. Since its inception in 2004, a total of 643 participants have graduated from DUI Court. Of the 643 participants who have graduated from DUI Court in the six years from the inception of the program, 2004 through December 31, 2010, only 29 have been re-arrested for a subsequent DUI offense; a **recidivism rate of 4.4%**. The 2009 Annual Report of the California Department of Motor Vehicles (p. 49) **shows by comparison, that only 17%** of repeat offense drunk drivers arrested in 2000 were re-arrested for DUI within five years. This program is designed to reduce recidivism, reduce crowding in Orange County jails and is a population management measure.

**Co-Occurring Disorders Court:** The Co-Occurring Disorders Court began in October 2002. Co-Occurring Disorders court is a voluntary program for non-violent drug offenders who have been sentenced to Prop 36 (drug court) but also have been diagnosed with a mental disorder such as schizophrenia, bi-polar disorder, or major depression. Participants receive counseling and treatment programs. This program supports the decision to incarcerate or not incarcerate, reduces reliance on confinement and helps to reduce crowding in Orange County jails.

**What Ever It Takes Court (WIT):** The WIT “Whatever It Takes” Court was developed through the passage of Proposition 63 – The Mental Health Services Act by the voters in November 2004. Started in 2006, the WIT program is for felony offenders and provides offender counseling, residential treatment, peer mentoring, medical services, employment training, job placement, and housing.

- Funding through county contract.
- At the end of 2010, 108 participants were active in the program.

The WIT Court program involves regular court appearances, frequent drug and alcohol testing, meetings with the WIT Court support team, and direct access to specialized services. The team consists of the judicial officer, representatives from the Health Care Agency’s Mental Health Services division, the Probation Department, the offices of the District Attorney and the Public Defender, and the Mental Health Association of Orange County.

The Orange County Health Care Agency has contracted with the Mental Health Association of Orange County to provide a variety of services to the participants in WIT Court, including mental health and psychiatric services, drug and alcohol abuse counseling, residential treatments, family counseling, and peer mentoring. In addition to these services, program participants are also provided with access to medical services, employment counseling, job training and placement, and assistance with obtaining government benefits and housing.

This program is designed to reduce recidivism, reduce crowding in Orange County jails and is a population management measure.

**Homeless Outreach Court (OCP):** Homeless Outreach Court is an unfunded collaboration of the Court, the Public Defender, the District Attorney, the Orange County Department of Housing and Community Services, the Health Care Agency, the Veterans Administration, the Orange County Legal Aid Society, local law enforcement agencies, and a variety of homeless services providers which started in 2003. The



Public Defender has assumed the primary responsibility for the task of managing the very large caseload — which at the end of the year numbered **692 participants**.

In 2010, **273** people completed the program. During the year, participants completed **2,808 hours of community service**. Since its inception, **998** people have completed the Homeless Outreach Court program and have been helped to access the tools they need to regain their self-sufficiency. Of those who completed the program during 2008, **only 26.4%** have been arrested for other than traffic infractions within the following two years.

This program supports the decision to incarcerate or not incarcerate, reduces reliance on confinement and helps to reduce crowding in Orange County jails.

**Sentinel:** This program is an Electronic Monitoring Service that provides Drug and Alcohol testing, status reports, Breath Alcohol monitoring, Kiosk check-in, etc. Sentinel started in 2000 and services are paid for by the offender. This program is designed to reduce crowding in Orange County jails, reduces reliance on confinement and is a population management measure.

**Diversified Monitoring Services:** This program was established at Laguna Hills headquarters in 2003 to deliver treatment and monitoring for substance abuse offenders in the criminal justice community. There are currently seven locations in Orange County. This program is designed to reduce crowding in Orange County jails, reduces reliance on confinement and is a population management measure.

**Community Work Program (CWP):** In lieu of jail time, qualified inmates can participate in the CWP program which allows them to live at home and work at various job sites throughout the county during the day. Violent offenders and individuals with sex related crimes do not qualify. This is a voluntary program. There were **236** participants in October 2011. This program is designed to reduce inmate populations in Orange County Jails, reduce reliance on confinement, and is an effective population management measure.

**Court Ordered Drug Treatment Programs:** There is a variety of court ordered drug treatment programs that inmates may be ordered to in lieu of jail time. Some of these programs include Sober Living by the Sea, South Coast Recovery, Phoenix House, and Hope House. These programs started at different times and are designed to reduce crowding in Orange County jails, support the decision to incarcerate or not incarcerate and reduce reliance on confinement.

**Alternative Community Treatment Program (ACT):** ACT was authorized by the Board of Supervisors in June of 1984. This program is a case management service designed to divert chronically mentally disordered misdemeanants from Orange County Jails. In collaboration with the courts, Public Defenders, private attorneys, and the District Attorney's office, individuals with mental disorders agree to receive community mental health services in lieu of extended jail sentences. Last year, 75 inmates were diverted from jail at a projected reduction of 1,993 jail days. In previous years, the average number of participants was over 75 and an average of 2,400 days saved. This program is designed to reduce crowding in Orange County jails and reduces reliance on confinement.

**Juvenile Drug Court:** This program is funded by AB 1913 and has been in effect since 1999 serving over 320 minors since its inception. This program has a positive effect on jails and hopes to influence successful lifestyles that will not lead juveniles into the criminal justice system. In addition to the treatment components, the program tries to introduce these young people to the idea of having fun while sober. The program includes taking kids bowling, whale watching and the like. A rotating sub-group builds self-confidence with recreation therapy using rock climbing as their focus.

At the beginning of 2010, Juvenile Drug Court had 45 active participants. During the course of the year, 32 additional participants were admitted into the program, 26 participants were terminated and 14 graduated after spending an average of fifteen months in the program. These participants typically started using drugs before their 15th birthday and nearly all of them were using drugs several times per week at the time of

their admission. At the time of their graduation, they had been **sober for an average of seven months**, some for more than a year. At the end of 2010, the Juvenile Drug Court program had 37 participants. This program supports future population management measures.

**Combat Veterans Court:** Combat Veterans Court was established in November 2008 to serve combat veterans with mental health issues who have become involved with the criminal justice system. This groundbreaking program the first to be established in California, and the second in the nation embodies a new approach that has been encouraged by an amendment to Penal Code section 1170.9, which now says that if a person convicted of a criminal offense is a military veteran and can show that he or she is suffering from post-traumatic stress disorder, substance abuse, sexual trauma, or other psychological problems, the court may order that person into a treatment program instead of jail or prison.

In October, the Combat Veterans Court held its first graduation ceremony; and by the end of the year, **seven** participants had graduated. At the end of 2010, 43 participants were active in the program. This program is designed to reduce recidivism, and reduce crowding in Orange County jails.

#### **D. SCOPE OF WORK AND PROJECT IMPACT**

The James A. Musick Facility project involves the phased construction of a Type II jail facility. This facility is currently composed of four different housing compounds for the detention of male and female inmates and detainees. The new construction will include the design and construction of a new 512 bed facility that complements site plans created during the County's Musick Master Plan development that coincides with the County's certified Environmental Impact Report (EIR #564). Site work including utilities, grading, and infrastructure needs will also be completed during this first phase of construction. The jail design will include all ancillary space such as medical, kitchen, staff, and storage spaces to enable the facility to comply with operational, fire, life safety, and physical plant standards as contained in Titles 15 and 24, California Code of Regulations (CCR), State Standards for County jail facilities. The proposed

scope of work that is specifically payable from State funds includes site preparation, ancillary space construction, infrastructure, fixed equipment items, utilities and construction of a new 512 bed adult detention facility. State funds will be used for jail construction, ancillary space construction, infrastructure, fixed equipment items, moveable equipment items, furniture, security equipment, fees, utilities, architectural and engineering design, and construction management services. The scope of work does not include demolition of any current jail housing at the James A. Musick Facility.

Although the current James A. Musick site is a functioning minimum security jail facility, it includes the use of sprung structures and converted wooden lumberyard modular dormitories. This construction project is composed of a new jail facility built adjacent to the existing operational minimum security jail facility. The newly constructed jail facility will be designed to house minimum and medium security inmates. The site identified for this construction is owned by the County of Orange and operated by the Orange County Sheriff-Coroner Department.

The scope of work will provide new CSA-rated beds to support growing inmate populations in the County of Orange, improve detention conditions, improve safety for inmates and staff, and provide ample security and effective operations.

Contrasting pre-construction conditions to post-construction conditions can be best summarized by comparing a "farm" facility to a state-of-the-art jail facility. The James A. Musick Facility construction project will address existing jail facility shortcomings. In the area of compliance and regulations, the Sheriff-Coroner Department has received various citations based on the deteriorating condition of structures intended for short-term use. Expenditures to correct these particular issues have been minimized and delayed to the extent practicable due to cost implications and the County's plan to build a new adult detention facility. Conditions of confinement are less-than-ideal because the "temporary" structures consist of sprung structures and wooden modular dormitories. These temporary facilities were not intended to

support long-term detention and therefore require a significant amount of maintenance and repairs. Facility programming is less effective because of the temporary nature of the current jail facility which requires significant inmate movement to achieve. The growth of this facility has not been "engineered" prior to this project. Therefore, there are many programming inefficiencies that will be greatly improved with a new jail design.

Inmate, staff, and public safety will be greatly enhanced with the design and construction of a new jail facility. Security at the current facility is limited yet effective; with little up-to-date technology in place. The current facility is designed for minimum security housing and is operated by well trained Sheriff Deputies and Correctional Services Assistants. A new jail facility will take advantage of new security technologies and best practices that will allow for minimum and medium security housing, improved inmate safety, improved operational effectiveness, and improved community security. Space intended for rehabilitative programs and services designed to reduce recidivism will be an important component of design for the new jail facility.

#### **E. ADMINISTRATIVE WORK PLAN**

The County of Orange and the Orange County Sheriff-Coroner Department have a clear and comprehensive plan for designing, performing and managing the jail expansion at the James A. Musick Facility. The current stage of the planning process includes key milestones such as: (a) the selection of an architectural/engineering design firm; (b) an addendum to our needs assessment completed for AB 900 Phase I; (c) the creation, selection, and implementation of committees and work groups to support various levels of design and operational planning; (d) the selection of key individuals for project management responsibilities; (e) the completed visitation and tours of various jail facilities across the United States by County of Orange staff in support of best practices; (f) Master Planning concepts that support short and long term design and operational goals of the James A. Musick Facility that includes a CEQA addendum;

(g) an established Executive Committee, and (h) County of Orange support and prescribed resolutions by the Board of Supervisors.

The current status of addressing CEQA requirements pertains to work that has been mostly completed with the preparation of a CEQA Addendum in support of State CEQA guidelines. The addendum provides the substantial evidence that potential significant effects have been previously addressed and that only minor technical changes and revisions are required for the project record.

The design of this jail facility will take into account detention supervision best practices across the country and will include concepts observed during jail tours in Florida, Kentucky, Arizona, Washington, and Utah. At the same time, the project design will take into account the needs of the County of Orange and its future inmate population. The architectural design firm selected for our Master Plan has a wealth of experience in jail facility planning and design and maintains a large resource base to support progressive jail design and related infrastructure design activities. The design will also take into account: (a) project organization and management requirements; (b) operational needs and space programming; (c) site utilities and infrastructure requirements; (d) sustainability considerations; (e) cost estimating for construction and operational requirements such as staffing; (f) support service requirements; and (g) project phases to support long term design and operational goals.

The project timetable includes key milestones that will serve project completion. The key project milestones are: (a) the completion of an addendum to our needs assessment; (b) design contract award; (c) the determination of operational and functional design elements; (d) the completion of a Master Plan to support short and long term planning and design; (e) schematic facility design with operational program statement; (f) design development with staffing plans; (g) staffing/operating costs analysis; (h) the completion of construction documents; (i) construction bidding and award of contract; (j) notice to proceed; (k) construction; and (k) transitional and full occupancy.

The plan for project management on this jail expansion project will follow operating procedures as required by the County of Orange Contract Policy Manual and the Orange County Sheriff-Coroner Department (OCSD). The designated Project Manager from OCSD is Tom Davis (Principal A/E Project Manager). The secondary designated Project Manager from OCSD is Grace Felix (Senior Project Manager).

Project administration has been designated to Robert Beaver from OCSD (Director, Research & Development Division). An Executive Committee has also been formed in support of project administration and includes the above designees. This committee also consists of Mike James (OCSD Assistant Sheriff, Custody Operations Command), Steve Kea (OCSD Commander, Custody Operations Command) Ron White (OCSD Captain, James A. Musick Facility), Mike Krueger (OCSD Captain, Central Jail Complex), Rick Dostal (OCSD Executive Director, Administrative Services Command), Jane Reyes (OCSD Senior Director, Administrative Services Command), Sharron Gibson-Casler (OCSD Director, Inmate Services Division), Michelle Aguirre (Orange County CEO Budget Office), and Kim Pearson (Orange County Health Care Agency). This committee will be involved with design, program, operations, communications, and resource assignments related to this project through all phases of design, planning, construction, and occupancy. Additionally, work groups were formed to address specific areas such as security operations, housing, inmate programs, inmate services, maintenance, and administration/support services. These are composed of OCSD personnel and other county agencies as required.

The site selected for this project has been an operating jail location for over forty years. The County of Orange is committed to the necessary funding and resources to be successful with this jail project and its subsequent operations.

The county will demonstrate its readiness to proceed in various ways: (a) the required Board of Supervisors resolution items to support this project; (b) the county has selected an architect/engineering firm to complete a Master Plan for the James A. Musick Facility ; (c) the county has earmarked the site to

support design and construction of 512 beds at the James A. Musick Facility; (d) the Orange County Sheriff-Coroner Department has assigned resources to administer and manage this project through all phases of planning, design, and construction; (e) the county is currently in the construction phase of the Alton Parkway extension that will support the new entrance to the James A. Musick facility as referenced on the site plan.

The functions and responsibilities of project staff and contractors are as follows. The Principal A/E Project Manager is responsible for planning, coordination, documentation, compliance, bidding requirements, design oversight, construction oversight, and all requirements to support regulatory and county requirements. The Senior Project Manager plays a supporting role and back-up role for the Principal A/E Project Manager. The Senior Project Manager is assigned duties and responsibilities by the Principal A/E Project Manager in the same areas of project planning, coordination, documentation, compliance, bidding requirements, design oversight, construction oversight, and all requirements to support regulatory and county requirements. The selected architectural/engineering firm will be responsible for all facets of facility and infrastructure design following Title 15 and 24 standards and will strive to create operational, functional, and programmatic specifications that will influence and compliment design. Additionally, the architectural/engineering firm will be responsible for the completion of a Master Plan to support short and long term planning and design, site utility and infrastructure design, civil engineering, environmental engineering, testing and inspections, mechanical/electrical/plumbing design and specifications, schematic facility design, design development, landscape architecture, cost estimating, construction document preparation, support for construction bidding and award of contract processes, and construction/project management activities. The selected contractor will be responsible for jail construction that meets the specifications of design and Title 15 and 24, California Code of Regulations. Activities include site grading, structural, construction, electrical, plumbing, utility and infrastructure needs, roads and parking



lots, mechanical systems, plant systems, security and life/safety equipment, communications, walls and fencing, remote structures, fixed furnishings and equipment installations.

Monitoring and control protocols that will ensure successful project completion include various assignment and contract elements that either have or will be employed during phases of this project. Monitoring and control protocols will occur at various levels of project inception through completion. The executive committee will monitor and receive frequent project status reports from the assigned project managers. Project status will be updated in the scheduling software in order to ensure progress against the defined project schedule. The executive committee will also liaison with Corrections Standards Authority (CSA), the Orange County Board of Supervisors, other county agencies, and local Cities in support of communications regarding project progress and all reporting requirements. Commissioning activities will be employed throughout the design, planning, and construction phases as another important aspect of project monitoring on behalf of the County. Assigned project managers will monitor architectural/engineering and construction schedules both on-site and in the form of frequently schedule review meetings. Once the construction phase has started, project safety monitors, consisting of deputy sheriffs, will be on site to monitor safety and security while also serving as additional eyes and ears to and for the assigned project managers. Additionally, construction management services will be acquired by the county in support of construction that meets architectural and design compliance with a responsibility to guide the county and eliminate risk through all phases of delivery of the construction project. Each of these measures will help ensure successful project completion during all phases of planning, design, and construction.

## F. PLAN FOR ADEQUATE STAFFING OF THE FACILITY

The County has identified preliminary staffing numbers to support the new jail construction of 512 CSA rated beds. Estimated staffing figures are listed in the table below:

Dept.	Division	Position Titles	Total Positions	Notes
OCSD	Custody	Lieutenants	2	Jail Security/Operations
		Sergeants	12	
		Deputy Sheriff I	66	
		Sheriffs Special Officer II	8	
		Correctional Services Assistant	34	
		Senior Correctional Services Technician	2	
		Correctional Services Technician	20	
		Facility Maintenance Specialist II	2	
		Secretary I	1	
		Office Specialist	1	
		Information Processing Technician	1	
		Data Entry Technician	1	
		Sr. Office Supervisor C/D	1	Inmate Records
		Sheriff's Records Supervisor	7	
		Sr. Sheriff's Records Tech	9	
		Sheriff's Records Tech	13	
OCSD	Inmate Services	Chief Cook	1	Food Services
		Sr. Head Cook	4	
		Sr. Institutional Cook	9	
		Warehouse Worker	1	Correctional Programs
		Accounting Tech	1	
		Correctional Programs Tech	2	
		Correctional Services Tech	4	
		Warehouse Worker II	2	Inmate Welfare Fund
		Correctional Programs Tech	2	
OCSD	Maintenance	Plumber	2	
		HVAC Mechanic	2	
		Facilities Mechanic	2	
		Electrician	1	
		Metalsmith	1	
		Regulatory Office Specialist	1	
		Facility Contract Inspector	1	
HCA	Medical	Supervising RN	1	
		CCRNII	10	
		CCLVN	3	
		CC Nurse Practitioner	1	
		Dentist	1	
		Dental Assist	1	
		MFT/LCSW	1	
		Medical Assistant	1	
		Office Specialist	4	
		Pharmacy Technician	1	

It is anticipated that start-up would occur in phases over the first few months so that each operational area can be fully tested and operated to ensure safety and security requirements. Staffing plans for this new construction will be commensurate with the start-up phases using appropriate numbers of positions and classifications from the positions and classifications listed above. Recruitments for staffing will be planned to coincide with the start-up schedule, taking into account training and orientation periods.

Cost efficiency measures to minimize staffing impacts and long term costs of the facility include the following: (a) each housing unit will include retractable panels that will increase inmate to staff ratios in the evenings (a similar design is in place in Contra Costa County). The typical direct supervision ratio will be 64 inmates to 1.5 direct contact security staff positions. In the evenings, the retractable panels, suitable for security settings, will change the direct supervision ratio to 128 inmates to 1.5 direct contact security staff position; (b) housing units will be constructed using a majority of fully contained 8-person mini dorms to reduce construction costs [7 8-person mini dorms plus 4 2-person cells]; (c) limited inmate movement; (d) medical treatment space within each housing unit; (e) programming space within each housing unit; (f) recreation space within each housing unit; (f) significant natural light will be designed into each housing unit to promote less reliance on electricity during daylight hours.

#### **G. EFFECTS OF REALIGNMENT**

AB 109 changes how people convicted of non-serious, non-violent, and non-sex offense felonies serve their sentences. Instead of serving their time in state prisons, their sentences will be served locally in the county jail. Typically these sentences will be 16 months to 3 years; this is longer than the average 90 day sentence currently served in Orange County's jails. Enhanced and consecutive sentences may create even longer sentences. According to CDCR this means Orange County will see an average monthly population increase of 143 newly sentenced felony offenders per month.

Aside from newly sentenced offenders, CDCR projects 1,750 felony offenders placed on Community Supervision in Orange County during the initial phase of realignment. Prior to realignment this population

was managed by the state parole system and any violation of the terms of release resulted in a revocation of parole and a return to state prison. Post realignment these offenders will no longer return to state prison. Community Supervised offenders who violate the terms of their Community Supervision will either be placed on a “flash incarceration” for up to 10 days or may serve a more severe term of up to 180 days in the county jail. In addition to the 1,750 Community Supervised felony offenders, CDCR estimates there will be an additional 1,793 offenders placed on State Parole in Orange County during the initial phase of realignment. This population will continue to be managed by the State Parole system however any violation of the terms of parole by an offender will be served in the county jail rather than the state prison system. CDCR estimates this will result in an average daily population increase of 220 violators per month (assumes 30-day average length of stay).

The combined effect of longer local sentences for newly sentenced felons and the local retention of state and community supervised violators will overwhelm Orange County’s current jail capacity. Alternatives to incarceration such as electronic monitoring, work programs and community reentry partnerships are being developed to ease some of this burden but even those alternatives have a limited effect upon Orange County’s ability to manage its jail population. Furthermore, this population is generally more criminally sophisticated than Orange County’s current inmate population and therefore will require careful segregation and separation from other populations. This will place an additional burden upon an already strained system and place bed space with a level of security higher than our dormitory style housing at a premium.

As the County of Orange embarks upon the new era of prisoner realignment, the long term impacts of medical and mental health treatment for the realigned inmate population is a relative unknown. While CDCR projects the number of inmates Orange County will receive, they do not provide a projected health care needs assessment for that same population.

Therefore, data is not available to conduct a scientific analysis on these impacts. With that said, there can be no doubt that the need for increased medical and mental health staffing as well as treatment beds will most assuredly become necessary. Inmates in need of chronic care, hospitalization and pharmaceutical treatment will overtax an already strained system. The construction of additional medical and mental health treatment facilities will play a vital role in ensuring that the needs of Orange County's inmate population meet all mandated legal and medical standards.

Impacts that realignment has had on the design of the new project is minimal. The design of this jail facility has taken into account the needs of the county, detention best practices, cost reductions, community involvement, and accommodation for growth in minimum and medium detention needs for the county. Design guidelines established during AB 900 Phase I have not been changed, other than to include 4 two-bed cells in each 64-bed housing unit to allow for improved housing and inmate management and staff and inmate security.

## **H. BUDGET**

The project budget for the Musick Jail Facility expansion is reasonable and cost effective. A careful analysis was completed to identify all operational, security, housing, support, and future expansion requirements for the successful use and operation of this jail facility. Costs were applied to individual line items on a square foot cost basis using current market estimations and appropriate escalations for construction planned in future years. This work was completed by the Musick Executive Committee and the A-E that is on contract by the County for Musick Master Planning work.

As it relates to Section 2, Budget Summary, calculated costs as determined above are itemized for each of the appropriate line items and were determined to be reasonable based on current market costs. Construction costs of \$86 Million are included in the State reimbursement amount. State financing dollar

amounts were applied to cover all significant components of construction to support approximately 200,000 square feet of jail construction and all related site improvements. No County cash match is identified to support this 512 bed facility construction. Additional eligible costs of \$4.6 million are included in the State financing amount. State financing dollar amounts were applied to cover all moveable equipment and moveable furnishings required to support a 512 bed jail facility. No County cash match is identified to support additional eligible costs. Architectural costs of \$6.9 million are included in the State financing amount. State financing dollar amounts were applied to cover all design costs to support approximately 200,000 square feet of jail design and all related site improvements. No County cash match is identified to support architectural costs. Construction Management costs of \$2.5 million is included in the State financing amount. State financing dollar amounts were applied to support construction management and commissioning services to support approximately 200,000 square feet of jail construction and all related site improvements. No County cash match is identified to support construction management activities. Site acquisition costs are based on a current land market value of \$40 million which is included in the County's In-Kind match amount. This amount is based on project site utilization that has been identified as 38.6 acres of the County's James A. Musick Facility to support this jail expansion. Current market value was established by completing a land appraisal of the James A. Musick site in October 2011. (Site utilization plan is included in the Appendices).

The County of Orange has considered cost effective planning and design since the onset of this jail expansion. The County and the Sheriff-Coroner department have utilized internal resources and expertise to support the planning process and will continue this effort throughout the design process. County and Sheriff-Coroner Department staff completed benchmarking activities so as to best understand and implement an effective direct supervision model of detention. Each of these activities is expected to minimize the impact to the state dollar resources and county resources necessary to support this project.

The County of Orange has also considered a cost effective construction project and has identified cost efficiency measures to minimize staffing impacts and long term costs of the facility. These items are itemized in Section 4.F of this application. Each of these measures is expected to minimize the impact to the state dollar resources and county resources necessary to support this project.

The County's plan to promote cost effectiveness in its facility design has been considered through an effective master planning process for the entire James A. Musick Facility site. This long range site planning will help to avoid missteps that could create design changes or design omissions. Additionally, the County and the Sheriff-Coroner Department will remain active in the design process, following steps and methods that support comprehensive design involvement. These include (a) Physical plant specifications that include the determination of materials and equipment to be used in the construction of the project. Selection of materials and equipment shall be based on functionality with cosmetics and appearance being a secondary consideration; (b) Operational procedures shall be established so that they can be verified to support the means and methods of construction and work in concert with the intended use of the end product; (c) Maintenance procedures shall be established so that they can be verified to support the means and methods of construction and work in concert with the intended use of the end product; (d) Design reviews and approvals shall be completed at all stages of design and must be reviewed, accepted and approved by all project stakeholders.

The County's plan to promote cost effectiveness in its long-term operating costs has been considered as part of the Master Planning process and will be included in the jail design. These items are itemized in Section 4.F of this application. Each of these measures is expected to minimize the impact to long-term operating costs for jail operations.

## **II. Source Listing**

AECOM, "Musick Site Plans"

California Commercial Appraisers. "Summary Narrative Appraisal Report". October 25, 2011.

California Department of Corrections and Rehabilitation, "Realignment – Adult Inmate Average Daily Population Projections by County"

Carter Coble Lee, "Orange County Jail Needs Assessment". March 11, 2008, Revised October 1, 2008.

County of Orange, "2010 Strategic Financial Plan"

Culbertson, Adams & Associates Inc. "Environmental Impact Report #564". August 1996.

Orange County Government Online, "Board of Supervisors". [www.ocgov.com](http://www.ocgov.com)

Orange County Sheriff-Coroner, "2011 Needs Assessment Addendum".

Orange County Sheriff-Coroner, "The California Board of Corrections Jail Profile Survey". September 2011.

Orange County Sheriff-Coroner. "JAMF Jail Bed Projections with AB 109"



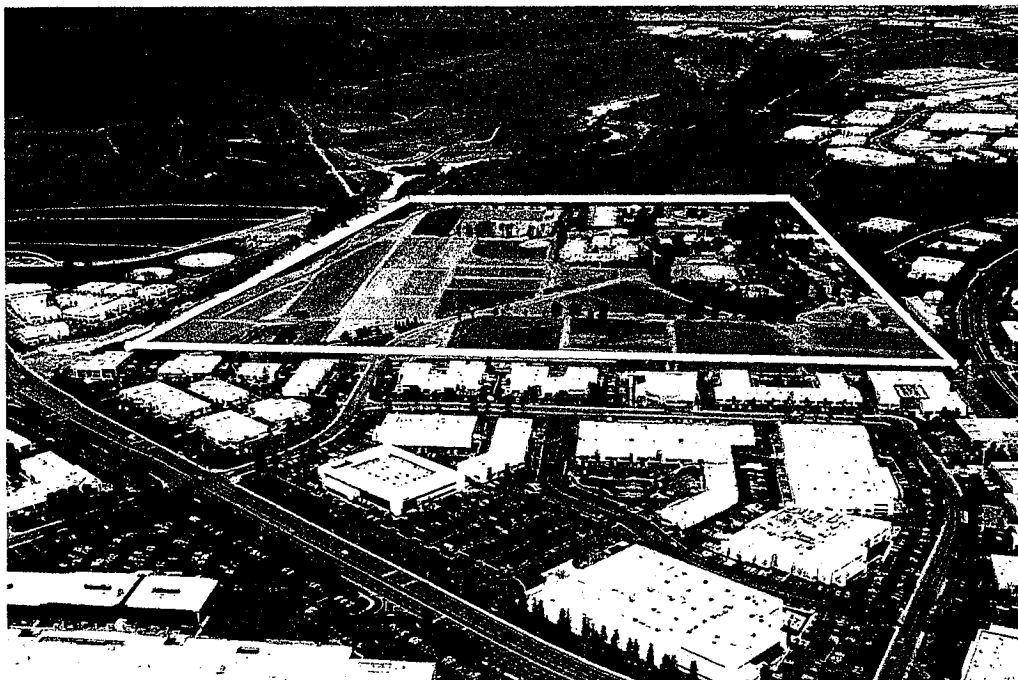
## APPENDICES

JAMF Aerial site views	Pages 28-29
JAMF Existing Site Plan	Attached
JAMF Phase 1 Site Plan	Attached
JAMF Phase 1 Site Utilization Plan	Attached
JAMF 2011 Land Appraisal	Attached
California Board of Corrections Jail Profile Survey-September 2011	Attached
JAMF Jail Bed Projections with AB 109	Attached

**JAMF Site Aerial View #1 (East)**



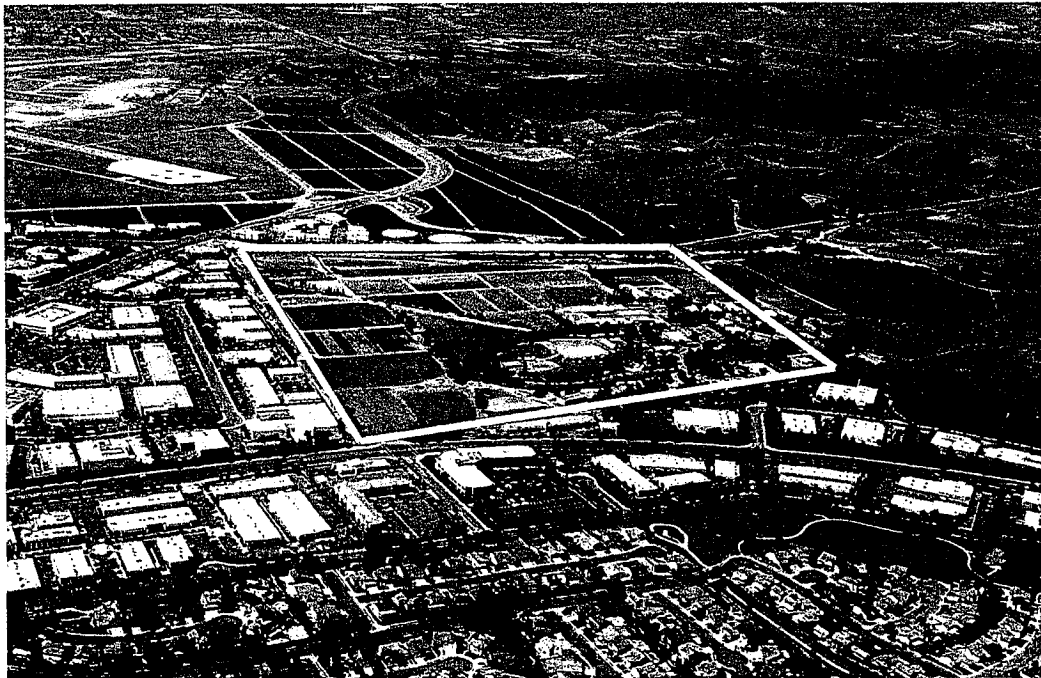
**JAMF Site Aerial View #2 (North)**

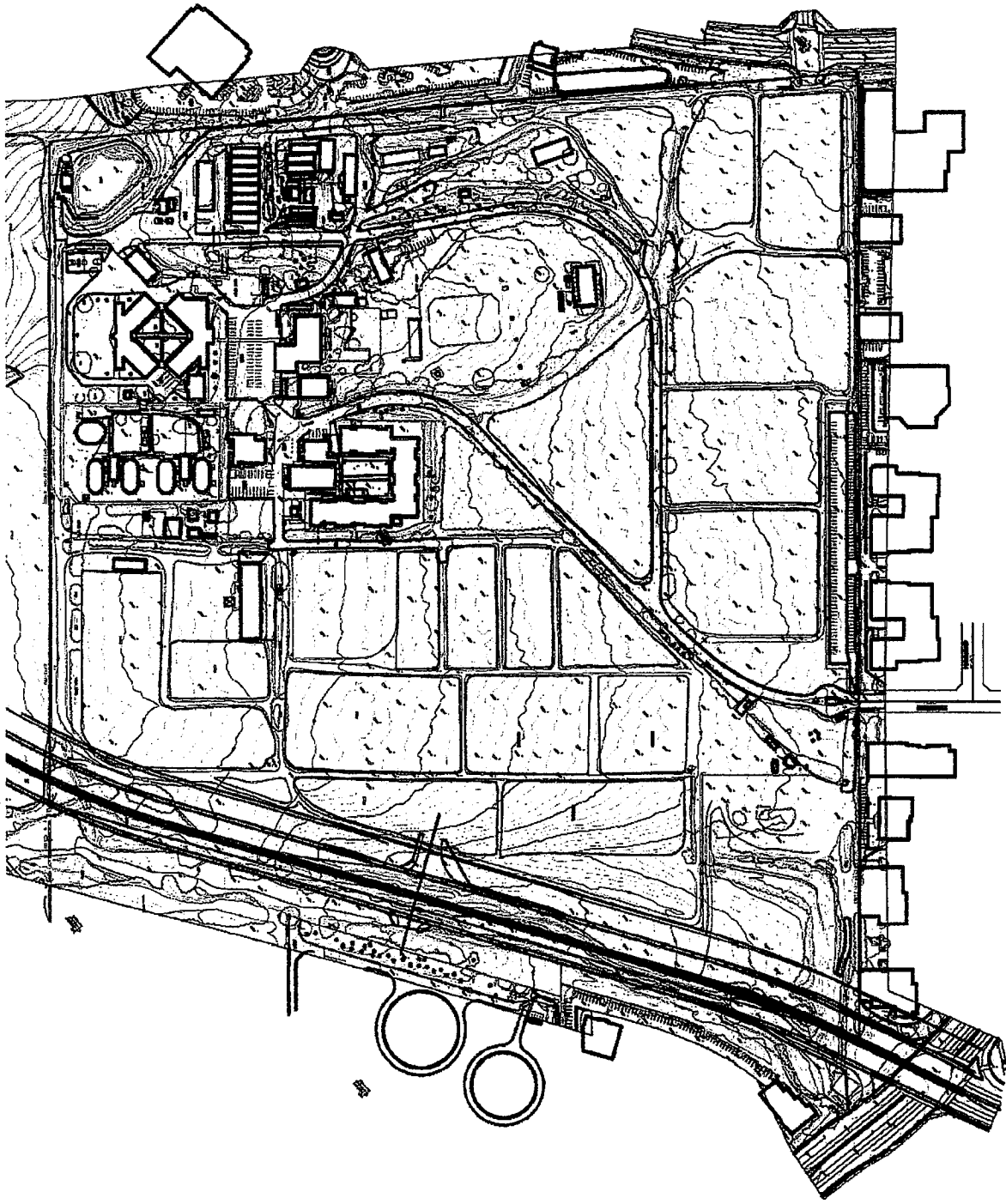


**JAMF Site Aerial View #3 (South)**

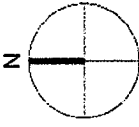


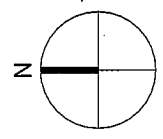
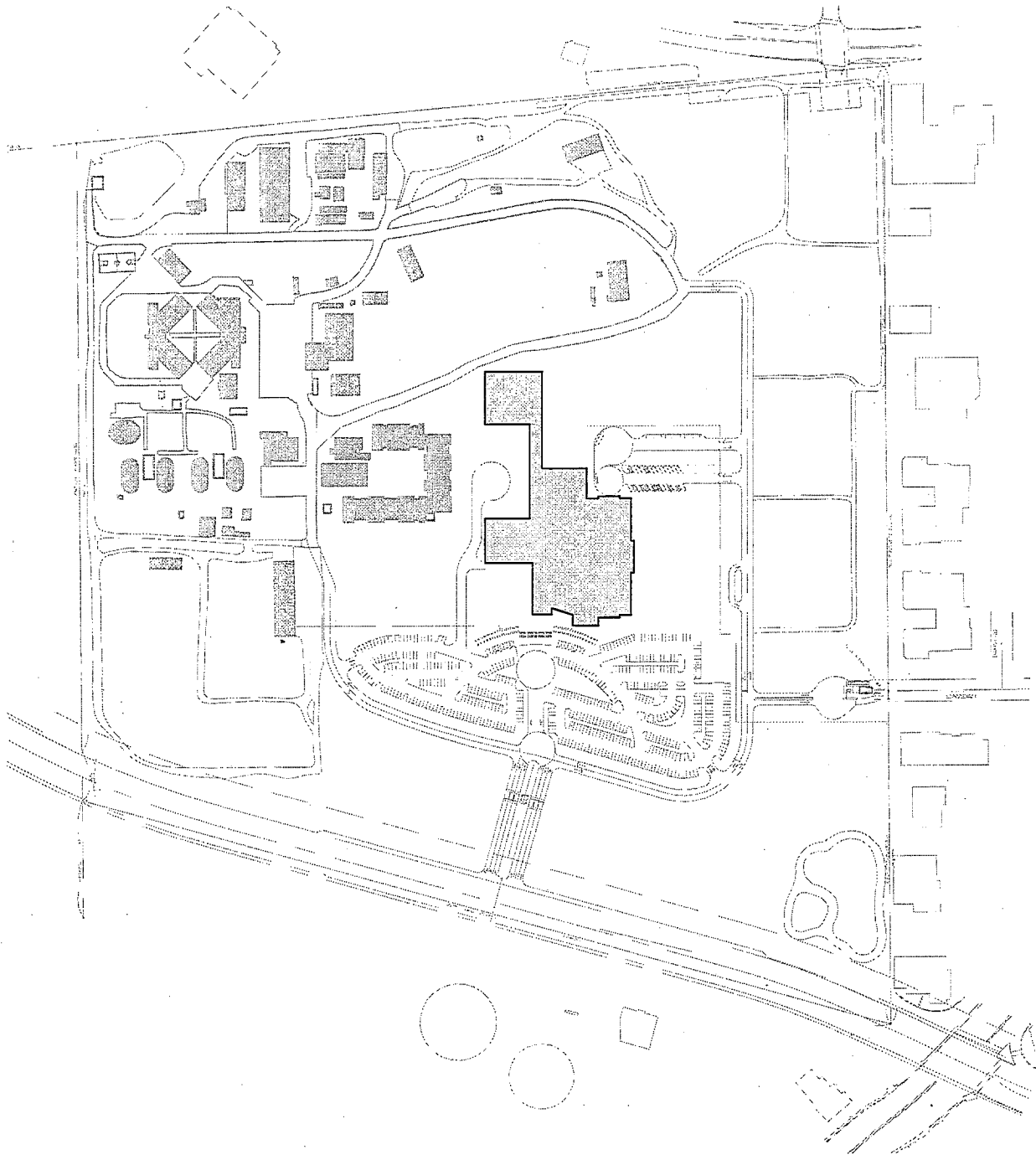
**JAMF Site Aerial Ariel View #4 (West)**



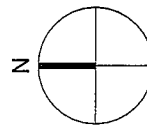
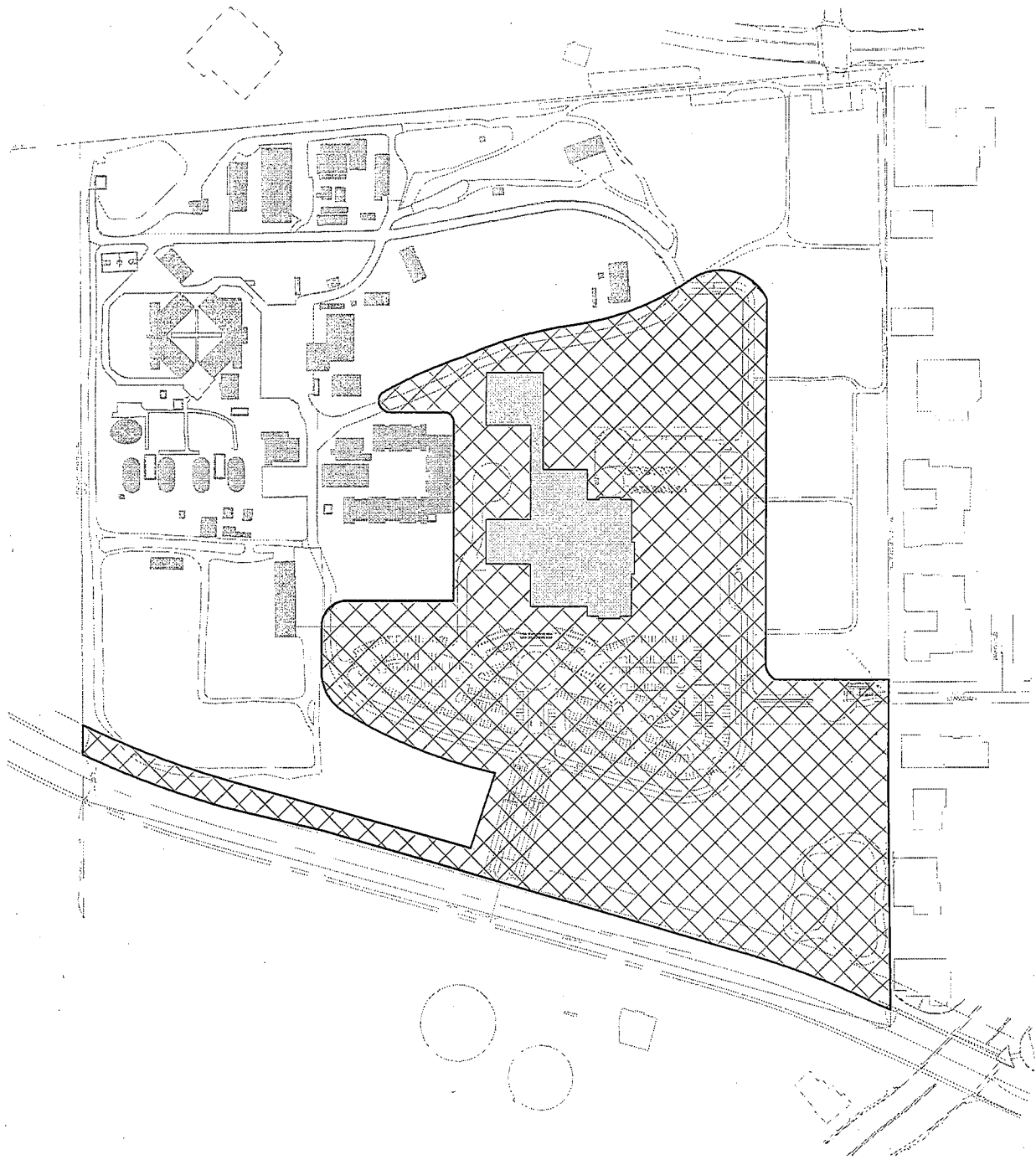


MUSICK EXISTING SITE PLAN





**MUSICK PHASE 1**



**MUSICK PHASE 1- SITE UTILIZATION**

38.86 ACRES

# **A SUMMARY NARRATIVE APPRAISAL REPORT**

## **Of**

The James A. Musick Facility  
13502 Musick Road  
Irvine, California  
As Vacant Land  
100 +/- Acres APN: 591-073-14

## **For**

The Orange County Sheriff's Department  
County of Orange  
320 North Flower Street  
Santa Ana, California

## **As Of**

October 25, 2011

## **Prepared By**

Levin P. Messick, IFAC, AG009124  
Professional Assistance by Larry Bivens  
California Commercial Appraisers  
P.O. Box 261688  
San Diego, CA 92196  
Phone: (858) 586-1191 \* Fax: (858) 586-1199  
Email: [timcullen@CaliforniaCommercialAppraisers.com](mailto:timcullen@CaliforniaCommercialAppraisers.com)

## Summary of Salient Facts

**Subject Properties:** The James A. Musick Facility  
13502 Musick Road  
Irvine, California 92618

**Property Overview:** Appraised as Vacant Land (*Hypothetical Condition*)

There is a minimum security jail facility with both permanent and temporary buildings actually on the site.

*A Hypothetical Condition is that which is contrary to what exists but is supposed for the purpose of analysis.*

Hypothetical Conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis.

**Legal Owner:** County of Orange

**Legal Description:** IRVINE SUB LOT 299 BLK 174 POR OF LOT  
DESC IN DD-5598/163 OR- AND POR OF LOTS  
300,301 & 302 BLK 174 AS DESC IN DD-55 TR  
361

**Assessors Parcel Number:** 591-073-14

**Total Acreage:** 100 +/- acres

**Zoning/Use:** County owned/Use code 8 (tax exempt)  
(Anticipated)

**Highest and Best Use:** Current Use

**Flood Zone Information:** Flood Panel # 0602220315H  
Panel Date 02/18/2004  
Flood Zone X & portions in A.



<b>Thomas Map</b>	
<b>Page and Grid:</b>	861-G7
<b>Census Tract:</b>	0524.04
<b>Indicated Value:</b>	\$98,000,000.00
<b>Date of Value:</b>	October 25, 2011

The appraisers did not inspect a title report. Information regarding ownership, legal description, and parcel size were taken from the Orange County Assessor's Tax Rolls and Plat Maps. This information is deemed reliable but not guaranteed (*Extraordinary Assumption*).

An *Extraordinary Assumption* is an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions.

THE CALIFORNIA BOARD OF CORRECTIONS  
JAIL PROFILE SURVEY  
MONTHLY REPORT FOR SEP. 2011

## SECTION A:

## TOTAL ADP

NAME OF FACILITY	NON-SENTENCED		SENTENCED		TOTALS
	MALE	FEMALE	MALE	FEMALE	
1) ORANGE COUNTY MEN'S JAIL	781	0	493	0	1274
2) INTAKE RELEASE CENTER	174	309	72	196	751
3) ORANGE COUNTY WOMENS'S JAIL	0	0	0	0	0
4) JAMES A. MUSICK FACILITIES	191	49	488	177	905
5) THEO LACY	1633	0	1313	0	2946
A1) ADP TOTALS	2779	358	2366	373	5876
A2) AVERAGE NUMBER OF FELONY INMATES		2721		1946	4667
A3) AVERAGE NUMBER OF MISDEMEANOR INMATES		416		793	1209
A4) HIGHEST ONE DAY POP. FOR THIS MONTH		09/10/11		HIGHEST COUNT	6005

## SECTION B:

## CLASSIFICATION PROFILE OF INMATES

B1) ADP OF MAXIMUM SECURITY INMATES	667
B2) ADP OF MEDIUM SECURITY INMATES	923
B3) ADP OF MINIMUM SECURITY INMATES	4286

## SECTION E:

## HOLDING AREAS

E1) AVERAGE NUMBER OF INMATES NOT ASSIGNED HOUSING	127
F2) AVERAGE NUMBER OF DETAINEES "ICED" FEMALE: 60 MALE: 718,	778
F2) AVERAGE NUMBER OF DETAINEES "FEDM" FEMALE: 0 MALE: 49,	49

## SECTION G:

## OTHER INMATE CATEGORIES

G1) AVERAGE NUMBER OF INMATES AWAITING STATE PRISON	144
G2) AVERAGE DAILY POPULATION OF INMATES IN HOSPITAL	5

## SECTION H:

## ADDITIONAL INFORMATION

H1) TOTAL NUMBER OF PERSONS BOOKED THIS MONTH	5357
H2) TOTAL NUMBER OF PRETRIAL RELEASE	454
H3) TOTAL NUMBER OF SENTENCED INMATES RELEASED EARLY	0
H4) CURRENT NUMBER OF JUVENILES IN CUSTODY (AS PER 707 OF W&I CODE)	1

# Orange County Jail Bed Projections, With AB 109 - State Prison Realignment

## Estimated Growth

Annual OC Jail Inmate Population Growth: 1%  
 AB109 Monthly Population Growth Yrs 1-2: 200  
 AB109 Monthly Population Growth Yr 3: 100  
 Annual AB109 Inmate Growth Yrs 4-7: 1%  
 Annual increase constant with overall County population  
 Estimate growth of 200 per month for first 1.25 years.  
 Estimate growth of 100 per month for 2013.  
 Assume AB109 Inmate growth flattens out after 2013.

## Comments

2011

2012

2013

2014

2015

2016

2017

2018

## Estimated Year-End Jail Population:

OC Jail Inmate Population  
 Inmate Reduction due to New Sentencing  
 Bed Rental Population ICE/USMS  
 AB109 Inmates  
 Subtotal Jail Population

## Jail Beds:

Total Beds  
 Unavailable Beds  
 New AB 900 Jail Beds  
 Subtotal Available Beds  
 Surplus/(Shortage) of Jail Beds

4,800  
 -  
 800  
 600  
 6,200

4,848  
 (600)  
 800  
 3,000  
 8,048

4,896  
 (606)  
 800  
 4,200  
 9,290

4,945  
 (612)  
 800  
 4,242  
 9,375

4,995  
 (618)  
 800  
 4,284  
 9,461

5,045  
 (624)  
 800  
 4,327  
 9,548

5,095  
 (631)  
 800  
 4,371  
 9,635

5,146  
 (637)  
 800  
 4,414  
 9,724

Assume 1% increase per year (conservative).  
 Assume 24% off 70 day sentence for 2,500 inmates.  
 Assume no growth from current levels (conservative).  
 Assume 200/month thru 2012. 100/month in 2013. 1% growth thereafter.

Total Rated Capacity is 5,079.  
 Total separation, medical isolation, etc.  
 Add 512 beds at Musick in 2018.