



DEPARTMENT OF CORRECTIONS AND REHABILITATION
CORRECTIONS STANDARDS AUTHORITY

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

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SECTION 1: PROJECT INFORMATION

A: APPLICANT INFORMATION				
COUNTY NAME Placer		AMOUNT OF STATE FINANCING REQUESTED IN THIS APPLICATION \$ 28,502,274		
SMALL COUNTY (200,000 OR UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input type="checkbox"/>		
IS THIS COUNTY RELINQUISHING A CURRENTLY HELD AB 900 PHASE I CONDITIONAL AWARD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IS THIS COUNTY SUBMITTING MORE THAN ONE APPLICATION FOR PHASE II FINANCING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
B: BRIEF PROJECT DESCRIPTION				
FACILITY NAME South Placer Adult Rehabilitation Center				
PROJECT DESCRIPTION 149 bed, celled Medium Security Housing Unit and Programs Building				
STREET ADDRESS 11701 Go For Broke Road				
CITY Roseville		STATE CA	ZIP CODE 95678	
C. SCOPE OF WORK - INDICATE FACILITY TYPE (II, III or IV) AND CHECK ALL BOXES THAT APPLY.				
FACILITY TYPE (II, III or IV) II	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input 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		149		
TOTAL BEDS (A+B+C+D)	149			

COPY

E: APPLICANT'S AGREEMENT

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

PERSON AUTHORIZED TO SIGN AGREEMENT

Name Jennifer Montgomery

Title Chairperson, Board of Supervisors

AUTHORIZED PERSON'S SIGNATURE

DATE

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 Gerald Minta

Title Sr. Architect/Project Manager

DEPARTMENT

Facility Services

TELEPHONE NUMBER

530-889-6892

STREET ADDRESS

11476 C Avenue

FAX NUMBER

530-889-6863

CITY

Auburn

STATE

CA

ZIP CODE

95603

E-MAIL ADDRESS

gminta@placer.ca.gov

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 Valerie Bayne

Title Administrative Services Manager

DEPARTMENT

Facility Services

TELEPHONE NUMBER

530-889-6809

STREET ADDRESS

11476 C Avenue

FAX NUMBER

530-889-6863

CITY

Auburn

STATE

CA

ZIP CODE

95603

E-MAIL ADDRESS

vbayne@placer.ca.gov

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 Rob Unholz

Title Capital Improvements Manager

DEPARTMENT

Facility Services

TELEPHONE NUMBER

530-886-4946

STREET ADDRESS

11476 C Avenue

FAX NUMBER

530-889-6863

CITY

Auburn

STATE

CA

ZIP CODE

95603

E-MAIL ADDRESS

runholz@placer.ca.gov

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
(Phase II applications)

	State Reimbursed	Cash Match	In-Kind Match	Total
1. Construction	\$25,064,771	\$3,580,682		\$28,645,453
2. Additional Eligible Costs	\$911,976	\$101,331		\$1,013,307
3. Architectural	\$1,752,100	\$194,678		\$1,946,778
4. Construction Management	\$773,427	\$85,936		\$859,363
5. CEQA		\$0		\$0
6. Audit			\$15,000	\$15,000
7. Site Acquisition			\$1,003,652	\$1,003,652
8. Needs Assessment			\$32,600	\$32,600
9. County Administration			\$255,040	\$255,040
10. Transition Planning			\$25,000	\$25,000
11. Real Estate Due Diligence			\$16,000	\$16,000
TOTAL ELIGIBLE PROJECT COST	\$28,502,274	\$3,962,627	\$1,347,292	\$33,812,193
PERCENT OF TOTAL	84.30%	11.72%	3.98%	100.00%
Total Cash Match		\$3,962,627		
Total In-kind Match		\$1,347,292		
Total Match		\$5,309,919		
Match Percentage		15.70%		

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

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LINE ITEM	STATE REIMBURSED	CASH MATCH	IN-KIND MATCH	TOTAL
1. Construction	\$ 25,064,771	\$ 3,580,682		\$ 28,645,453
2. Additional Eligible Costs*	\$ 911,976	\$ 101,331		\$ 1,013,307
3. Architectural	\$ 1,752,100	\$ 194,678		\$ 1,946,778
4. Construction Management	\$ 773,427	\$ 85,936		\$ 859,363
5. CEQA		\$ 0		\$ 0
6. Audit			\$ 15,000	\$ 15,000
7. Site Acquisition			\$ 1,003,652	\$ 1,003,652
8. Needs Assessment			\$ 32,600	\$ 32,600
9. County Administration			\$ 255,040	\$ 255,040
10. Transition Planning			\$ 25,000	\$ 25,000
11. Real Estate Due Diligence			\$ 16,000	\$ 16,000
TOTAL ELIGIBLE PROJECT COST	\$ 28,502,274	\$ 3,962,627	\$ 1,347,292	\$ 33,812,193
PERCENT OF TOTAL	84%	12%	4%	100 %

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

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

1. Construction (includes fixed equipment and furnishings): Budget amounts were developed using the current contractor schedule of values. That project was bid in June 2009 and scheduled to be completed in April 2012 with a 30 month construction schedule. The line items making up the construction estimate follow those percentages of the overall construction project and applied to this project. The overall cost of the building itself was based on costs per square foot method and broken down into division categories. Site costs per square foot of the Phase I building were much larger due to development of the overall site, and have been significantly reduced for the project since they would not be consistent with the actual work needed.
Construction cost indexes were used for the basis of the Phase I project since it bid July of 2009 with a CCCI value of 5276 and a completion value of 5688. Midpoint of construction 15 months (midpoint of construction) has a value of 5381. The end value of 5688 is used as the basis of increase from application date to beginning of construction, which will be 42 months from application. That CCCI will then be projected to midpoint of construction 12 months later (1/2 of 24 month construction period), as updates are completed. However for this initial application, escalation was based on .42% per month for 42 months to start of

expected construction and midpoint of a 24 month construction contract. Initial estimates for review were prepared by county staff in-house based on the above assumptions and criteria.

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The entire Phase I portion of the jail was constructed with housing units similar to those included in this application for the Medium Security portion at the north end. Each portion of the jail, including this application unit, were estimated with its separate cost per square foot rather than averaged in the overall jail estimates. However many of the spaces used in the Mail Jail are similar, such as classroom and program space similar to administration space, and a double bunk celled housing unit to general population housing currently constructed.

The requested funding project amount is the housing unit with 2 pods, as well as program space/treatment space, and including its associated site work. The State and County match portions are 84.3% state and 15.7% county hard match respectively. A portion of the project which connects to the existing visitation center and the raised public access corridor which is elevated and outside of meets & bound site description have been shifted to the county match portion which is why these ratios are not 90/10. The funding application includes those spaces directly related to the housing unit, such as multipurpose, visitation, medical exam and procedure rooms, interview rooms, electrical and electronics support rooms, mechanical and boiler rooms, etc. These spaces directly support this stand-alone housing unit and will not support any other housing pods. Any future pods will have their related similar spaces as well. Other spaces in support of the housing unit such as jail administration, booking/intake, kitchen, laundry, etc. are not included in the funding request. Those costs have been paid for by the county outside of the grant funding in the current construction project.

updated
to reflect
new budget
totals

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): These costs include City plan check and permit fees for such items as traffic/sewer/water/drainage/dry utilities, etc. The basis of this estimate is the existing jail under construction now. The proration is based on their relative gross square footages of buildings. The State and County portions are the 90%/10% ratio.
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): A&E costs shown in the Budget Summary are based on a simple percentage of construction cost. That percentage is based on 7% of the construction cost estimate of the project, including its associated site work. The costs listed for State and County are 90%/10% prorated ratio.
4. **Construction Management**: Construction management for the jail project is based on a 3 percent of the construction cost of the housing unit and related program spaces. This work will be contracted by the county to an outside firm. The State Reimbursed and Cash Match are prorated at the 90%/10% ratio respectively.
5. **CEQA**: Since the CEQA requirements have already been met for the project and were included in the processing for the larger land area of the entire criminal justice center, those costs are not separable for grant purposes and therefore not shown in match amounts. All CEQA requirements have been met, except for specific project design review.
6. **Audit**: This cost is based on an estimate similar to other grant audits performed by a third party firm which the county has used on other similar grant awards.
7. **Site Acquisition**: The housing unit project is part of a much larger piece of property and is not separately acquired for the purpose of this grant. Therefore no In-Kind Match is used for acquisition, per se. The value of the land is prorated based on site size as it relates to the overall jail site, in its fully developed state, including utilities and roads and excluding

the existing jail buildings.

8. **Needs Assessment:** The needs assessment study was recently performed over this last winter and completed for the purpose of the grant. The fee is the actual contract amount of the study completed by Steven Reader Enterprises.
9. **County Administration:** County Administration is based on the County Project Contact Person 1% time for four years; Administrative Services/Financial Officer 1% time for three years; the County Construction Administrator 10% time for four years; a Jail Project Site Coordinator 5% time for three years; Clerical person 1% time for three years; and one field technician 10% time for two years. A specific table showing these people, durations, and hourly costs which generates the cost shown in the Summary Table is attached.
10. **Transition Planning:** Based on estimated staff time of sheriff's department personnel.
11. **Real Estate Due Diligence (may not exceed \$16,000):** The value of the project site is derived from the original land purchase price of \$6,224,680 for the 44.5 acre campus. Also factored in was the original cost for the campus infrastructure, which was \$9,036,829, resulting in a cost of \$7.87/SF for the campus. Additional infrastructure improvements were added for the eleven acre SPACF facility for a cost of \$5,072,338 bringing the total developed land cost to \$18.46/SF. Given the project site as 54,369 SF, the value of the site is calculated at \$1,003,652.

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	7/11/2012	County acquired the site April 2004
Real estate due diligence package submitted <u>within 120 days of award</u>	3/8/2012	8/22/2012	Pursuant to this RFA. County also has considerable documentation from original acquisition
Begin CEQA process <u>within 90 days of award</u>	2/27/2004	2/27/2004	Mitigated Neg. Dec. recorded Feb 27, 2004
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	3/8/2012	7/31/2013	Pursuant to RFA and provided by SPWB
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)			Schematic Design submitted with design-build (D-B) Proposals
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)	5/31/2012	10/16/2013	Performance Criteria will be developed as a component of the D-B RFP along with the Program Statement
Design Development (Preliminary drawings) with Staffing Plan	2/12/2013	10/21/2013	Design Development will follow upon issue of D-B NTP. PCSO develops Staffing Plan.
Staffing/Operating Cost Analysis approved by the Board of Supervisors	1/14/2014	1/14/2014	Board of Supervisors meets two Tuesdays of each month
Construction Documents (Working drawings)	1/14/2014	9/22/2014	Proceeds after CSA approval of Design Development
Construction Bids	8/23/2012	2/6/2013	D-B Proposals include Schematic Design Documents
Notice to Proceed	2/12/2013	2/12/2013	D-B Notice to Proceed (NTP) follows award and precedes

			Design Development
Construction (maximum 3 years to complete)	3/10/2015	1/9/2017	24-month construction duration
Staffing/Occupancy <u>within 90 days of completion</u>	1/10/2017	5/15/2017	Staff vetting/selection to occur during Construction

MUST be
BY 4/10/17

1/10/17 31 - 10 = 21
 2/17 28
 3/17 31
 4/17 30 = 4/10/17

1/10/17 - 1/31/17 = 21
 2/1/17 28
 3/1/17 31
 4/10 10
 80
 90

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).

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION AUTHORIZING
APPLICATION TO THE CALIFORNIA DEPARTMENT
OF CORRECTIONS AND REHABILITATION/
CORRECTIONS STANDARDS AUTHORITY –
THE 2011 LOCAL JAIL CONSTRUCTION FINANCING
PROGRAM, AB900 – PHASE II, IN THE AMOUNT OF \$30,000,000
TO ASSIST IN THE CONSTRUCTION OF 160 MEDIUM SECURITY
BEDS AND ASSOCIATED PROGRAM/TRAINING SPACE.

Resolution 2012-9

The following RESOLUTION was duly passed by the Board of Supervisors of
the County of Placer at a regular meeting held January 10, 2012, by the following vote
on roll call:

Ayes: DURAN, HOLMES, UHLER, WEYGANDT, MONTGOMERY

Noes: NONE

Absent: NONE

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County
of Placer, State of California
Ann Holman
Deputy Clerk

Signed and approved by me after its passage.

Jennifer Montgomery
Chairman, Board of Supervisors

Attest:

Ann Holman
Clerk of said Board

BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, that this Board hereby authorizes staff to submit an application to the California Department of Corrections and Rehabilitation/Corrections Standards Authority – 2011 Local Jail Construction Financing Program, AB900 – Phase II, in the amount of \$30,000,000, to assist in the construction of a 160-bed medium security housing unit and associated program/training space, to be located at the South Placer Adult Correctional Facility; and

BE IT FURTHER RESOLVED that the Board of Supervisors hereby:

- lang. A*
Phase 1
- A. Authorize the Chairman to sign said application and submit for funding;
 - B. Appoints **Gerald E. Minta**, Senior Architect, as the County Construction Administrator; **Valerie Bayne**, Administrative Services Manager, as the Project Financial Officer and **Robert Unholz**, Capital Improvements Manager, as the Project Contact Person;
 - C. Assures 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;
 - D. Assures that the County has appropriated, or will appropriate after conditional project award but before state/county funding agreements, the amount of match identified by the County on the funding proposal form submitted to the Corrections Standards Authority; identifying the source of cash match and when appropriated, and assurance that state and cash matching funds do not supplant (replace) funds otherwise dedicated or appropriated for construction activities;
funds for co contribution + other county borne costs
 - E. Assures that the County will fully and 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; and
 - F. Assures that the County has project site control through fee simple ownership of the site and assure undisturbed use and possession of the site, and will not dispose of, modify the use of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the Corrections Standards Authority.
right of access to the project sufficient to assure undisturbed use & possession of the site
 - G. Attests that the fair market land value for the proposed new jail facility is \$1,003,651.74.

or change the terms of the real property title, or other interest in the site of

Project Narrative Placer County

A. Summary

Placer County's two Type II facilities in Auburn operate under a 1993 Federal Court Order capping the Board Rated Capacity (BRC) at 646 beds. A Needs Assessment conducted in 2007/2008 demonstrated the need for additional jail beds in the near and far terms. The bed need identified for 2011 was a total of 725 and for 2031 it was 1029 beds. Based on the assessment, Placer County started construction on a 390 bed new jail facility in the South Placer area. The new facility, the South Placer Adult Correctional Facility (SPACF), is scheduled for completion in July 2012 and the project was wholly funded by the county. The SPACF site is designed and permitted for a build-out of 980 beds.

The key to reducing recidivism is to train and rehabilitate people before they go to state prison. Keeping the original intent of AB 900 funding and AB 109 in the forefront, Placer County proposes to construct and operate a model rehabilitation center located on the SPACF site and named the South Placer Accountability and Rehabilitation Center (SPARC). This facility will include a 160 bed, wet-celled, medium security facility, a programs building with 4 classrooms, a 2250 sq. ft. shop area for job skills training and interview rooms and staff spaces for program providers. The state funding will be used solely for the SPARC.

A Needs Assessment update was conducted and demonstrated the need for the additional 160 beds in the system by 2018. The updated assessment also demonstrated a need for additional programs for inmates to meet the intent of AB 109 and AB 900. The SPARC is intended to fill this need. While Placer County has a very robust alternative sentencing program, the missing piece to the puzzle that is Community Corrections has always been the job skills training and rehabilitation programs to truly reduce the long-term recidivism rate and make productive citizens out of former inmates so they do not return to custody.

Project Narrative Placer County

B. Project Need

1. Needs Assessment Conclusions

In studying the operation of the corrections system in Placer County, the needs assessment concluded:

- The Auburn Main Jail and first phase construction of the South Placer facility are well designed and provide appropriate housing for the inmates, however, **do not have sufficient beds or program space to meet future needs in 2018.**
- The Auburn Minimum Security facility is located in remodeled warehouses built of unreinforced brick in 1941 is very inefficient and has several security, safety and health concerns.
- The support space in Auburn such as medical and kitchen are inadequate.
- The Laundry at Minimum Security is only marginally adequate and cannot be expanded.
- General storage in Auburn is mostly in 1941 buildings and is inadequate.
- The Placer County criminal justice court and system works very efficiently and cooperatively with recurrent use of the most up to date policies and practices.
- The operational design of Placer County is modern podular with direct and direct visual supervision from glass control rooms.
- Once the SPACF is open, the total capacity of the county jail system will be 876 beds.
- **The projected total bed needs including estimated realignment impact in 2018 is 1025.**
- **The assessment projects a need of 149 additional beds in 2018.**
- The classification system uses the National Institute of Corrections Objective System with full time trained classification staff, Unfortunately, AB 109 and PREA will require additional classification staff be added in the near future.
- The security levels and housing options is varied and appropriate, however, appropriate housing for the influx of AB 109 inmates indicates certain areas lacking.
- Placer County meets all Title 15 requirements for mandatory programs and offers several additional rehabilitation programs, however, leaders would like to offer more.
- The programs offered have many limitations due to space constraints and inmate movement. Comprehensive rehabilitation, reintegration and health programs cannot be offered.
- The new Accountability and Rehabilitation Center will require approximately 18 correctional officers and two sergeants to staff. One sergeant and 5 C/O's are available for reassignment.
- All Placer Facilities with the exception of the 1941 Minimum Security Facility offer excellent design for providing visual supervision of the inmates.
- A review of past years of inspection records from all regulatory agencies showed an excellent history of compliance.

now do these correlate here, the w/160 beds page 1

Project Narrative Placer County

2. Statistical Data

County population provides one basis for projecting correctional system activity, including need for jail beds. According to the 2010 Census, Placer County's population is 348,432. According to the California Department of Finance, the county's population is projected to be 428,535 in 2020, 512,509 in 2030, 625,964 in 2040 and 751,208 in 2050. The projected population increase between 2010 and 2020 is 80,103 or 23% over 2010.

Overall, in comparison to the state as a whole and to comparable counties, Placer County is a safe and secure place to live.

Property crime in Placer County can be characterized as below average statewide and slightly below the average for comparison counties. The incidence of violent crimes, including homicide is typically lower in Placer County than in the state as a whole and all the comparison counties.

While violent crime can be considered below average as compared to the remainder of the state, the number of inmate currently incarcerated for violent crimes in Placer County has risen to 32% from 16% in 2008.

The female jail population is about 18% of the total inmate population. The percentage of female bookings is 25% and this proportion has risen gradually from about 21% in 1996. Consistent with national experience, the increasing proportion indicates that crime and arrests for women is growing faster than for men and targeted programs for female offenders are needed. Also, as the number of incarcerated females grows, the more difficult it becomes to house them in housing pods of appropriate classification.

Since 2008, the percentage of incarcerated inmates in the Placer County jail who are Placer County residents has risen from 56% to 61%. This is an indication that county residents

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are committing more crimes than in the past. Interstate 80, a major east\west route across the United States, traverses almost all of Placer County. The high traffic volume on this highway is one of the reasons why 39%% of those incarcerated in the Placer County jail are not county residents.

3. Security, Safety, and Health Needs

When the SPACF is open, the current minimum security facility in Auburn will be closed and the male inmates will be moved to the new minimum security facility at the SPACF. The female inmates housed in minimum security will be housed at the main jail in Auburn in housing units vacated by inmates transferred to the SPACF. The current facility is housed in non-reinforced brick warehouse buildings built in the 1941 as part of a military hospital facility. The facility does not meet seismic standards and has other safety, security and health concerns.

Among them:

- All windows at the facility are single pane and the facility is not insulated. This drives operating costs up and can present health issues due to the lack of efficiency of heating and cooling the buildings.
- The exterior laundry room door cannot be secured from the inside. Inmates can easily walk out the door to escape, receive contraband from or communicate with the public.
- Male and female minimum security inmates can and have used laundry bags to communicate and pass contraband to each other.
- The office area for staff is completely open to the public allowing immediate and direct access to officers and inmates. This creates a safety and security issue for inmates, staff and the facility.
- The male and female recreation yards are directly adjacent to a public streets and contraband can easily be thrown into the yards.
- The shape and location of the male recreation yard does not provide for direct visual supervision of the inmates in the yard and makes it very difficult to remotely monitor the yard with cameras.
- It is difficult to provide direct visual supervision of the male dorm rooms.

The AB109 re-alignment has made the minimum security officers' job more dangerous as inmates, who, prior to the implementation of AB 109, would have served their time in state prison, are beginning to populate minimum security. In time, the majority of minimum security

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inmates will be AB 109 inmates. This brings a myriad of issues that include: more sophisticated inmates with prison history, violence, manipulation, violent crimes, drugs, gang issues, bigger risk takers and a culture among the inmates of prison politics. What used to be considered minimum security inmates will more than likely be those that will be assigned to alternative sentencing programs. With AB 109 in place and implemented, we can expect our new “minimum security” inmates to be at least Level 1 prison inmates that need to be housed in a more secure facility than minimum security.

Three hundred and ninety-two beds (392), or sixty-one percent (61%) of the available beds in Auburn are in minimum or medium security dorm-style housing units. The only differentiation between these minimum and medium security dorm beds is the type of building in which they are located. One hundred and sixty (160) of the dorm beds are located in the minimum security facility and the remaining two hundred and thirty-two (232) are located in the main jail.

Under the ATI for sentenced inmates, the majority of the participants who are moved from incarceration to a program come from the minimum security facility. Even at the main jail, we usually have dorm beds available to house inmates however we are always trying to find bed space in cells. In order to make room in cells for high-risk or special needs inmates, we often have to move inmates not really suitable for a dorm style situation to dorm beds. While these inmates that are moved to dorms are a lower risk than the ones moved into the vacated cells, they still prove to be a higher risk than the dorm units were designed for. Most of them are quite sophisticated and have prior prison terms. This makes these inmates a threat to the lower level inmates housed in dorms and poses a security risk to staff and the facility. With the implementation of AB 109, we are now housing some sentenced inmates with prior prison

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history in our minimum security facility. The facility was not designed for such an inmate. With the new AB 109 inmates we are holding, we have found the need for medium security wet cells. This is what the SPARC is intended to be. It will be a safer and more secure housing situation for the AB 109 inmates we are now housing and will house in the future. The SPARC will also provide much needed program and job skills space.

An indication of the “push down” effect due to the lack of celled beds is the fact that the majority of inmates currently in the jail are either sentenced or are pre-trial/sentenced on felony charges. Many of the sentenced or pre-trial/sentenced misdemeanor inmates are in ATI programs yet our ADP has only decreased by 56 since 2007.

4. Program and Service Needs

Providing a significant range of programs to inmates is critical to the management of a jail. Jail programs can affect the level of tension in the jail and impact recidivism after release. It has been the desire of the sheriff’s department for some time to do more with rehabilitative programs. The stated goal of county officials is to be a model program of treatment, rehabilitation, and alternative to incarceration programs.

Currently, Placer County offers a wide range of programs. The jail offers a significant range of in custody programs for inmates including:

- High school diploma and GED certification
- Computer technology and literacy training
- Anger management training
- Life skills training
- Aptitude testing and placement
- Drug and alcohol resistance training
- Tobacco cessation training
- Religious services (all faiths)
- AA and NA programs

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Recidivism is a corrections and societal ill that the corrections system has the opportunity to impact positively. Further, the county leaders recognize this and the plan is to build a comprehensive training center as part of the SPARC. In preliminary discussions with the assistant principal of the Placer School for adults and Programs Coordinator, she also expressed complete support for the Rehabilitation Center.

This would be a medium security facility located on the SPACF site designed specifically to hold inmates accountable, but also to make a concerted effort to provide them skills to succeed as law abiding members of society. To this end, plans are being finalized for future program needs and providing facilities to facilitate programs implementation. The county currently is discussing and evaluating potential programs such as vocational skills training including computer repair, carpentry, cabinetry, metal working skills, auto repair, auto body repair, and culinary skills. A component of this evaluation is identifying teachers and whether the program can be provided safely in a secure environment.

As part of providing comprehensive training for offenders, current planning also calls for a multi-purpose room at each housing pod as well as smaller multi-purpose rooms in the large dorms. By providing these rooms, the county insures the ability to readily and safely provide programs and also to meet Corrections Standards Authority (CSA) and constitutional requirements.

It is clearly a belief and goal the SPARC would include space for a full scope of inmate programs. Because of this desire to provide better quality mandatory programs and increased rehabilitation programs, the Sheriff's Department plans include:

- Four classrooms; Two 30 person and two 20 person classrooms
- A 2,250 square foot vocational skills shop with multiple skill options

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- Large recreation yards to better provide for long term inmates
- Program staff space and interview rooms for probation, educators and mental health providers.

There are many unknowns related to the impacts of Realignment (AB 109), however, it is predictable that longer stays in jails, likely years, will result in stresses on the system including recreational and rehabilitation programs. Many prisoners who have done State Prison time will be very unhappy with the program offerings and recreation space size. It is predictable that long term inmates will initiate legal actions against jails. Placer County wants to mitigate these issues as much as possible with the SPARC.

5. Legal Considerations

The Placer County Sheriff's Department has been operating its jail facilities under a cap since 1993 pursuant to a federal consent decree. In summary, the cap requires the department to release inmates when they reach 100% capacity overall or in any individual classification of housing and allows them to release when they reach 95% capacity. Even with this cap, the department attempts to keep an overall operational vacancy of 10% in order to balance the needs of incoming inmates and maintenance of the facility. The original portion of the main jail is 27 years-old and requires constant maintenance and refurbishment. This result is the need to keep a housing unit vacant for repair on an almost continual and rotating basis. The Auburn Jail (including Minimum Security) has been near or at capacity since the federal consent decree was instituted in 1993. From 1985 to 1993 the facility operated in excess of capacity.

Placer County has worked very diligently to reduce the number of inmates released early on their sentences. Prior to the expansion of AIT programs, yearly early releases due to the federal consent decree were as high as 4,876 in 2007. With the expansion of the AIT programs, the number of early releases due to the federal consent decree decreased to 485 in 2011, a 90%

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reduction in early releases. As noted above, even with this drastic reduction in early releases, the ADP of the jail has decreased by only 56 since 2007.

6. Non-compliance Issues

In the Corrections Standards Authority inspection in 2008, concern was raised about the adequacy of staffing, especially in booking, however, found the Jail in compliance. In 2010 the CSA inspector found the jail was non-compliant in section Title 15 1027 related to adequacy of staffing. Specifically the number of officers assigned to booking and the adequacy of staff to perform required hourly cell checks. The inspection also found the jail was non-compliant related to section Title 15 1058 related to logging safety cell placements in that there was inconsistencies found. The staffing issue has been addressed in the county's Community Corrections Partnership (CCP) plan. The plan recommends funding and filling 7 current unfunded correctional officer vacancies and adding 14 new employees: a combination of administrative legal clerks for booking inmates, correctional officers and deputy sheriffs. The Placer County Board of Supervisors will vote on the CCP Executive Boards recommended plan on January 10, 2012. The issues relating to logging of safety cell placements has been corrected.

The inspection team from the Institute for Medical Quality (IMQ) found the Placer County jail to be in full (100%) compliance with regulations. They were very complimentary about the medical quality and medical team at Placer. The County received the maximum two year accreditation after the inspection and has done so since 1999.

The last two grand jury reports were positive and complimentary finding the facilities to be "well maintained and operated". The 2010 inspections for Environmental Health and Nutritional Health found the jail to be in full compliance.

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7. Average Daily Population vs. System Capacity

The CSA Jail Profile for the 1st Quarter of 2011 lists Placer's ADP as 507. Our internal numbers, as of December 29, 2011, shows our ADP to be 526. The current system rated capacity is 646. Due to funding cuts since 2008, we have not had sufficient staff to adequately supervise to the rated capacity and we have had to close a small housing unit consisting of 14 wet-celled beds. This was our Maximum Security Unit. **Our current available capacity is 632.** Due to the age of the facility and the maintenance issues related to a 27 year old facility as well as the above mentioned federal consent decree, we have an operational capacity of 10% below our available or rated capacity. At the current time, our operational capacity is 569. Using an ADP of 526, we are at 81% of our rated capacity, 83% of our available capacity and 92% of our operational capacity.

8. Demographic Data

a. Population Estimates

Projected County Population

2000	2010	2020	2030	2040	2050
252,223	348,432	428,535	512,509	625,964	751,208

California Department of Finance

b. Crime Statistics

The most recent crime rates show the trends for the 10 year period (2000 – 2009). The following chart shows Placer County's crime trends.

Placer County										
Crimes	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Violent Crimes	533	465	507	577	623	664	815	859	801	816

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Homicide	5	3	0	10	3	5	6	4	3	6
Forcible Rape	47	45	54	58	41	56	74	75	71	61
Robbery	83	83	85	106	113	121	191	165	144	156
Agg. Assault	398	334	368	403	466	482	544	615	583	593
Property Crimes	3,657	3,850	4,435	4,434	5,364	5,721	5,120	4,682	4,650	4,274
Burglary	1,562	1,375	1,738	1,740	1,941	2,166	1,888	1,757	1,812	1,606
M. V. Theft	697	890	859	963	1,224	1,364	1,123	818	755	711
Larceny - Theft Over \$400	1,398	1,585	1,838	1,731	2,199	2,191	2,109	2,107	2,083	1,957
Total Larceny - Theft Over \$400 and Under	4,447	4,762	5,207	5,200	6,097	6,195	5,604	5,604	5,777	5,513
	1,398	1,585	1,838	1,731	2,199	2,191	2,109	2,107	2,083	1,957
	3,049	3,177	3,369	3,469	3,898	4,004	3,495	3,497	3,694	3,556
Arson	31	41	36	46	41	46	46	50	42	42
Population (1,000's)	251.8	261.5	270.7	285.4	303	313.9	322.4	329.8	338.8	344.6
California Department of Justice										
Per 100,000 Population										

c. Crowding and Bed Need Estimates

County population provides one basis for projecting correctional system activity, including need for jail beds. Another means of projecting correctional system activity is Average Daily Population (ADP) trends and incarceration rates. Placer County's incarceration rate is 15.1 per 10,000 residents which is below the average of four comparison counties.

Incarceration Rate Comparison			
County	ADP	Population	Incarceration Rate
Placer	541	348,432	15.1
Butte	544	220,000	24.7
El Dorado	303	181,058	16.7
San Luis Obispo	502	269,637	18.6
Merced	638	255,793	25

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The 15.1 rate for 2011 is a drop of 2.7 from 2007. The ADP for the Placer County jail is 526 for 2011, a drop of 56 as compared to 2007. Much of this drop in ADP and Incarceration Rate can be attributed to the increased use of Alternatives to Incarceration (ATI) as discussed in Section C of this narrative.

The impacts of AB 109 while not fully understood due to the lack of long-term data, is of great concern to Placer County. The California Department of Corrections and Rehabilitation (CDCR) projected the number of ADP increases by county related to the impact of Realignment. CDCR predicts Placer County will experience an increase of 251 additional inmates when full implementation of AB 109 is reached in four years. There are another 25 beds needed for Return to Custody (RTC) projected for PRCS revocations, for a total of 276 additional beds needed by full implementation of the Realignment by 2015. According to CDCR, 70% of these new inmates will be sentenced to more than 3 years in county jail, and 30% will be sentenced to under 3 years county jail.

The jail management team has attended several conferences and meetings related to the impacts of AB 109 Realignment. The team has talked to numerous experts and criminal justice professionals, including judges, corrections management, and probation officials; to date, there is no consensus on how Realignment will actually impact the criminal justice system. There are no trends to analyze. CDCR's predictions are only predictions based on many unknowns. As a result, the following projections are presented as a "low" and "high".

The low projections were determined by using Placer County Probation Department's current failure rate for inmates released from jail to Community Corrections programs such as electronic monitoring and work release. The failure rate is 20%. Even this rate is optimistic.

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Current inmates in Placer County Probation Department's Community Corrections are not the same as the "non, non, non", inmates that would have been sentenced to prison prior to Realignment.

The high projections were determined by assuming all of the Realignment inmates do not qualify for community corrections programs, or there are more Realignment inmates than CDCR predicts, or the sentences given to these inmates are longer than what CDCR predicts. In fact, as of this writing, there are 45 sentenced "non-non-non" inmates and 35 parolees revoked on non-technical violations in just 3 months of AB109 implementation. All 73 of these are incarcerated due to their classification status. We acknowledge that 3 months are not enough for historical trending, however, if this pace continues, Placer County will have approximately 320 to 350 offenders in custody in the first year as a result of AB109, as opposed to the 276 projected by CDCR at full implementation (4 years). Given our current Board Rated Capacity (BRC) of 646 with a 2011 ADP of 526 and adding the low range of 320 additional inmates as a result of AB 109, by the end of the first 12 months of the implementation of AB 109, the jail bed need will be **846 which is 200 over our current BRC.**

d. Facility Population Data

1. Felony versus Misdemeanor Charges

The following chart contains data obtained from the *2011 California Jail Survey* produced by the Corrections Standards Authority. The chart shows the statewide percentages for various factors that relate specifically to jails in California that will help to compare and contrast conditions in a local jail.

2011 All California Counties Jail Survey	
Pre-sentenced	71%
Sentenced	29%

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Felony	80%
Misdemeanor	20%
Average Length of Stay	17.9 - 22.7 (Days)
Security Levels	
Maximum	31.4%
Medium	44.5%
Minimum	24.1%

The following charts show the crime classification ratios between felonies and misdemeanors.

The statewide averages from all the jails in California are 80% felony and 20% misdemeanor (2011 CSA Jail Profile Report).

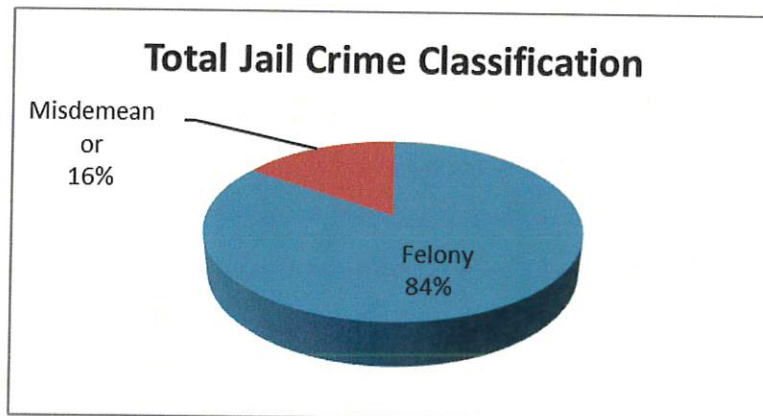
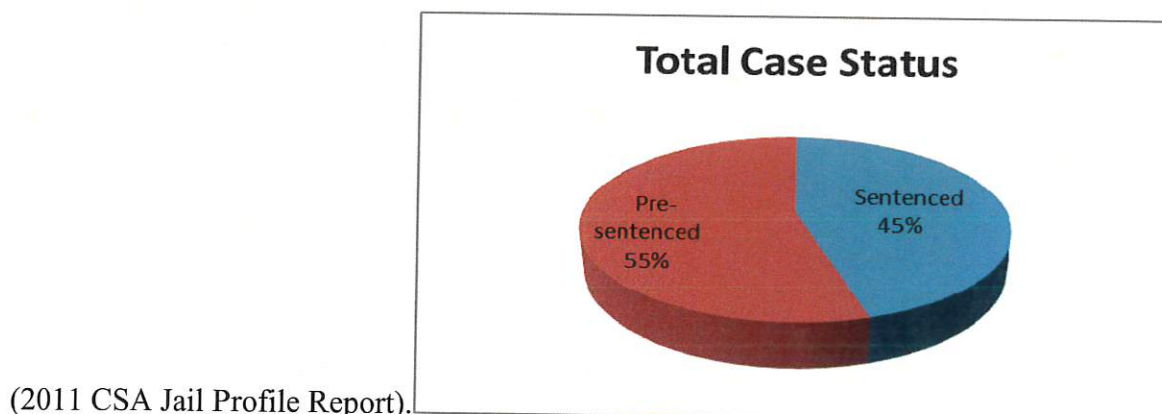


Figure 1

2. Pre-trial versus Sentenced Inmates

The following charts show the case status ratio between sentenced and pre-sentenced inmates.

The statewide averages from all the jails in California are 71% pre-sentenced and 29% sentenced

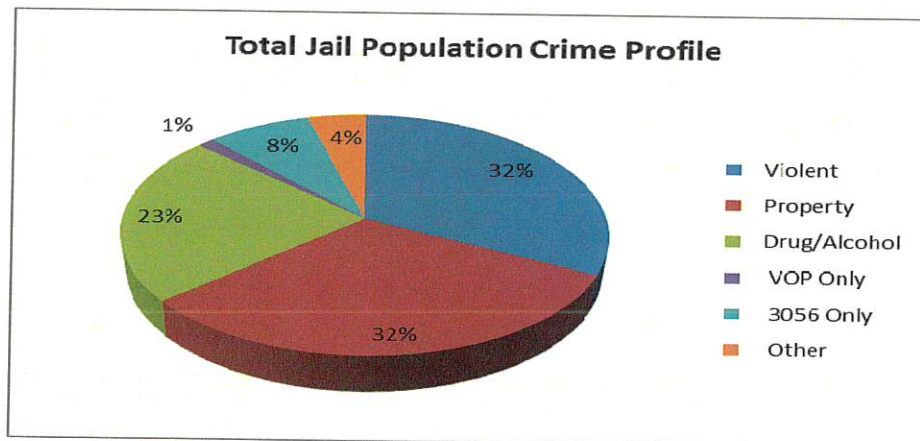


(2011 CSA Jail Profile Report).

Project Narrative Placer County

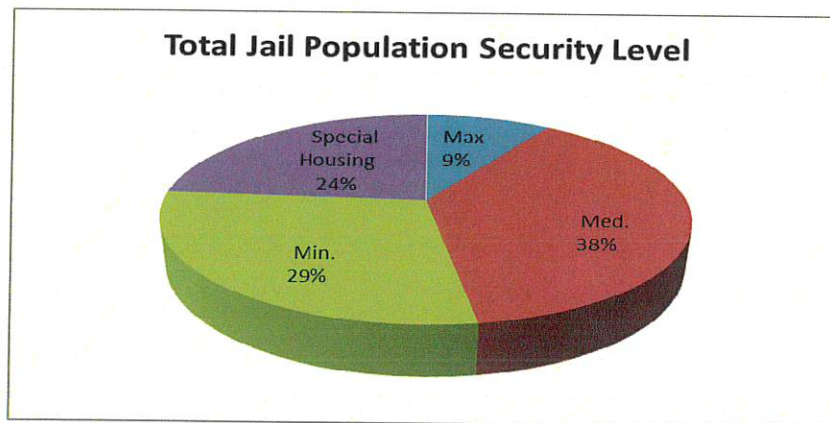
Placer County's ratio of sentenced versus pre-sentenced inmate is very different than the statewide average. Placer has 23% lower incarceration rate for pre-sentenced inmates and a 23% higher incarceration rate for sentenced inmates. Much of this can be attributed to the aggressive nature in which pre-trial/sentenced inmates are placed on ATI programs. This aggressive approach is necessary to make room for the sentenced inmates to serve their time in custody. As seen since the implementation of AB 109, we are receiving a higher rate of AB 109 inmates for both "non" crimes and parole revocations than predicted by the state. The needs assessment update projects that more wet-celled jail beds will be needed for sentenced inmates.

3. Additional Data



The following chart show the security levels in the Placer County Jail. It should be noted that Placer is able to breakdown some classifications into subgroups such as medium-high; medium; medium low. These are all Medium custody inmates but separated more appropriately by criminal sophistication or history. For purposes of this profile, all the subcategories were group together. The statewide averages from all the jails in California are 31.4% Maximum; 44.5% Medium; and 24.1% Minimum security (2011 CSA Jail Profile Report).

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9. Additional Information for Size and Complexity of Proposed Project

The Auburn Main Jail will bear the brunt of the first two years of Realignment. The current jail was originally designed to house 108 inmates and the infrastructure reflects this operational design. Housing units have been added over the years to accommodate an increasing population of offenders. However, this increased population has become difficult to move and manage within the current design. Additionally, as a result of past budget cuts, a high security housing unit was closed, reducing capacity by 14 beds that housed the highest risk inmates in one location. As a result, these high security inmates are currently housed in areas not necessarily suited to the unique needs of these inmates. We expect that both minimum security and administrative segregation space will be heavily impacted by realignment.

We believe that our projected ADP's will surpass operational capacity prior to the opening of the South Placer Adult Correctional Facility. As a result, a variety of management tools will be required to maintain population levels that do not exceed their **total rated capacity of 646.**

Current discussions among CCP members and subcommittees have focused attention on several options that include a mixture of supervised release, electronic monitoring and programs intended to reduce recidivism. However, it should be noted that success in any of these areas

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would require available bed space in the jail for persons who are non-compliant with the terms of their supervision.

Additionally, evidence has suggested that programs designed to address criminal behavior and address recidivism have a higher success rate when implemented within the custody environment and prior to the offenders release into the community. Evidence also suggests that effectiveness of in-custody programs is directly related to whether a person is exposed to behavior and culture of other offenders who are not involved in such programs.

As mentioned earlier, the original design of the jail was not intended for these purposes. The main jail currently has 21 individual housing pods. These separations are required to maintain the safety of the inmate population and staff. In order to meet the needs of in-custody programs, we will need to maximize their current housing options by fully opening the closed housing unit and changing the classification status of individual housing areas. This logistical change has difficulties in the main jail; the eventual opening of the SPACF will help to alleviate these classification concerns and allow some degree of housing changes necessary for the long term success of realignment.

In addition to initiating programs directed at recidivism, the main jail will need to consider how best to manage the inmates' time during longer periods of incarceration. Inmates with extensive sentences, but nothing to occupy their time, have a higher likelihood of becoming management problems.

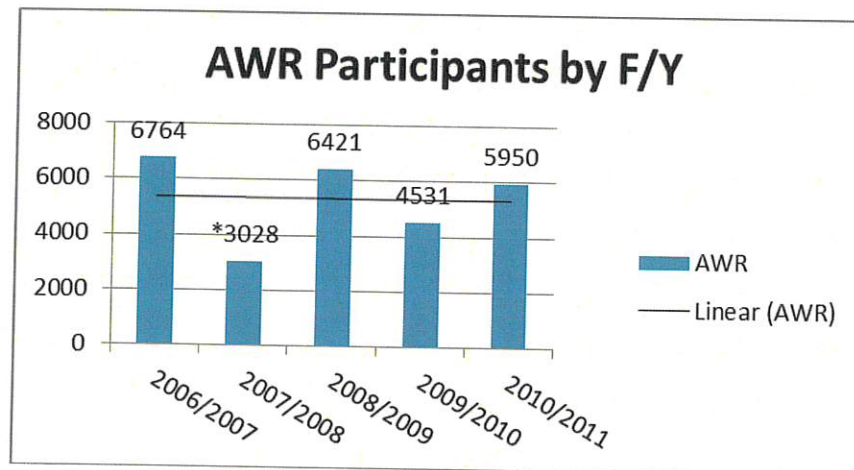
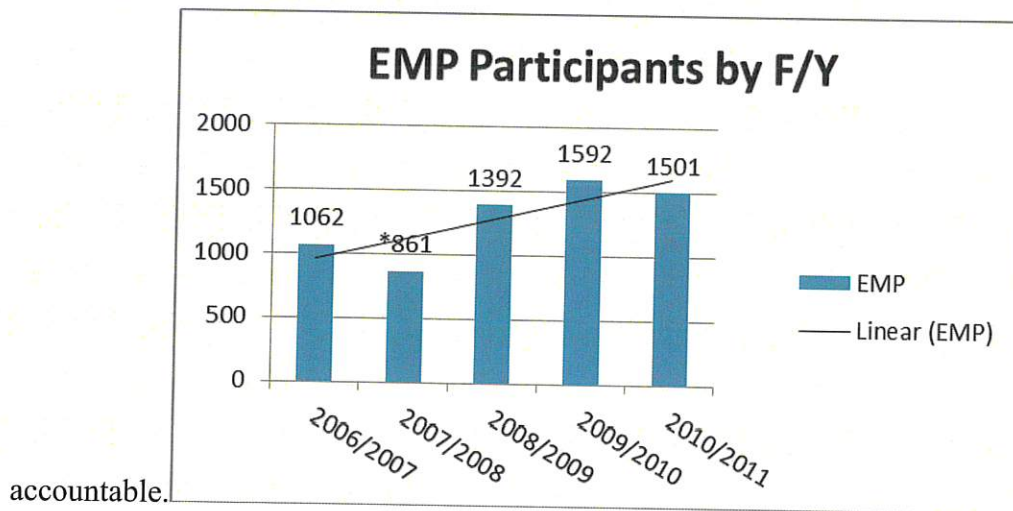
C. Detention Alternatives

1. Steps Taken to Reduce Overcrowding

Placer County is heavily invested in Alternatives to Incarceration (ATI) to reduce crowding in the jail. ATI includes the Electronic Monitoring Program (EMP) for sentenced offenders,

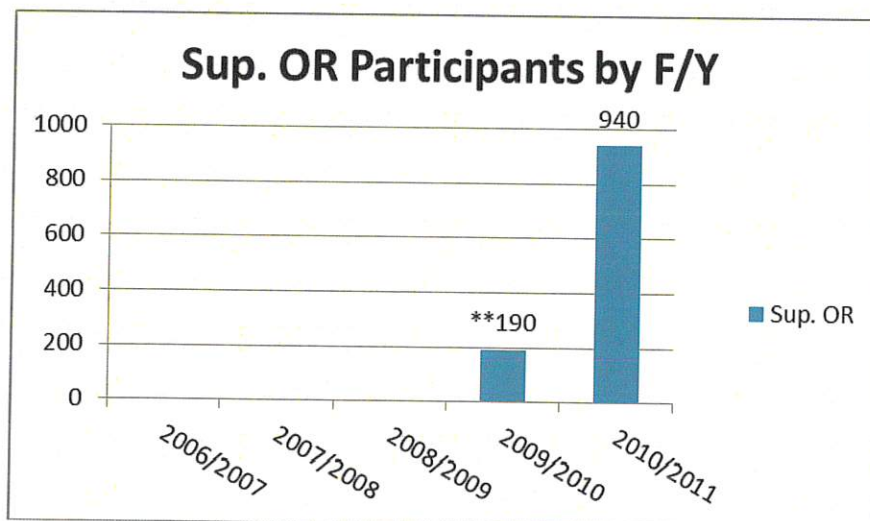
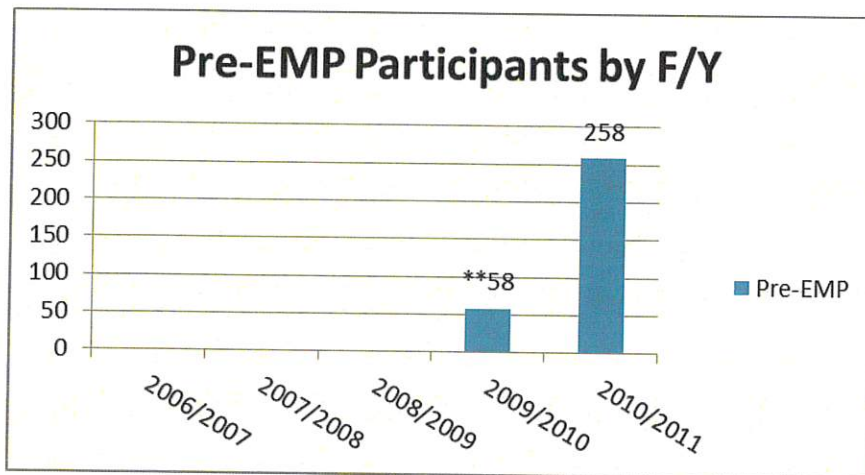
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Adult Work Release (AWR) for sentenced offenders, Pre-sentenced Electronic Monitoring Program (pre-EMP) and Supervised Own Recognizance (Sup. OR). The total number of program participants has increased over the last 5 years and has allowed a reduction in early releases (via Federal consent decree) by the jail staff with the benefit of holding more serious offenders

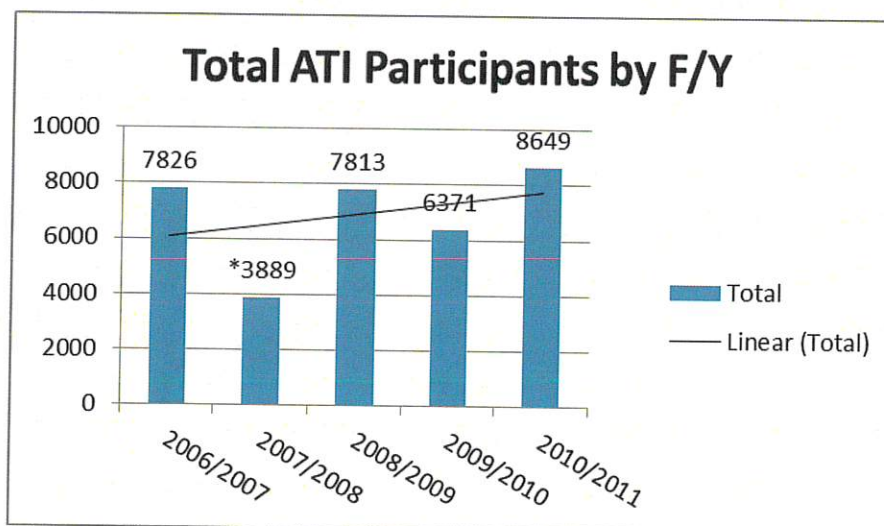


- * The data received by the Probation Department was corrupted for parts of 2007 and 2008. This accounts for the reduced numbers in the chart during those years. A linear trend line was added to extrapolate the direction of participation in the programs.

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** The Pre-EMP and Sup-OR are programs that were initiated in July of 2009. This information reflects only 6 months of data from the new programs for 2009/2010. The sharp increase is the result of a partial year and new programs.



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Had all the programs participants been successful, the number of jail bed days saved in 2010/2011 would have been 209, with a five year average of 141 jail bed days. Unfortunately, the failure rate of those in ATI programs as 23.27% in 2010/2011 with a five year average failure rate 20.41. When those inmates on ATI programs fail, they are returned to custody to complete their sentence, thus taking up bed days in the jail.\

2. Existing or New programs Designed to Reduce Recidivism

Providing a significant range of programs to inmates is critical to the management of a jail. Jail programs can affect the level of tension in the jail and impact recidivism after release. It has been the desire of the sheriff's department for some time to do more with rehabilitative programs. The stated goal of County Officials is to be a model program of treatment, rehabilitation, and alternative to incarceration programs.

Currently, Placer County offers a wide range of programs. The jail offers a significant range of in custody programs for inmates. Examples of non-mandatory but important programs include:

- Inmate commissary program
- High School diploma and GED certification training
- Computer technology and literacy training
- Anger management training
- Life skills and reintegration training
- Aptitude testing and placement
- Drug and Alcohol resistance training
- AA and NA programs

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3. Risk Based Detention System

The Placer County Probation Department currently utilizes the following evidence based programs:

- Ohio Needs/Risk Assessment that determines the criminogenic needs that are to be addressed, which then dictates the case plan for the offender.
- Courage to Change Program, which is evidenced based. It is a Cognitive Behavioral Interactive (CBI) Journaling system that addresses the treatment domains of the Criminogenic Needs. We run these programs in two separate cycles. Substance abuse and Self-Management are classes that are rotated approximately every 10 weeks.

Substance Abuse helps participants evaluate their substance use and the consequences of using and develop a plan to help maintain their recovery.

Self-Maintenance focuses on individuals becoming active participants in the care and maintenance of their psychological wellness.

Other topics are rotated every six weeks: Self Control, Peer Relations, Social Values, Responsible Thinking, etc.

These programs have a “sanction grid” for program violations and a rewards concept for successes that can result in early termination from the program. The programs are also target based for antisocial behaviors.

In addition, they facilitate the following programs:

- Job Seekers, a 6 week program teaching probationers the basic skills to obtain gainful and legal employment.
- Independent Living Skills: a six week program teaching probationers basic skills for more successful living, e.g., budgeting and finances, time management, etc.

In addition, the Placer County Probation Department has trained 25 probation officers in “Motivational Interviewing.”

Programs they’d like to further investigate or implement would be “Thinking for a Change” and/or “Moral Reconation Therapy”

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The probation department provides pre-sentencing reports at the direction of the courts. They also do O.R. reports and the "Ohio Risk Assessment." They anticipate that there may be an increase in all of these with the implementation of AB109, but since there is no history of how the judges will sentence these offenders, they cannot yet project how it will affect their caseload or case management.

Also, as mentioned earlier, the aggressive use of ATI programs has helped divert many inmates to out of custody programs, both pre-trial/sentence and post-sentence.

4. History of Actions to Alleviate Crowding

Besides the ATI programs listed above, the Placer County Sheriff's Department has been extremely proactive in the methods used to alleviate overcrowding. The driving factors behind this aggressiveness are the consent-decree imposed population cap, the increase in county population has led to an increase in arrests, and the jail is nearing its capacity.

The Sheriff's Department has an active and aggressive classification unit that interviews every inmate entering the facility. The classification officers make decisions on who to hold and who to release based on the results of the interview, the nature of the current crime, the inmate's criminal history, the inmate's history of failing to appear (FTA) for court, level of sophistication, and availability of housing space. Many inmates are released on a Promise to Appear (PTA) immediately after they are booked and many others are recommended for release on their Own Recognizance (OR). The classification officers and shift sergeants have a "priority of release" list which provides a hierarchy of criminal charges. This list helps classification staff and shift sergeants make decisions on who should be released and in what order based on what charges a person is booked.

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5. Length of Programs

The AWR Program has been in existence for over 20 years. During FY 10/11, there were 5950 participants.

The EMP has been in existence for approximately 17 years. During FY 10/11, 1501 people were enrolled.

The Pre-EMP and Sup. OR programs started in July 2009. For FY 10/11 there were 258 participants in Pre-EMP and 940 in Sup. OR. These inmates would have been incarcerated in the jail without these programs. This created much needed bed space for both new inmates and those who were returned to custody for failing one of the programs.

6. Current Population Management Measures and Their Effectiveness

When comparing the statistics from 2007 when 4,876 were release early on their sentence due to overcrowding to 2011 when only 485 inmates were released early on their sentence due to overcrowding, the population management measures in place have been extremely successful. With the ATI programs in place, more sentenced inmates are being held accountable to their sentences. There still is, however, a constant struggle to find appropriate housing for the higher level inmates we are now holding for longer terms.

D. Scope of Work and Project Impact

1. Scope of Work, State Funds, Cash, And In-kind Match

The proposed scope of work consists of a new, separate medium security housing unit consisting two 80-bed pods with a total capacity of 160 inmates with directly related ancillary spaces. This unit will be constructed due east of the recently constructed Minimum Security unit of the South Placer Adult Correctional Facility (SPACF). It will consist of individual cells constructed of masonry or similar "hard" building materials. Associated spaces will include

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program and vocational areas as well as non-contact visitation areas accessed from outside the secure perimeter via an enclosed, second level corridor system. The cost of this housing unit is estimated at \$35 million with the AB 900 Phase II program contributing 84% and County contributing 14% respectively of the eligible costs in cash and in-kind matching funds. The cost assignments are further delineated on the attached Budget Summary Sheet

2. Creation of New Facility

The project creates a new housing unit as part of the larger SPACF at the Bill Santucci Justice Center located in Roseville. This new correctional facility has been master planned as a key component of a large justice center campus which includes a nine courtroom courthouse, office building for district attorney and probation, and other future county buildings such as a sheriff substation and a larger office building to be constructed in the future.

3. Ownership of Site

Placer County acquired the site outright in April 2004. The total "bare land" campus comprises a total of 44.5 acres. Also incorporated in the campus is a justice services office building on 4.8 acres, which the County also owns, and the Superior Court facility on 4.6 acres, which is operated by the CA Administrative Office of the Courts. Prior to the County acquisition, the City of Roseville approved a Major Project Permit for the campus master plan and a Conditional Use Permit for the correctional component thereof with an eventual maximum occupancy of 980 inmates. Also prior to purchase a Mitigated Negative Declaration was filed with the State Clearing House and recorded with the County Recorder's Office on February 27, 2004.

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4. Meeting Identified Needs

The project will meet identified needs because its primary purpose is to add the appropriate type and number of beds as identified in the updated needs assessment and build program building to meet the intention of AB 900 and AB 109.

5. Pre-construction vs. Post-construction

The current pre-construction situation has added 390 beds to the Placer County Sheriff's Office corrections system which will be when the facility is opened. These additional beds will meet the system needs for the near term as outlined in the updated needs assessment. The SPACF also provides for a variety of housing classification including sheltered housing and specialty housing.

The post-construction scenario will provide the projected need out to 2018. The medium security wet-celled housing units will provide the appropriate level of security for the type of inmate to be housed therein. It will also provide much needed program space to meet intentions of AB 900 and AB 109; reduce recidivism, rehabilitate and reintegrate back into society. With the program space adjacent to the new housing unit, this will allow for a therapeutic housing environment where all inmates in the unit participate in the same programs.

E. ADMINISTRATIVE WORK PLAN

1. Project Planning Process

The County completed and updated a County-wide Correctional Needs Assessment in December 2011. The Needs Assessment identified a need, in response to AB109, for an additional 160 medium security beds and supporting educational, rehabilitation, reintegration and vocational skills training programs in 2018. This housing unit and associated program space is proposed to be located on the site of Phase I of the South Placer Adult Correctional Facility

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(SPACF), scheduled to be completed in the spring of 2012. The subsequent Architectural Space Program and preliminary site plan has been completed. This recently completed information forms the basis for information in this application for funding.

CEQA Requirements

The project is a component of the larger Bill Santucci Justice Center (BSJC) which includes Phase I of the SPACF, a 390 bed (270 medium/maximum security and 120 minimum security beds) facility including booking/intake/release, vehicle sallyport, 45 bed medical unit, correctional food service, laundry, warehouse storage and administration, as well as, the “warm” shell for an attached special purpose arraignment courtroom to be completed by the Administrative Office of the Courts. The BSJC is also the site of a nine court State Trial Courts facility and an office building housing the County District Attorney’s Office and the Probation Department. All of this development is addressed in the Major Project Permit and the Conditional Use Permit with the City of Roseville and a Mitigated Negative Declaration, which was filed with the State Clearing House and recorded with the Placer County Recorder’s Office on February 27, 2004.

2. Project Design

The plan for the project design is to incorporate this proposed housing unit and associated program/vocational space as Phase II of the SPACF. The project will consist of a separate medium security housing unit of 160 beds, in 80 double bunked cells in (2) housing pods. Each housing pod will contain double bunked cells, a multipurpose room and a partially covered recreation yard to accommodate year round use, even in inclement weather. Also located at the housing unit would be a visitation center that would allow public and other types of visitors, such as defense attorneys, probation officers, etc. close and better access to inmates. The visitation

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center will be accessed from outside the secure perimeter via a secured, enclosed second- level corridor similar to that incorporated in the main facility. This benefits the inmates as well as reducing county staff costs by limiting inmate movement within the facility. The housing unit will also include other related functions such as a small medical triage or exam room and an interview office. The associated program/vocational spaces include multiple classrooms, offices for program providers, a large vocational training shop and supporting storage areas.

3. Project Timeline and Milestones

The overall project timeline is to have the proposed facility constructed by May 2017 and staffed and operational by September 2017. The project timetable on pages 5-6 of the application gives specific ranges of start and completion dates, and the attached design-build Project Delivery Schedule provides more detail of the project tasks and their dependencies.

Handwritten notes:
project timeline indicates Jan '17
project timeline indicates May 17
MUST 1 90 days

4. Project Management

The county is committed to provide personnel and staff both at the management level and employee level to complete this project. The Facility Services Department is the lead department in planning, designing, and constructing all projects at the county level and this project will use the resources and experience of that staff for this project. Rob Unholz, Capital Improvement Division Manager has been assigned as the overall Project Contact Person. Jerry Minto, Sr. Project Architect, has been assigned to the project as Project Manager. He is responsible for all liaison and day-to-day work with the Sheriff's Office and the CSA. He will also carry the project through to its completion including the construction and occupancy phases. He has extensive experience in managing jail projects and has been involved in most additions, remodels, grants, etc. at the current Placer County Jail. He will also be assisted by Lisa James, Project Manager, who has been technical assistant on previous related projects such the Juvenile

Handwritten notes:
Rob Unholz, Capital Improvement Division Manager
Jerry Minto, Sr. Project Architect

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Detention Center and the Jail House 4 Addition, both for Placer County. Dennis Salter, Sr. Architect/Project Manager for the Bill Santucci Justice Center has been involved in that project from its inception in 2001 and through the CEQA and entitlement process and will assist in this project as well. He will be responsible for site coordination and be the liaison with the City of Roseville. The County Facilities Department, Capital Improvements Division also conducts weekly staff meetings to review projects in progress. Agendas itemize projects' weekly issues, forecasts the next week's work, and covers mid-range items to head off potential issues with consultants and contractors.

As with the current project approaching completion, other assignments have been made to contribute to the success of the proposed project from all related departments. From the Sheriff's Office, Assistant Sheriff Devon Bell has assigned Captain George Malim who is the jail commander. Also assisting Cpt. Malim are Lt. Dennis Walsh, Lt. John Poretti and Correctional Officer Jake Mucher. Also engaged at various stages will be staff with special knowledge pertinent to the County's IT and telecom systems, security electronics and hardware systems, fire detection/alarm system, Building Automation System (BAS), and other specialty systems. In order to promote future efficiency in maintenance, the project management team will also engage with Building Maintenance staff to review the accessibility and maintainability of the systems and design configuration.

If awarded funding, the County will procure professional consulting services to augment County staff in the project and construction management of the proposed facility. The consultant will help with all facets of the project including development of the design-build (D-B) RFQ and RFP, further development of the detailed architectural program, preliminary design architectural and engineering and development of design and performance criteria. The consultant will also

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assist the County in hiring other consultants that may be needed from time to time, and to manage the construction portion of the contract as well. This will include site surveys, special testing laboratories, and special inspectors. They will be assisting with providing services for the RFQ/RFP for D-B teams as well.

A competent complement of D-B teams will be prequalified through a Request for Qualifications process, followed by a comprehensive best value selection process from the top 3 – 4 D-B teams selected from the RFP. The selection process will adhere strictly to the stipulations of the Public Contract Code for qualification based selection based on best value with price being considered as a weighted portion of the scoring.

5. Project Administration

The County Construction Administrator is Gerald Minta, Sr. Architect/Project Manager. Facility Services Division. He will be responsible for oversight of construction and administer the state and county agreements. The county designated Project Contact Person is Rob Unholz, Capital Improvements Manager for the Facility Services Department. He will be responsible for project coordination and the day-to-day work with CSA. He will also be the liaison with other county departments involved in the criminal justice policy group. The Project Financial Officer is Valerie Bayne, Facility Services Administrative Services Manager. She will be responsible for all financial activities, project accounting, as well as contractor and consultant contract payables. She will also be involved in grant financial reporting and the hiring of the outside firm who will perform the final closeout audit.

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6. County's Readiness

The County will proceed with this project in a manner similar to its prosecution of other State funded projects. All previous projects have been very successful and the County will

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employ similar methodologies. The Facility Services Department has staff project managers and architects experienced in criminal justice projects that will manage the project from inception through design, construction and successful completion. Further readiness is manifested in Facility Service's planning, design and construction capabilities in the successful prosecution of the \$91 million correctional facility currently approaching completion on the site. This facility was the County's first design-build project and is being delivered on time and on budget. The fact that the department is prepared to assign the same team to this project, if an award is granted, manifests considerable assurance of similar success.

7. Functions and Responsibilities of Project Staff/Contractors

The county criminal justice policy group, including Probation, Sheriff, County Executive Office and Facility Capital Improvements Division, has been in a series of planning and scoping meetings over the past months in preparing this response to the AB 900 Phase II RFA. With the interest, involvement, and support of all these stake holders, the county is poised to translate the proposal into a completed project. A needs assessment study was recently performed by Steven Reader Enterprises in support of the information presented in this response to the RFA. A detailed and comprehensive schedule has been drafted with tasks, task duration, dependencies, and milestones. The work plan and tasks will be further reviewed by jail management staff, project management staff, and consultants, and updated frequently as the process continues. The most current schedule is included in the application package. The County will implement a design-build project delivery method similar to the process utilized to deliver Phase I of the SPACF, currently scheduled for completion spring 2012. This delivery method is reflected in the current schedule.

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8. Monitoring and Control Protocols

The county, with the assistance of a construction management consultant will develop a detailed and comprehensive schedule, identifying all tasks, durations, dependencies, and milestones. The schedule will incorporate all phases of the project, including AB900 – Phase II milestones, and continue through construction including LEED certification, commissioning, occupancy, and warranty periods. This schedule will include tasks by all stake holders including submittals/approvals by CSA, county financing plans, architectural and engineering design and design-build firms. This process of pre-qualification, submissions, and RFPs is also included in the schedule. Definitive assignment of responsibility of those tasks is critical to insuring project success.

Budgets are a critical component of the construction of complex facilities, such as jails. The ability to correct and modify the project budget to reflect program and design refinements is essential to project success. The County will utilize the services of its construction management consultant and the use of their in-house staff estimators, as well as, outside costs estimators, if required, to perform budget checks throughout the process. These budgets will be updated frequently, not only at each stage of design (Schematic, Design Development and Construction) but also in Pre-Design. A preliminary budget has been developed in conjunction with the development of the space program. As the space program is refined, the budget will be adjusted. This will allow us to maintain cost controls before schematic design has even begun. With the use of the design-build delivery method the D-B firm will also use their estimators and subcontracted estimating services to track a parallel cost review.

In addition the successful completion of any project hinges on frequent communications with key personnel. Weekly meetings will be held with in-house staff, project managers, and

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consultants in the very early phases of the project. This will ensure that scheduled tasks are monitored and proceeding as required by AB900 – Phase II. The contracted D-B firm will be involved in the design and construction drawing process as well as the actual construction. This will ensure timely delivery of important phases of the project especially related to review and approvals but also timely construction during seasonal construction periods.

A preconstruction conference will occur prior to start of construction to outline and detail the specifics of the project, including mobilization, security, scheduling of work, etc. Weekly meetings will include previous weeks work, proposed current week, look-aheads to recover lost time, if any, scheduling of testing, etc. Weekly field inspection reports will be prepared, copies of which will be included in CSA reports.

The contractor will be required, as detailed in the specifications to provide a detailed schedule of values by CSI division for inclusion in monthly progress billings. Unknown delays caused by items beyond control of the contractor, such as strikes, material delays or order times, will be noted and forwarded to CSA as necessary, and updated schedules produced.

F. Staffing Plan

1. Staffing the Facility Within 90 Days of Completion

The County Executive Officer (CEO) and Board of Supervisors (BOS) are committed to funding the operation and staffing of the South Placer Accountability and Rehabilitation Center. Cost projections are currently under way so the CEO can forecast future funding needs to insure that funding is available to staff and operate the facility when it opens. Public safety is the number one priority of the CEO and BOS and they clearly understand how the current circumstances negatively affect the entire criminal justice system in Placer County. It is their clear intent to address these issues and the need for additional jail beds is a cornerstone in the

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overall plan to realign the system. The Placer County Sheriff's Office will start the recruitment and hiring process with ample time before the facility's opening date to insure that the adequate number and quality of staff is in place to step in operate the SPARC.

2. Cost Efficiency Measures to Minimize Impact

The estimated staffing needs for the SPARC is 2 sergeants and 18 correctional officers. When the SPARC opens, it is anticipated that 1 sergeant and 5 correctional officers will be available for transfer from other assignments to staff the facility. This will reduce the number of employees that need to be hired by 6, or 30%. This will reduce the first year staffing costs by an estimated \$1,101,775 and on-going staff costs by \$781,775 per year after the first year.

G. Effects of Realignment

This information was provided in other portions of this narrative.

H. Budget

1. Reasonableness of Project Budget

A preliminary cost model for the project was developed using multiple budgeting resources to develop an accurate construction budget and total project budget. Program level costs were attributed to the building program using detailed construction costs from a comparable project, Phase I of the same project on the same site. These values were cross-checked against historic data as well as other comparable projects. Actual costs from the current Phase I were assembled to develop the non-construction costs.

2. Cost Effective Planning, Design Process and Construction Project

a. Minimizing State and County Funding Resources

The selection of the site leverages County investment in the Bill Santucci Justice Center, including on-site infrastructure such as security systems, utility infrastructure and roads. The

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construction of Phase I anticipated correctional use at the proposed site for Phase II and utilities were designed with points of connection and capacity to serve Phase II. The siting also takes full advantage of the facility constructed in Phase I, including central kitchen, warehouse storage, medical facilities, intake/booking, programs and administrative support. This has allowed Phase II to be primarily holding and related program space. Considerable effort has been made during the Needs Assessment and Program phase to further leverage the investment in the site and to construct the most cost-effective facility to operate. The programming of the facility includes continual assessment of alternatives to reduce staffing and other operational costs. Phase I is on track for LEED Silver, primarily due to energy-efficient building systems – similar goals will be included in Phase II to minimize operational and utility costs.

b. Cost Effectiveness: Long-term Operating Costs

Phase II is anticipated to follow the successful delivery methods used in Phase I. Phase I was developed as a design-build (D-B) project and bid under budget. The project is currently in the Commissioning Phase, with lower-than-anticipated cost changes. Phase I is on schedule, and on target to meet goals for energy efficiency and operational efficiency. The D-B delivery method using program and performance documents has proven to be effective for Phase I and is proposed for Phase II.

Phase II will include continual management of the project budget by County architects in the Capital Improvements Division. The Division uses the County accounting system, industry standards and in-house management tools for successful project budget management. Project budget compliance is regularly assessed by the Capital Improvements Manager and County management staff. Value Engineering and Cost Estimate reconciliation during the Programming and RFP phases allow project managers to continually refine the construction cost model to be

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consistent with the budget and scope goals. The cost model is maintained during the D-B selection process, including feedback from D-B teams competing for the project. This allows for continual coordination of project budget and scope. Management of the D-B process involves a team consisting of County Facility Services, SO, Probation, the County Executive Office and CM consultant to maintain project continuity and cost control. Judicial use of bid alternates may be necessary to manage the cost model during bidding and award of the D-B contract. Evaluation of D-B proposals will include the entire team in confirming compliance with the program, performance criteria and budget.

During the Design Phase, cost estimating, and value engineering will continue with the successful D/B team. The project will require close coordination with CSA, fire and other regulatory agencies. The onsite construction management team will be led by Capital Improvements and include County Building Maintenance, the Sheriff, Probation, the CM consultant and affiliated consultants. This team will be tasked with continual management of construction budget and schedule. Additional efforts will include submittal management, construction cost change management (RFIs, PCOs, Change Orders), claims mitigation and closeout. The team will engage a Commissioning Agent to ensure effective Commissioning and Acceptance. Capital Improvements will manage the contract during the Warranty Phase to ensure quality control.

Successful operation will start during the design and construction phases by involving key operational partners – the Sheriff, Probation, Building Maintenance and Telecommunications. Because Phase II is part of a larger, structured facility, systems and operational protocols from the larger facility will be included in Phase II. Best practices for operational efficiency, security and safety will be included in the delivery of Phase II.

Placer County

Appendix

- Table 1: Preliminary Cost Estimate using SPACF as Baseline
- Table 2: Construction Cost Detailed Program Spaces
- Table 3: AB 900 Phase II Budget Summary
- Table 4: County Staff Time Cost Estimate
- Table 5: Project Management and Construction Services Cost Estimate
- Diagram 1: Proposed Location of SPARC on SPACF Site
- Diagram 2: Close-up Depiction of SPARC

Table 1**AB900 Phase II****Preliminary Cost Estimate**

1/9/2012

	McC Costs	Percent	AB900 New Project
			\$22,785,490
Contractor Project Managemnt			
Mobilization, Permit			
Punchlist, Training			
LEED/Commission	\$1,687,000	2.66%	\$605,424
Site Work			
Earthwork/Utilities			
Curb/Gutter/Side-			
walks/Planter/Plaza	\$0	0.00%	\$0
Fences/Gates	\$0	0.00%	\$0
Landscaping	\$0	0.00%	\$0
Erosion Control	\$0	0.00%	\$0
			\$0
Concrete			
Footings, slab on			
grade, cell lids,			
second floor	\$4,916,603	7.74%	\$1,764,451
Masonry			
Building walls,			
site screen walls	\$5,702,123	8.98%	\$2,046,355
Structural Steel			
Buildings and			
vehicular sallyport	\$3,875,550	6.10%	\$1,390,842
Roof/Floor metal			
decking	\$598,750	0.94%	\$214,877
Framing/Exterior Finish			
Metal Studs/Stucco			
Drywall/soffits	\$4,630,913	7.29%	\$1,661,924
Finish Carpentry			
Casework/Cabinets	\$641,880	1.01%	\$230,355
Waterproofing & Dampproofing			
Cauling/Sealants	\$308,000	0.49%	\$110,534
Insulation	\$113,968	0.18%	\$40,900
Membrane Roofing	\$1,544,927	2.43%	\$554,437
Flashing/Sheetmtl	\$302,000	0.48%	\$108,381
Expansion Control	\$68,200	0.11%	\$24,475

Table 1

Doors & Frames				
	Metal Doors/Frames	\$787,853	1.24%	\$282,742
	Coiling Doors/Grills	\$101,800	0.16%	\$36,534
	Glass/Storefront	\$799,148	1.26%	\$286,795
Finishes				
	Tile	\$211,000	0.33%	\$75,723
	Terrazzo	\$143,700	0.23%	\$51,570
	Resilient Flooring	\$313,000	0.49%	\$112,328
	Floor Treatment	\$301,728	0.48%	\$108,283
	Special Coatings	\$10,177	0.02%	\$3,652
	Painting	\$810,500	1.28%	\$290,869
Specialites				
	Wall Corner Guards	\$84,215	0.13%	\$30,223
	Signage/Graphics	\$140,280	0.22%	\$50,343
	Lockers	\$90,000	0.14%	\$32,299
	Wire Mesh Partition	\$116,500	0.18%	\$41,809
	Storage Shelving	\$70,200	0.11%	\$25,193
	Toilet/Bath Access	\$138,655	0.22%	\$49,760
	Blinds/Shades	\$11,208	0.02%	\$4,022
Equipment				
	Loading Dock	\$0	0.00%	\$0
	Detention	\$8,441,552	13.30%	\$3,029,470
	Food Service	\$0	0.00%	\$0
	Medical	\$0	0.00%	\$0
Elevators				
	Public & Inmate	\$263,600	0.42%	\$94,600
Fire Protection				
	Sprinklers/Preaction			
	FM200	\$1,049,000	1.65%	\$376,461
Mechanical				
	Heating/Ventilating			
	Plumbing/Fixtures	\$14,375,922	22.64%	\$5,159,173
	Testing/Balanceing	\$800,000	1.26%	\$287,101
Electrical				
	Power/Lighting			
	Data/Telephone			
	Security Electronics			
	Radio	\$10,041,310	15.82%	\$3,603,585
Total Construction Cost				
		\$63,491,262	100.00%	\$22,785,490
	Bldg s.f.	# inmates	Cost/s.f.	
	192500	390	\$330	\$162,798

Table 2

Construction Cost Space Program

1/9/2012

Typical Housing Pod		Net size	DGF	BGF	Cost/S.F.	Area Cost
			1.3	1.4		
Double Bunk Cell	6x12	2880	3744	5242	400	\$2,096,640
80 Inmates 40 cells						
Dayroom	80x70	5600	7280	10192	400	\$4,076,800
Showers	5x12	4	240	312	437	600
						\$262,080
Pod Storage	10x10	100	130	182	300	\$54,600
Janitor Closet		70	91	127	450	\$57,330
Multipurpose Room	16x24	384	499	699	400	\$279,552
Multipurpose Storage		80	104	146	300	\$43,680
Recreation Yard	24x40	960	1248	1747	250	\$436,800
Floor Officer	10x15	150	195	273	250	\$68,250
Visitation Booths	2 sets	1008	1310	1835	400	\$733,824
Pod Subtotals		11472	14914	20879		\$8,109,556
Common Areas						
Control Room	15x20	300	390	546	400	\$218,400
Staff Toilet Room		90	117	164	600	\$98,280
Procedure Room	10x12	120	156	218	600	\$131,040
Exam Room	12x16	194	252	353	400	\$141,232
Janitor Closet		70	91	127	450	\$57,330
Housing Unit Storage	10x15	150	195	273	300	\$81,900
Housing Unit Maint	10x15	150	195	273	300	\$81,900
Search/Change	8x12	96	125	175	300	\$52,416
Sergeant Office	10x15	150	195	273	300	\$81,900
Visitation Elevator/Stair		450	585	819	450	\$368,550
Common Subtotals		1770	2301	3221		\$1,312,948

Table 2

Programs

Classroom #1	30x30	900	1170	1638	350	\$573,300
Classroom #2	30x30	900	1170	1638	350	\$573,300
Classroom #3	20x20	400	520	728	350	\$254,800
Classroom #4	20x20	400	520	728	350	\$254,800
Classroom Toilets	4x80	400	520	728	500	\$364,000
Bulk Storage	12x20	240	312	437	250	\$109,200
Janitor Closet		70	91	127	500	\$63,700
Program Storage	10x15	150	195	273	400	\$109,200
Vocation Shop #1	45x50	2250	2925	4095	500	\$2,047,500
Inmate Toilet		80	104	146	500	\$72,800
Interview Room #1	10x15	150	195	273	250	\$68,250
Interview Room #2	10x15	150	195	273	250	\$68,250
Interview Room #3	10x10	100	130	182	250	\$45,500
Interview Room #4	10x10	100	130	182	250	\$45,500
Program Provider #1	8x8	64	83	116	250	\$29,120
Program Provider #2	8x8	64	83	116	250	\$29,120
Program Provider #3	8x8	64	83	116	250	\$29,120
Program Provider #4	8x8	64	83	116	250	\$29,120
Program Provider #5	8x8	64	83	116	250	\$29,120
Probation Office #1	10x12	120	156	218	250	\$54,600
Probation Clerical	10x15	150	195	273	250	\$68,250
Probation Copy/Sup	8x12	96	125	175	250	\$43,680
Probation Conference	12x16	192	250	349	250	\$87,360
Probation Officers	12x16	192	250	349	250	\$87,360
Staff Toilets M&W	80x2	160	208	291	400	\$116,480

Program Subtotals		7520	9776	13686		\$5,253,430
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Project Totals

Pod #1	11472	14914	20879	0	\$8,109,556
Pod #2	11472	14914	20879	0	\$8,109,556
Common	1770	2301	3221	0	\$1,312,948
Programs	7520	9776	13686	0	\$5,253,430

Subtotal Buildings	32234	41904	58666		\$22,785,490
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		\$142,409	\$388
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Site Work	54369		10	\$543,690
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Totals				\$23,329,180
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Table 3**AB900 Phase II Budget Summary**

9-Jan-12

	State	Cash	In-Kind	Total
1 Construction	\$25,980,917	\$3,711,560		\$29,692,477
2 Additional Eligible	\$945,107	\$105,012		\$1,050,119
3 Architectural 7.00%	\$1,816,142	\$201,794		\$2,017,935
4 Construction Management 3%	\$801,697	\$89,077		\$890,774
5 CEQA		\$0		\$0
6 Audit			\$15,000	\$15,000
7 Site Acquisition			\$1,003,652	\$1,003,652
8 Needs Assessment			\$32,600	\$32,600
9 County Administration			\$255,040	\$255,040
10 Transition Planning			\$25,000	\$25,000
11 Real Estate Due Diligence			\$16,000	\$16,000
Total	\$29,543,863	\$4,107,443	\$1,347,292	\$34,998,598
Percent	84.41%	11.74%	3.85%	100.00%

\$194,437 per bed

\$597 per s.f.

Table 4**County Staff Time**

	Time Ratio	yearly hrs	# years	Rate	Cost
Rob	1.00%	2000	4	\$150	\$12,000.00
Val	1.00%	2000	3	\$135	\$8,100.00
Jerry	10.00%	2000	4	\$138	\$110,400.00
Randy	10.00%	2000	2	\$121	\$48,400.00
Shawna	1.00%	2000	3	\$95	\$5,700.00
Dennis	5.00%	2000	3	\$138	\$41,400.00
Lisa	4.00%	2000	3	\$121	\$29,040.00

Totals					\$255,040.00
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Table 5

Project Management and Construction Services
Project Cost Summary

Page 1 of 3
1/9/2012

Project:	South Placer Adult Correctional Facility	Budget Estimate:	XXX
Location:	Roseville, Ca.	EST./Current. CCCI	5688/5688
Customer:	Dep't of Facility Services County of Placer	Date Estimated:	12/19/2011
Design By:	TBD	BIS No.	NA
Project Manager:	Rob Unholz	Prepared by:	GEM
Template:	Design Build	DOF Project ID No.	TBA

Description

This project is for the design and construction of a stand alone facility, approximately 45,000 s.f. to house inmates in their final year of incarceration. The building will contain space for housing, education, training, and counseling services.

Estimate Summary

Direct Cost

Site Work	543690
New Construction	22785490

Estimated Total Current Costs	23,329,180
Adjust CCCI from	0
Escalation to Start of Construction 42 mo. @ .42/mo	4,115,267
Escalation to Midpt Construction 12 mo. @ .42/mo	1,383,200
Estimated Total Construction Costs:	28,827,647

Indirect Costs

Architectural & Engineering Fees @ 7%	2,017,935
Construction Contingency @ 3%	864,829

Estimated Indirect Costs	2,882,765
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Estimated Contract with Contingency	31,710,412
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Table 5

**Summary of Costs
By Phase**

Project:	South Placer Adult	Budget Estimate:	XXX
	Correctional Facility	Date Estimated:	12/21/2011
Location:	Roseville, Ca.		
BIS#:	NA		

Construction Duration:	24 Months	
Estimated Contract:	30,845,583	30,845,583
Construction Contingency:	864,829	864,829
Total	31,710,412	31,710,412

Category	Acquisition	BID DB/LP	WD/C DB/LP	Total
Architectural/Engineering				
A&E Design		\$353,139	\$1,059,416	\$1,412,555
Construction Inspect			\$504,484	\$504,484
Inspection Travel			\$20,179	\$20,179
Scheduling/Costing		\$10,090	\$10,090	\$20,179
Advertising/Printing		\$6,659	\$13,520	\$20,179
Const. Guarantee			\$40,359	\$40,359
Subtotal A&E Services	\$0	\$369,888	\$0	\$1,648,048
				\$2,017,935

Other Project Costs

Special Consultants			\$0
Materials Testing		\$250,000	\$250,000
Const. Management	\$89,077	\$801,697	\$890,774
Contract Manage	\$63,760	\$191,280	\$255,040
Site Cost	\$1,003,652		\$1,003,652
Agency Retained			\$0
DVBE Assessment			\$0
Structural Peer Rev.			\$0
Commissioning/Leed		\$100,000	\$100,000
Environment Doc.			\$0
Access Compliance			\$0
EIR Mitigation			\$0
Due Diligence	\$16,000		\$16,000
City Fees			\$1,050,119
Community Mitigate			\$0
Other Costs (SFM)	\$2,500	\$2,500	\$5,000
Other Program Man			\$0
Other Costs Utility		\$5,000	\$5,000
Subtotal Other Project Costs	\$1,174,989	\$1,350,477	\$3,575,585

Diagram 1

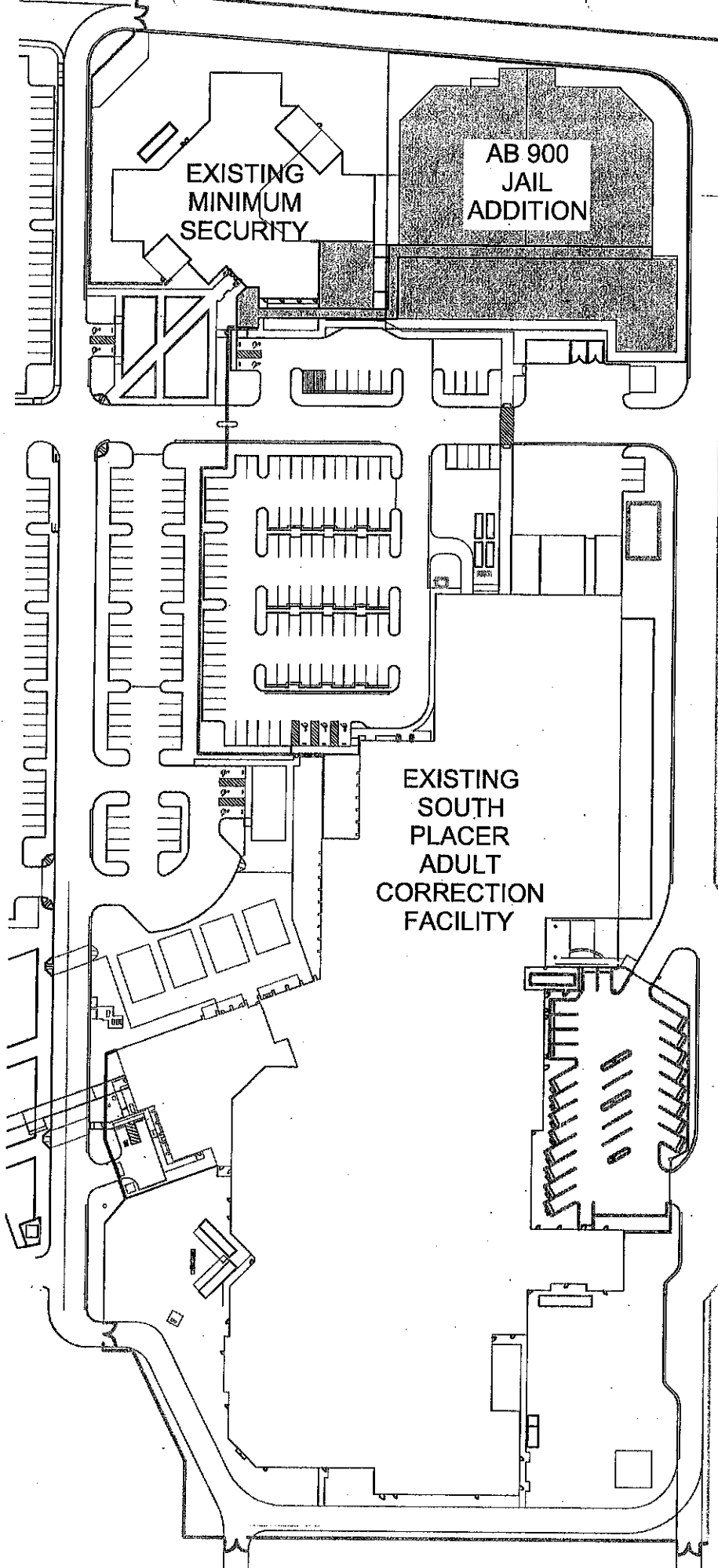


DIAGRAM 2

