



DEPARTMENT OF CORRECTIONS AND REHABILITATION
CORRECTIONS STANDARDS AUTHORITY

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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 Riverside County		AMOUNT OF STATE FINANCING REQUESTED IN THIS APPLICATION \$ 100,000,000		
SMALL COUNTY (200,000 OR UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>		
IS THIS COUNTY RELINQUISHING A CURRENTLY HELD AB 900 PHASE I CONDITIONAL AWARD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IS THIS COUNTY SUBMITTING MORE THAN ONE APPLICATION FOR PHASE II FINANCING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
B. BRIEF PROJECT DESCRIPTION				
FACILITY NAME Indio Jail				
PROJECT DESCRIPTION Expansion of existing 353 bed facility by adding 1250 new beds for total facility count of 1603 beds				
STREET ADDRESS 46-057 Oasis Street				
CITY Indio	STATE CA		ZIP CODE 92201	
C. SCOPE OF WORK - INDICATE FACILITY TYPE (I, II or IV) AND CHECK ALL BOXES THAT APPLY.				
FACILITY TYPE (II, III or IV) II	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input checked="" type="checkbox"/> RENOVATION/REMODELING	<input checked="" type="checkbox"/> ADDING BEDS AT EXISTING FACILITY	
D. BEDS ADDED. Provide the number of CSA-rated beds and non-rated special use beds that will be added as a result of the project. Provide the cumulative total number of beds added as a result of the project.				
	A. MINIMUM SECURITY BEDS ADDED	B. MEDIUM SECURITY BEDS ADDED	C. MAXIMUM SECURITY BEDS ADDED	D. SPECIAL USE BEDS
Number of beds added			1159	91
TOTAL BEDS (A+B+C+D)	1250 total new beds added			

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.

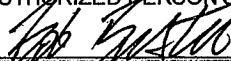
PERSON AUTHORIZED TO SIGN AGREEMENT

Name Supervisor Bob Buster

Title Chairman of the County Board of Supervisors

AUTHORIZED PERSON'S SIGNATURE

DATE



12-13-11

G: DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR

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

COUNTY CONSTRUCTION ADMINISTRATOR

Name Robert Field

Title Assistant County Executive Officer/EDA

DEPARTMENT

TELEPHONE NUMBER

Economic Development Agency

951-955-4860

STREET ADDRESS

FAX NUMBER

3403 10th Street, Suite 500

951-955-9289

CITY

STATE

ZIP CODE

E-MAIL ADDRESS

Riverside

CA

92501

RField@rivcoeda.org

H: DESIGNATED PROJECT FINANCIAL OFFICER

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

PROJECT FINANCIAL OFFICER

Name Larry Parish

Title Interim County Executive Officer

DEPARTMENT

TELEPHONE NUMBER

County Executive Office

951-955-1110

STREET ADDRESS

FAX NUMBER

4080 Lemon Street, 4th Floor

951-955-1105

CITY

STATE

ZIP CODE

E-MAIL ADDRESS

Riverside

CA

92501

ceo@rceo.org

I: DESIGNATED PROJECT CONTACT PERSON

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

PROJECT CONTACT PERSON

Name Jennifer McConville

Title Correctional Lieutenant

DEPARTMENT

TELEPHONE NUMBER

Riverside County Sheriff's Department - Planning & Research Unit

951-955-1924

STREET ADDRESS

FAX NUMBER

4095 Lemon St., 1st Floor

951-955-1919

CITY

STATE

ZIP CODE

E-MAIL ADDRESS

Riverside

CA

92501

jmconvi@riversidesheriff.org

SECTION 2: BUDGET SUMMARY

A. BUDGET SUMMARY

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

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

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

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

\$100,000,000 for large counties;

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

\$33,000,000 for small counties.

SMALL COUNTIES REQUESTING REDUCTION IN COUNTY CONTRIBUTION:

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

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

B. Budget Summary Table
(Phase II applications)

	State Reimbursed	Cash Match	In-Kind Match	Total
1. Construction	\$94,000,000	\$110,906,400		\$204,906,400
2. Additional Eligible Costs	\$0	\$3,119,100		\$3,119,100
3. Architechtrual	\$6,000,000	\$10,000,000		\$16,000,000
4. Construction Management	\$0	\$6,000,000		\$6,000,000
5. CEQA		\$110,000		\$110,000
6. Audit			\$135,000	\$135,000
7. Site Acquisition			\$3,100,000	\$3,100,000
8. Needs Assessment			\$0	\$0
9. County Administration			\$3,204,000	\$3,204,000
10. Transition Planning			\$525,800	\$525,800
11. Real Estate Due Diligence			\$16,000	\$16,000
TOTAL ELIGIBLE PROJECT COST	\$100,000,000	\$130,135,500	\$6,980,800	\$237,116,300
PERCENT OF TOTAL	42.17%	54.88%	2.94%	100.00%
Total Cash Match		\$130,135,500		
Total In-kind Match		\$6,980,800		
Total Match		\$137,116,300		
Match Percentage		57.83%		

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

LINE ITEM	STATE REIMBURSED	CASH MATCH	IN-KIND MATCH	TOTAL
1. Construction	\$ 94,000,000	\$ 110,906,400		\$ 204,906,400
2. Additional Eligible Costs*	\$ 0	\$ 3,119,100		\$ 3,119,100
3. Architectural	\$ 6,000,000	\$ 10,000,000		\$ 16,000,000
4. Construction Management	\$ 0	\$ 6,000,000		\$ 6,000,000
5. CEQA		\$ 110,000		\$ 110,000
6. Audit			\$ 135,000	\$ 135,000
7. Site Acquisition			\$ 3,100,000	\$ 3,100,000
8. Needs Assessment			\$ 0	\$ 0
9. County Administration			\$ 3,204,000	\$ 3,204,000
10. Transition Planning			\$ 525,800	\$ 525,800
11. Real Estate Due Diligence			\$ 16,000	\$ 16,000
TOTAL ELIGIBLE PROJECT COST	\$ 100,000,000	\$ 130,135,500	\$ 6,980,800	\$ 237,116,300
PERCENT OF TOTAL	42%	55%	3%	100 %

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

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

1. **Construction (includes fixed equipment and furnishings):** The State funds and cash match for construction covers the estimated cost of general construction, inclusive of a 10% contingency. The budget reflects both the programmatic project description and the project included with this application. Construction items such as site improvements, structure, building envelope, and mechanical, plumbing, and electrical are included. Other systems for fire-life safety and security are also integral to the project and are included in the estimated construction cost. Prevailing wage rates will be required for all construction trades. General conditions, the contractor's fee, permits, bonds and insurance are included. The construction budget is based on detailed estimates based on the project size, function and design. To provide a realistic budget, the estimated costs have been escalated 12% (equivalent to a rate of 4% per year for the next 3 years).
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):** This line items covers non- fixed furnishing and equipment not included in the construction costs. Specific items are; Systems Furniture, record storage racks and property storage;

Misc appliances, including washer/dryer, refrigerators and microwaves; Kitchen equipment - for meal preparation and delivery and forklift for storage; Warehouse - shelving and forklift; and, Medical equipment in the exam rooms and clinic.

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): This budget line item covers all design costs for this capital improvement project and includes basic architectural and engineering disciplines needed for new construction, as well as specialty consultants such as geotechnical, civil survey, hazmat survey, LEED, and security. Services include all phases of design, as well as full support of the project from bidding throughout the duration of construction and the closeout and move-in periods as defined in the project schedule.
4. **Construction Management**: This line item covers the costs for technical preconstruction services (such as detailed budgeting and estimating, scheduling, document review, peer reviews, etc.), assistance with the preparation of contracts (for counseling and for construction), management of the design contract, management of the construction contract as well as coordination of the work of the building and safety, geotechnical and deputy inspections, the independent testing laboratories, and the project closeout activities. This budget line item includes the costs of independent deputized inspectors who will validate that the quality of materials and workmanship comply with specifications, and independent testing of materials such as reinforcing bars, structural steel, concrete, and roofing.
5. **CEQA**: This line item allows for the studies and reports needed to comply with the requirements of the California Environmental Quality Act (CEQA). It is anticipated that a Mitigated Negative Declaration would suffice for this project inasmuch as there is no significant change of use. Issues to be evaluated include air quality, climate change, land use compatibility and safety, water supply, sewer service, traffic, and the public concern. At this time, costs are projected at \$110,000 designated as cash match to contract with a consultant to prepare the study. The building will be designed and built to the standards of LEED Certification.
6. **Audit**: This line item anticipates an independent audit which will ensure compliance with the requirements of the grant.
7. **Site Acquisition**: The County already owns the property proposed for the project. The in-kind match amount on this line item represents the current fair market land value of the proposed site.
8. **Needs Assessment**: In anticipation of the State funding, the Sheriff's Department completed a Need's Assessment in house in July 2011. No funding or match is requested on this line item.
9. **County Administration**: This budget item is proposed as an in-kind or soft match that covers County staff responsible for contract administration and reporting to meet County requirements as well as requirements of the Department of Corrections and Rehabilitation (Corrections Standards Authority). Plan check and County inspections are also included in this category as are eligible utility connection fees, and bidding costs such as reproduction and advertisements.
10. **Transition Planning**: This in-kind match is for in-house staff in the County Sheriff's

Department. The County Sheriff Department's staff cost for direct support to the planning and site construction activities and preparing the new facility for move-in.

- 11. Real Estate Due Diligence (may not exceed \$16,000): This budget line item includes any necessary costs incurred by the State for appropriate title review, which will be charged to the County. This line item also includes the cost for DGS to assist County in attempting to clear minor property rights and other real estate Due Diligence issues during its review process. Upon completion of the review, DGS will submit to the SPWB and the County a written report summarizing its findings and identifying any outstanding issues.**

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>	3/9/2012	6/6/2012	Project time table assumes 3/8/2012 notification of award from State.
Real estate due diligence package submitted <u>within 120 days of award</u>	3/9/2012	7/6/2012	
Begin CEQA process <u>within 90 days of award</u>	6/1/2012	1/14/2013	
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	2/15/2013	2/15/2013	
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)	3/15/2012	6/14/2013	Beginning with State approval of funding, this line includes the process for selection of the design team, detailed programming, conceptual design and subsequent reviews.
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)			
Design Development (Preliminary drawings) with Staffing Plan	6/17/2013	1/16/2014	Includes reviews.
Staffing/Operating Cost Analysis approved by the Board of Supervisors	6/17/2013	1/16/2014	Includes reviews.
Construction Documents (Working drawings)	1/17/2014	9/16/2014	Includes reviews.
Construction Bids	9/17/2014	1/16/2015	Includes bid advertising, bidding, evaluation and award.
Notice to Proceed	1/19/2015	1/19/2015	

Construction (maximum 3 years to complete)	1/20/2015	7/18/2017	Includes mobilization, construction punch list and commissioning.
Staffing/Occupancy <u>within 90 days of completion</u>	7/19/2017	10/16/2017	Move-in (furniture, equipment, supplies, etc.

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).

SECTION 4: NARRATIVE

A. SUMMARY

In the last decade, Riverside County has experienced a 41% increase in population, resulting in a severely constrained local jail system¹. Based on population, bookings and the average length of stay of an inmate, the County is in immediate need of 1,463 additional beds. Riverside County is also the fourth largest contributor of inmates to the State prison system. While already behind in beds, the impact of AB109 has created a larger bed deficit. In just three months, since AB109 went into effect, the Riverside County jail population has increased by 10%.

To address this critical jail capacity issue, Riverside County is requesting \$100 million dollars in AB900 Phase II funding to expand an existing jail located in the eastern portion of the County known as the Indio Jail. The proposed expansion project has a total budget of approximately \$237 million dollars which includes \$137 million in local funds. At present time the Indio Jail is one of the smallest jails within Riverside County with only 353 beds. The current facility is also overcrowded, lacking in kitchen facilities and deficient per Title 15/24 standards in several areas. Despite these issues, the facility is located in a strategic location adjacent to the Larson Justice Center and is best suited for expansion to create additional beds.

The proposed project scope consists of the construction of new housing units, a new kitchen, and renovation of the current facility to include sheltered housing and a medical clinic, which result in a net gain of 1,250 new beds. The County will use a design-bid-build project delivery approach per the proposed master schedule as included in Appendix 1. The County is prepared to immediately proceed with the project upon notification of conditional award and, as noted in the master schedule, occupancy is slated for July, 2017.

¹ Riverside County, California Quick Facts, U.S. Census Bureau Report, March, 2011

SECTION 4: NARRATIVE

B. PROJECT NEED

The Riverside County jail system currently consists of five maximum security jails in key geographical locations with four co-located to a Justice Center which includes underground tunnel access. These sites are delineated on the map in Appendix 2. This five facility system has a total capacity of 3,906 beds which includes eighty-eight (88) medical. Also included in this bed count are ninety-six (96) beds used exclusively for the Residential Substance Abuse Treatment Program (RSAT) which is located at the Smith Correctional Facility (SCF) in Banning. This leaves 3,722 general housing beds available for housing male and female inmates of all classifications.

	General Housing	Medical Beds	RSAT Housing	Total Beds	CSA Rated Capacity
Blythe Jail	115	0	0	115	79
Indio Jail	335	18	0	353	240
Smith Correctional Facility	1424	0	96	1520	1458
Robert Presley Detention Center	752	55	0	807	752
Southwest Detention Center	1096	15	0	1111	1094
TOTAL	3722	88	96	3906	3623

The Riverside County Sheriff's Planning and Research Unit issued an updated correctional needs assessment, *The Riverside County Sheriff's Department 2011 Correctional Facility Needs Assessment*, which concluded that the County will need 2,088 additional new jails beds by 2015 in order to handle the projected increase in jail population which has resulted from the rapid growth in local population. *As real time data from the first ninety days of AB109 implementation has become available, the new bed need estimate concluded in the 2011 needs assessment has been revised upward. For the purposes of this application both the needs assessment data and the most current booking data (September, 2011 – December, 2011) have*

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been referenced to fully address the local need for the proposed project.

The Average Length of Stay (ALOS) of an inmate in custody is used to determine the number of jail beds needed currently and for future planning. The Jail Information Management System (JIMS) tracks all inmates processed through the Riverside County Jail system. JIMS calculates the ALOS by determining the time in custody for every inmate released from custody over a specific time frame. For Fiscal Year 2010/11, JIMS calculated the ALOS for Pre-Trial inmates (every inmate not sentenced to county jail) was 10.4 days. The ALOS for sentenced inmates was 52.0 days. Averaging the above two calculations, the ALOS for the jail population was 31.2 days.

In the *2005 Riverside County Correctional Facilities Master Plan*, a formula was established using the County population, arrests per population and ALOS to determine the total number of new beds needed. The *2011 Riverside County Correctional Needs Assessment* used the same formula with current year statistics to calculate the current need of 1,463 new beds. Based on data from the first ninety days of AB109 implementation, the new bed need has been revised to 2,088 in 2015 and 2,557 in 2020.

Year	Population 18 - 69 yr olds	100,000 of population	Bookings Per 100,000 total arrests ¹	Actual Booking, all facilities	ADP based on ALOS 31.2 days (actual in 2010-2011)	Actual ADP	*Total # of General Housing Beds, by Year	Number of Beds Needed @ ALOS 31.2	TOTAL BEDS NEEDED**
2010	1,371,067	13.71	61,012	54,527	5,215	3,319	4,041	1,174	1,463
2015	1,527,502	15.28	67,974	65,891	5,810		3,722	2,088	
2020	1,650,579	16.51	73,451	77,751	6,279		3,722	2,557	

¹ Actual booking of felonies + misdemeanors in 2010: 3977; Average booking of felonies + misdemeanors 2007-2010: 4450

* The total number of beds per year does not include medical or RSAT beds: 2010 includes 582 beds at SCF; 2015 - 2010 reflect loss of 289 beds in Old Jail

**The total number of beds needed include 289 additional beds in the Old Jail. 2015 - 2020 loss of Old Jail beds incorporated into Total Beds by Year.

The Indio Jail in current form has significant security, safety, and health needs due to the age of the structure, the layout of the facility, and limited medical and feeding facilities. The core housing units of the Indio Jail were built in 1959. In 1969, additional housing units were added

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to the jail and the building was expanded for a Sheriff Patrol station. In 1989, the jail was renovated into its current configuration.

The facility has a current bed count of 353 including eighteen (18) medical beds. The CSA rated capacity for the facility is 240 beds. The facility is open dormitory housing with double and triple bunks and with the oldest portion linear style housing. Many of the dormitory housing units are severely overcrowded based on Title 24 standards with limited visibility and triple bunking. The Indio Jail falls under the 1963 and 1980 Title 24 and Title 15 standards.

During the biennial Corrections Standards Authority (CSA) Inspection in 2011, specific non-compliance issues noted for Indio Jail include Title 24 physical plant dormitory space, dayroom space and showers. In the housing units which are over capacity, there is a shortage of the required per inmate square footage, bathroom and shower fixtures. The triple bunks, linear dorms with bars, tiled showers and porcelain bathroom fixtures all pose suicide hazards and dangers to both inmates and staff. The Administrative Segregation Unit consists of seven (7) cells and although, the cells are double bunked, due to classification the cells typically only house one inmate. The Administrative Segregation Unit dayroom area has restricted views by staff making it difficult to supervise the inmates in the dayroom. Because of the limited housing for the Administrative Segregation Unit at the Indio Jail and the Smith Correctional Facility in Banning (SCF), high risk inmates must be housed an hour and a half away at the Robert Presley Detention Center in Riverside and then transported to Indio Jail for Court hearings.

The Indio Jail has one medical office in which all inmates must be escorted to in order to receive medical services, other than medication which is received at the housing unit. The medical office is located in the main corridor and directly adjacent to the visiting area. Inmate movement must be constantly coordinated by line staff in order to bring inmates to medical

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services. Transportation or movement of Protective Custody and Administrative Segregation inmates to and from the one medical office requires the stoppage of all other inmate movement within the facility. This practice is highly inefficient and staff intensive. The Indio Jail has two safety cells located in Intake. One safety cell has an emergency restraint chair permanently affixed to the floor, leaving only one safety cell available for the entire population.

Also related to safety concerns, is the ability to quickly respond in the event of major facility disturbance or disaster. The Emergency Response Team (ERT) locker contains all the necessary equipment to quell any disturbance within the facility. The current ERT locker is located outside the facility. Staff must leave the secure area, don their equipment and then re-enter the secure facility in order to respond to the emergency. This is highly inefficient and extends the response time to an incident potentially resulting in further injury to those involved. In the event of a dayroom disturbance, an extended response time provides the inmates with additional time to fortify or breach their housing units creating a larger problem in the jail.

The Indio Jail has significant needs for program and services which can only be addressed through expansion of the existing space. Specifically, the existing facility lacks an industrial kitchen with the capacity to feed the housed inmates, sufficient recreation space to meet Title 15 standards, sufficient visitation areas, and program rooms to provide ancillary services to improve post release functioning and outcomes.

All inmate meals are prepared at the Smith Correctional Facility (SCF) located in Banning and delivered to the Indio Jail, a distance of forty-four (44) miles, to be reheated and served. The current kitchen is too small and lacks the food storage capacity to meet the needs of the facility. An issue at the SCF kitchen or a traffic problem on the freeway could result in a delay or the inability to provide meals to the Indio Jail. In such an event, the facility would need to take

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immediate action to find an alternate means of feeding the jail population.

The CSA Inspection identified non-compliance items for the Indio Jail under Title 15, Section 1065 – Exercise and Recreation. The Indio Jail currently has one recreation yard to service the entire population, which is one point of non-compliance. The recreation yard is located on the roof with an internal staircase as the only access for inmates and staff. Although the facility has a recreation schedule, due to the range of inmate classifications housed in the facility and the number of staff, the Indio Jail is often unable to meet the required three hours of recreation per week for each inmate which was a non-compliance issue in the last CSA Inspection.

The Indio Jail has one visitation area which is shared by the public and attorneys. An inmate cannot reach the private attorney booth without passing through the general visiting area. Because this is the only visiting area, staff must shuffle inmates or may require that an attorney wait to see their client in order to maintain classification separation and limit interruption during public visiting.

As with many other inmate service spaces at the Indio Jail, there is only one program room available for inmate use. In addition to inmate programs, the program room also serves as the staff briefing and conference room. Indio Jail inmates currently only receive a minimal amount of the program services mostly due to the lack of space available to facilitate the programs. Inmate programs provided at the facility consist of Chaplain Services (20 hours per week), volunteer services (including Narcotics Anonymous and Alcoholic Anonymous), Independent Study in adult education core classes and GED (average monthly participation is 27 inmates) and basic inmate support services such as indigent assistance, newspapers and book cart.²

Since 1993, the Riverside County Sheriff's Department has been under Federal Court Order

² Data provided by Riverside County Sheriff Inmate Training and Education Bureau

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SA-CV-93808 AHS (RWRx) to eliminate overcrowding. The permanent injunction was issued by the U.S. District Court as a result of a lawsuit filed by inmates housed in the Old Jail adjacent to the Robert Presley Detention Center in Riverside. Many housing units in the Old Jail were occupied by significantly more inmates than the housing units were designed to hold. The court order states, "Sheriff shall release inmates or refuse to accept arrestees whenever all beds in the Riverside County Jail system are filled, or whenever any jail or an specific housing unit within the Riverside County Jail is filled, and may release inmates or refuse to accept arrestees when any jail or specific housing unit is within 10% of all its beds being filled." Pursuant to the Order, specific criteria have been established in the event population exceeds the limits of the Court order and inmates must be released.

Other issues noted in the CSA Inspection included the non-compliance of the Corrections Division with Title 15, Section 1027 – Number of Personnel and Title 15 and Section 1073 – Inmate Grievance Procedure. The Division has made major changes to the inmate grievance tracking procedure by adding a function to JIMS for staff input, tracking and reports. Although most staff positions are filled, Section 1027 was noted out of compliance for hourly security checks at three facilities. The Indio Jail was specifically addressed because of the physical layout of the facility. Several housing units have significant blind spots which staff is unable to see through available view ports and the entry door.

The County Health Department conducted an inspection of the Indio Jail in April 2011 to address Environmental Health, Medical/Mental Health and Nutritional Health. The Safety Division of County Human Resources inspected the Indio Jail on March 10, 2011. The Environmental Health inspector noted both leaking and slow draining fixtures throughout facility within both the housing units and pipe chases. The Safety inspection report noted the presence of

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asbestos in the plumbing chases requiring Personal Protective Equipment (PPE) be worn when accessing a chase. The Medical/Mental Health inspection noted insufficient staff coverage for only 12 hours per day. The inmates housed in the Indio Jail requiring dental services must be sent to the Robert Presley Detention Facility located in Riverside. Due to the volume of inmates requesting or needing services, there is an extended wait to receive dental care. In addition, the physical layout of one medical office creates a staff intense and time consuming operation for doctor and sick call services. The Nutritional Health report of the kitchen noted the appropriate records, such as Production sheets, Medical Diet Orders, and Disciplinary Diet Orders were not maintained on site because the food was prepared at Smith Correctional Facility. These records are required to be maintained on site. The Fire Marshal did not note any deficiencies or non-compliance issues during the inspection on August 15, 2011.

As part of the 2010-2011 Grand Jury Report, the Grand Jury reviewed the Health Care services provided to inmates in Riverside County. The report also noted significant deficiencies in staffing levels specifically related to the budget reduction imposed on the County Departments providing medical/mental health care to adults and juveniles incarcerated in Riverside County. As a result of the report, the Sheriff, Detention Health Services and Detention Mental Health have signed a Memorandum of Understanding (MOU) for services. The County Board of Supervisors has agreed to restore funding to the respective Departments in order to meet the terms of the executed MOU.

The average daily population (ADP) is the average number of inmates housed per day. The ADP is tracked by the Headcount Management Unit (HMU) and separated by the Average Daily Housed inmates and the Average Daily Assigned inmates. The “housed” inmates are those inmates assigned a bed. The “assigned” inmates are inmates assigned to a facility, such as

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inmates pending a bed, pending release from custody, transfers in or out, and other such assignments. Inmates in the “assigned” category may or may not require a bed.

Since the implementation of AB109 on October 1, 2011, the Average Daily Assigned count has increased to 95% in just three months and the jail system has reached capacity in January 2012. Historically, November and December are months in which the headcount drops, thus attributing the increase in population to AB109. The following chart provides a summary of the ADP.

	Max Bed	Average Daily Housed	% Capacity	Average Daily Assigned	% of Capacity
Sept 2011	3904	3225	83%	3305	85%
Oct 2011	3904	3353	86%	3425	88%
Nov 2011	3906	3528	90%	3591	92%
Dec 2011	3906	3628	93%	3699	95%

According to US Census Bureau, from 2000 to 2010, Riverside County population has increased by 41%. Population projections indicate that Riverside County will grow another 23% by 2020, driving the County population to almost 2.8 million residents. By 2035, Riverside County is expected to have a population approaching 3.4 million.³ Riverside County has had the greatest increase in population compared to the surrounding counties and is the fastest growing county in the State.⁴

Crime trends in the County indicate that, although crime rates continue to drop, in most categories, the rate of decrease has slowed. For example, between 2008 and 2009 violent crimes dropped 12.5% but between 2009 and 2010 the drop rate was 9.3%. Similarly, property crimes dropped 11.5% between 2008 and 2009 but between 2009 and 2010 the decrease was only

³ Figures based on California Department of Finance and Riverside County Center for Demographic Research projections

⁴ Based on US Census Bureau data - San Bernardino County up 19.1%, San Diego County up 10%, Orange County up 6%, and Los Angeles County up 3%

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3.6%.⁵ However, the rate of population growth has outpaced the reduction in crime over the same period.

As the population rose, so did the amount of bookings into the jail facilities. In 2007, annual bookings peaked at 61,697 as local law enforcement agencies ramped up their presence on the street with more proactive policing. Without enough jail beds to accommodate the bookings, over 6,000 inmates were released pursuant to the Federal Court Order in effect. AB109 is expected to cause an increase in crime rate due to the shortened sentences for PCS supervision compared to parole placing more criminals out on the street with decreasing police presence due to agency budget constraints.

AB109 is expected to raise the number of filings as a result of expected repeat offenses caused by early release. In the past the District Attorney has relied on strict parole revocation sentence terms when deciding to file on a case. If the new charged crime resulted in a sentence similar to the required parole term, the case would not be filed saving money and time. Per AB109, PCS revocations have a sentence cap of 180 days and earn day for day sentence credits to reduce the time in custody further. As a result, the District Attorney is expected to increase the number of cases filed.

The AB109 changes to felony sentencing and Post-Release revocations will significantly impact the ALOS. Initially, inmates serving longer terms will increase the ALOS. But without new jail beds added to the system and once the alternative release mechanisms are maximized, the Sheriff will be forced to release inmates before they complete their sentence pursuant to the Federal Court overcrowding injunction in effect. The early release will shorten the time served and therefore decrease the ALOS.

Riverside County is the fourth largest contributor of inmates to State prison. Using the Fiscal

⁵ Data provided by Riverside County Sheriff Crime Analyst

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Year 2010/11 statistics for new commitments and parole violators sent to State prison and length of sentence calculations, AB109 will result in approximately 2,511 additional inmates per year.⁶

	Sent to Prison in FY 10/11	Avg length of sentence incl 4019 PC credits*	Beds needed per year
New Commitments	2257	315	1948
Parole Violators	3483	59	563
Total			2511

* Days calculated based on sentencing since Oct 1

The beds needed to house AB109 inmates is above and beyond the total number of beds already needed based on the population and booking. Based on current stats and projections in 2015, Riverside County will need roughly 4,600 additional new jail beds in order to handle the jail population.

Year	Population 18 - 69 yr olds	100,000 of population	Bookings Per 100,000 total arrests ¹	Actual Booking, all facilities	ADP based on ALOS 31.2 days (actual in 2010-2011)	Actual ADP	*Total # of General Housing Beds, by Year	Number of Beds Needed @ ALOS 31.2	TOTAL BEDS NEEDED**
2010	1,371,067	13.71	61,012	54,527	5,215	3,319	4,041	1,174	1,463
2015	1,527,502	15.28	67,974	65,891	5,810		3,722	2,088	2,599
2020	1,650,579	16.51	73,451	77,751	6,279		3,722	2,557	5,068

¹ Actual booking of felonies + misdemeanors in 2010: 3977; Average booking of felonies + misdemeanors 2007-2010: 4450

* The total number of beds per year does not include medical or RSAT beds: 2010 includes 582 beds at SCF; 2015 - 2010 reflect loss of 289 beds in Old Jail

**The total number of beds needed include 289 additional beds in the Old Jail. 2015 - 2020 loss of Old Jail beds incorporated into Total Beds by Year.

2015 - 2020 Total Beds needed includes 2,511 bed AB109 projected impact.

The following chart provides a breakdown of the current inmates in custody based on adjudication status.

Month	Felony			Misdemeanor		
	Non-sentenced	Sentenced	Total	Non-sentenced	Sentenced	Total
October 2011	1354	381	1735	1216	501	1717
November 2011	1320	501	1821	1211	600	1811
December 2011	1360	559	1919	1168	644	1812

⁶ AB109 projections provided by Riverside County Sheriff Headcount Management Unit - Since Oct 1, 598 parole violators in-custody with average length of sentence of 117 days. New commit under 1170(h)PC - 428 total with average length of sentence 1 yr and 9 months.

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C. DETENTION ALTERNATIVES

Overcrowding has been addressed in the County of Riverside in the form of alternative non-confinement programs. The Sheriff's Department has offered alternative sentencing in the form of Work Release for over 30 years. The Work Release Program (WRP) is offered as a part time or full time program in which individuals receive a day sentence credit for every day worked at an approved community job site. Individuals sentenced by the Court to serve their sentence on Part Time Work release are required to work a minimum of two days a week. Full Time Work Release is offered to inmates currently serving time in-custody who meet specific criteria and are able to work five days a week at an approved community job site. In addition, electronic monitoring options have been offered since 1994. In 2003, the Sheriff's Department started its own electronic monitoring unit, Supervised Electronic Confinement Program (SECP) and significantly expanded the amount of participants. Individuals are suited with a monitoring ankle bracelet and receive a day-for-day credit. Sheriff staff identify specific time schedules the individual may leave their residence in order to work, attend school, Court, or Court required events. With the implementation of AB109, the WRP and SECP have been combined to form the Riverside Alternative Sentencing Program (RASP).

The Courts may sentence an inmate directly to RASP to reduce the number of individuals incarcerated. For 2011, a monthly average of 1,581 individuals was actively serving time in WRP and SECP, approximately 40% of the total jail population in the County. Without these programs in place, those individuals would have been sentenced to serve time in-custody.⁷

The Sheriff's Labor Program (SLP) is operated by the Court Services Division of the Sheriff's Department. SLP is a community service program allowing individuals to meet their sentencing commitments by working on community projects. The SLP offers the Court an

⁷ Data provided by Riverside County Sheriff Alternative Sentencing Program

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alternative to incarcerating an individual all together. For 2011, there was a monthly average of 1,251 individuals actively serving sentences on SLP.⁸ See Appendix 3.

As previously mentioned, Riverside County is under Federal Court Injunction to release inmates when the jail reaches 90% capacity. In 2007, the Headcount Management Unit (HMU) was created to manage the overall inmate population. HMU centralized the inmate population by managing the overall system as one jail in five locations instead of five separate facilities. HMU conducts daily evaluations of the inmate population and project release needs to maintain the population. Using established criteria, HMU screened inmates for release to alternative sentencing or early release based on the Federal Court Order.

In addition to the above release mechanisms in effect, the County has made a continued effort to add jail beds to the overall system. Over the past ten years, through bed closure and expansions, the Corrections Division has had a net bed increase of 24% (929 beds) to the jail system but not enough to meet the justice system needs. Further, the implementation of AB109 has added to the immediate bed need making this expansion project critical to the jail system.

Since 1998, the Sheriff's Inmate Training and Education Bureau (SITE-B) has provided program services designed and developed for the benefit, education, and welfare of the inmate population. The primary objective of SITE-B is to lower recidivism by providing programming to inmates that will prepare them for reintegration into society. The programs teach the inmate tools for developing self-sufficiency through self-awareness and behavior modification programs. Individual training, education, and therapeutic programs incorporate methodologies and practical applications which promote self-disciplined custody control and transitional preparation through positive personal growth and awareness activities. Inmate programs are delivered by Sheriff's employees, contracted personnel and volunteers. SITE-B partners with the

⁸ Data provided by Riverside County Sheriff's Labor Program

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Riverside County Office of Education (RCOE), Riverside County Economic Development Agency – Workforce Development (EDA) and Riverside County Probation to ensure the inmate population receives a service that meets or exceeds industry standards. All program services are in accordance with the California Penal Code and Title 15 Regulations and provided at all five facilities in Riverside County.

SITE-B delivers inmate programs via seven primary units:⁹

- Education – RCOE provides Adult Basic Education coursework (i.e. Anger Management, Life Skills and Parenting); Vocational Education (i.e. Computer Information Systems, Print Graphics and Culinary) and GED testing. Estimated FY 11/12 participation in the above programs is 2,300 inmates.
- Correctional Counselors provide group and individual counseling to inmates.
- Correctional Chaplain Services provide religious literature, coordinate clergy visits, and provide spiritual guidance to any inmate requesting services regardless of religious belief. The two full-time Chaplains and five part-time Chaplains expect to provide various levels of service to roughly 12,000 inmates in FY 11/12.
- Detention Volunteers from various secular and non-secular organizations provide volunteer services in Alcoholics Anonymous, Narcotics Anonymous and Religious Services. SITE-B has over 575 volunteers providing over 1,100 hours of service a month to inmates.
- Transitional Programs – Re-Entry services are delivered in partnership with EDA and include job enhancement workshops, job search techniques, overcoming barriers to employment, resume writing techniques, and interviewing skills. After release from

⁹ Following participation estimates provided by Riverside County Sheriff Inmate and Training Bureau

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custody, additional services to assist the participants in obtaining employment are available at the Workforce Development Centers located throughout the County. SITE-B estimates in FY 11/12 that 1,500 in-custody inmates will participate in some form of work development training.

- Occupational Training programs are delivered in partnership with RCOE with instruction provided by correctional deputies who teach inmates in a training work crew environment. Inmate participants learn and practice occupational skill sets in Construction and Landscape Technology. In FY 11/12, over 200 inmates are expected to participate in these programs.
- Inmate Support Services provide basic support to the inmate. These services include Law Library access for pro-per inmates; General Services include Non-Educational or Non-Therapeutic services, such as indigent clothing at release, health and welfare packages, barber services, and transportation vouchers.

The Residential Substance Abuse Treatment (RSAT) program was established in 1998, at the Smith Correctional Facility in partnership with Riverside County Probation and RCOE. The program is partially funded by a California Emergency Management Agency (CalEMA) grant. RSAT is a comprehensive and intensive 180-day in-custody treatment program. The program is designed to develop the inmates' cognitive, behavioral, social, and vocational skills by utilizing proven therapeutic methods to redirect the substance abuse and criminal behaviors. Currently, three housing (64 male and 32 female) units at SCF are designated for the RSAT program and are separate from the general population. Sheriff's Correctional Counselors conduct therapeutic group sessions, individual counseling, training in understanding and overcoming criminal thinking and destructive behaviors and the 12-step program. Aftercare planning is provided and

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includes participation in Re-Entry workshops provided by EDA. As part of the RSAT curriculum, RCOE offers adult basic education coursework and vocational education programs. Each participant leaves the course with a comprehensive five-year plan including a detailed, individualized aftercare plan based on their needs and unique circumstances.

Statistics show participants completing the RSAT program have a greater probability for success, and are less likely to recidivate than those inmates who do not participate. The annual reporting period of 7/1/09 – 6/30/10, reflected a reduction in recidivism from 53% for the comparison group of non-participants to 22% for RSAT graduates. Since the program's inception, over 1,500 inmates have entered RSAT and a summary of the past five years shows 377 participants who successfully completed the program have not re-offended.¹⁰

In order to meet the new demands placed upon the jail system, the Sheriff has developed a Coordinated Custody Management Unit (CCM). The CCM will bring HMU, RASP and SITE-B together in a coordinated effort to maximize each unit's capabilities. The CCM will implement a risk based assessment process of inmates entering custody to determine their needs and services that can be provided. The Sheriff's Department has purchased the Northpointe COMPAS assessment tool software program and is in the process of bringing the software online. The COMPAS program is recognized as meeting the requirements of evidence based programs. A COMPAS assessment will be conducted with every inmate in custody which will allow for better inmate management in the areas of population and rehabilitation with the following goals in mind.

- Placing an inmate into a program that will have the best chance of reducing the inmate's potential to re-offend. COMPAS will provide an in-depth assessment leading to the

¹⁰ Data provided by Riverside County Sheriff Inmate Training and Education Bureau

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proper placement of the individual in the custody system. Placement can range from incarceration, access to rehabilitative programs or release to alternative sentencing.

- Providing a true assessment of an inmate for use when evaluating the inmate's potential to be released early from custody either on electronic monitoring or pursuant to the Federal Court Order. The assessment will help identify possible risks to the local community if the inmate were to be released from custody.
- Reducing recidivism through the expanded implementation of rehabilitation programs aimed at those inmates who have the highest potential for successful completion.

Previously, the Corrections system operated a "reactive" philosophy of placing inmates in whatever open bed was available. With the implementation of the CCM, a "proactive" system, which actively works with Probation, has been created to move inmates in and out of custody based upon the needs of the entire Riverside County Criminal Justice System.

HMU serves as the primary organizer and manager of the inmate population. By utilizing the information from the COMPAS assessment, inmates can be moved into either RASP or SITE-B helping to maximize the number of jail beds needed for those inmates who do not qualify for these programs. When the jails reach full capacity, RASP serves as a release point for lower level inmates who qualify for release but still provides some oversight through electronic monitoring or reporting in for work assignments, thus opening jail beds for new inmates. SITE-B uses the initial COMPAS assessment to determine the inmate's need. Once the need is determined, SITE-B uses additional assessment tools to determine the level of service required to meet the identified need. SITE-B programs will also help to prepare inmates who initially did not qualify for monitored release to obtain qualification through counseling and training. This will increase the number of inmates available for the RASP program based upon their performance in

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the SITE-B programs. Appendix 4 provides work flow diagrams for the CCM.

The effect of Re-alignment is most significant in this area. Riverside County was already in need of jail beds, the change in legislation has just accelerated the need. Without adding new jail beds to the system, the population will exceed the maximum capacity of the current jail system. While the alternative sentencing programs are being expanded and all sentenced inmates will be evaluated for release to these programs, the inmate population will eventually surpass the capability of the program. As a result, many of the former state inmates sentenced under the new AB109 guidelines will meet the Sheriff's Federal Release criteria and likely be released from custody before serving their entire sentence. The gradual release of sentenced inmates will ultimately undermine all the efforts made to expand the program services intended to reduce recidivism because the qualifying inmate population will not be in-custody long enough to benefit or even receive the services.

D. SCOPE OF WORK AND PROJECT IMPACT

The County proposes to construct 1250 new beds and renovate 353 beds in the existing jail facility using State and County matching funds. All general housing will be new construction and built to house all inmate classification levels, including Administrative Segregation, Protective Custody and Special Needs. Existing housing units will be converted to accommodate a seventy-five (75) bed Sheltered Housing unit. The facility will meet the new generation design specifications, provide for a minimum 30-year life span and be designated as a "green" building. The CEQA report will ensure compliance with laws, regulations, unsuitable conditions, safety, security and health matters.

The site designated for the expansion of the Indio Jail facility is owned by the County of Riverside. The County has determined this site to be adequate and well-suited for the jail

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expansion project. It is located just across the street from the Larson Justice Center, which facilitates security and access between the two buildings. Site overview is provided in Appendix 5. The site is also located in very close proximity to County-wide support facilities, such as a County Fleet fueling facility and a County Facilities Maintenance building.

The County proposes to utilizing a highly efficient housing unit plan modeled after one recently built at the Smith Correctional Facility in Banning. This housing unit design meets the needs of the inmate population and incorporates significant staff to inmate efficiencies. Appendix 6 provides two potential site designs for this project. The proposed new housing units will include the following scope:

- General Housing units will have a hendecagon (eleven sided) type configuration, with each unit housing 192 inmates in six 32-bed dayrooms. Each dayroom will contain sixteen 2-man cells. Each 192 bed housing unit includes outdoor recreation and video visitation accessible from the dayroom. The housing units are designed for indirect supervision. A centrally positioned housing control station will observe all housing areas, control all doors (cell and movement) and monitor the housing unit support area. The general housing unit support corridor will include inmate program space, a janitor supply closet, interview booths and two Disciplinary Isolation cells. Appendix 7 is a draft housing unit schematic.
- One general housing unit will be modified for inmates with mental disabilities. The upper tier and staircase will be enclosed to prevent an inmate from jumping off in an effort to harm himself. The cells will be equipped with closed circuit television.
- Inmates Program and Services – The following service areas will be centrally located to housing: Inmate classroom space sized large enough 20-30 inmates and equipped for

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computer lab; medical office with multiple exam rooms and holding cells; and watch command offices for immediate supervision of housing unit operations.

- A full kitchen will be built to serve the jail population. The kitchen will operate as Cook/Serve with consideration for future conversion to a Cook/Chill operation. Sufficient space for dry food, cold food and supply storage will be included. An inmate culinary training program is planned at this facility. The staff dining area will serve as the location for food preparation and service training and will include classroom space.

The renovation of the current facility will be dependent upon the existing structural, mechanical, electrical and plumbing components. With the majority of housing and kitchen in the new expansion, the existing facility will be converted to the following functions:

- A Sheltered Housing Unit will be built for inmates with physical conditions requiring their separation from other inmates and for those inmates with a need for healthcare support. Within the Sheltered Housing, standard support functions such as a Program Room, recreation yard and visitation will be provided so as to limit the movement of these inmates.
- Adjacent to the Sheltered Housing Unit, a Health Care Services clinic will be built to provide a comprehensive range of ambulatory services, such as dentistry and x-ray, suitable to meet the primary health care needs of the inmate population.
- The Intake and Release area will be expanded to accommodate additional inmates, including additional safety cells, holding cells and the associated space for inmate records processing and classification staff.
- A secure vehicle sallyport will be added adjacent to a new transportation area in order to maintain secure conditions for loading and unloading inmates. The area will include

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holding cells for inmates pending movement to the Court or to other facilities and have immediate access to the Court tunnel. The transportation area will include office space for supervision and staff.

- All visiting will be conducted by video, except for special requests approved by jail command. A public visiting area will be built adjacent to the public lobby.
- Expanded Administrative Office space to accommodate additional staff including, command staff, accounting staff, training staff and other necessary support positions.

Laundry service for the jail population occurs at SCF and will need to be expanded to handle the additional inmate population. The Indio Jail will continue to receive clean laundry, process and distribute to the inmate population. Concurrently, the facility will process soiled laundry to SCF. Space will be provided at Indio Jail for the storage of clothing, bedding, mattresses and other required supplies.

The new construction will be built to current Title 24 design standards and Fire Code. The facility has been renovated numerous times since its construction fifty (50) years ago resulting in an inefficient design and staff intense operation. The plumbing, mechanical, electrical and Fire/Life Safety systems will all be brought up to current Building Code. All available space has been used in the existing facility whereas in the new construction critical spaces will be oversized to accommodate future growth.

The new generation housing with 2-man cells and smaller dayrooms will replace the existing linear triple bunked units thus, increasing the safety and security of the housing units. Cells will be double bunked and all fixtures will meet suicide prevention standards resulting in a fully rated facility with no overcrowding. Rear plumbing chases reduce the need for maintenance personnel to enter the dayroom. Natural light brought into the dayroom through recreation and a

SECTION 4: NARRATIVE

clerestory eliminates the need for exterior windows in the cell reducing security concerns. The housing configuration allows for expanded visibility in the dayroom area by minimizing blind spots. Closed circuit television cameras can be used to supplement the direct visual supervision by staff. Recreation yards will be incorporated in the housing unit design so the inmates have immediate and regular access to recreation per current regulations. High roofs in the recreation yard eliminate an escape potential.

The Riverside County jail system maintains 88 sheltered housing beds of which 18 are located at Indio Jail. For December 2011, an average of 79 inmates required housing in a medical bed.¹¹ Considering classification restrictions, the medical beds in the County are maximized. The project proposes a total of seventy-five (75) Sheltered Housing beds at Indio Jail, roughly 5% of the facility population. Multiple medical offices will be co-located with housing units to provide direct medical services. Inmates will be brought to the medical office and placed in holding cells while they wait to see the nurse or doctor in an exam room. There will be no delay in providing medical services and will limit the number of staff necessary to facilitate the service. A basic service clinic providing x-rays, dental exams and minor sutures will eliminate the costly process of transporting an inmate to RPDC in Riverside or to the local hospital emergency room. The new design will incorporate safer dayrooms and housing for inmates suffering from mental health issues. The safer environments and support space needed for individual counseling will aid mental health providers in the treatment of the inmates.

Video Visitation will be the primary means of inmate visitation. Public visiting area will be designed to comfortably accommodate the public. Inmate visiting consoles will be located within the dayroom so the inmate does not need to leave the housing area. Private visitation booths in the public and inmate areas will be incorporated into the design allowing private

¹¹ Data provided by Riverside County Jail Information Management System

SECTION 4: NARRATIVE

attorneys, Probation, Public Defenders and Child Protective Services the opportunity to confidentially visit with an inmate. Private visitation could also be utilized by Correctional Counselors and Chaplains to deliver services from a remote location in order to bring more services to the inmate population. This will increase the number of hours available for visiting and limit wait times for special visits. In addition, several face to face visitation booths will be maintained for special visiting needs.

The new housing unit design will incorporate program space at the housing unit level and include central classrooms and computer labs to increase the educational opportunities offered to inmates in custody. SITE-B has numerous established inmate programs in place but currently lack the space to facilitate the training programs. The kitchen will be designed to promote a culinary program aimed at providing inmates with work experience and certification in food service. In addition to increasing the program services to inmates housed at the Indio Jail, the additional beds will open bed space at SCF where qualified inmates are able to receive the more intensive training offered at the facility. The introduction of the COMPAS assessment may also serve to identify a need for training programs or counseling services not currently offered to inmates, including partnerships with local Community College districts to add college curriculum course for inmates to receive an Associate's Degree while in custody.

The increase in Post Release Community Supervision revocation hearings will impact the courts and the transportation of inmates to court. The new design will incorporate an existing court room adjacent to the jail in order to support these hearings and decrease the amount of time and staff needed to facilitate the hearing.

A completely new kitchen facility will be constructed sufficiently sized and equipped to feed the inmate population and provide staff dining services. The ability to prepare food daily

SECTION 4: NARRATIVE

and store adequate surplus will be critical for the size of the facility population. All reliance on Smith Correctional Facility for inmate meals will be eliminated.

An Emergency Response Team locker will be efficiently located within the secure perimeter and sized to contain all the necessary equipment needed to respond to an emergency.

E. ADMINSTRATIVE WORK PLAN

At the present time, the planning process for the Indio Jail is in the preliminary phase. A Corrections Division Needs Assessment and County Correctional Facility Master plan has been completed. The master plan evaluated potential sites for new jail construction and evaluated the expansion of existing facilities. The County has concluded that the expansion of the Indio Jail facility would best serve present and future inmate housing needs. The issues such as architectural styles, security, fencing and perimeter landscaping will be resolved and documented with sufficient detail to move the formal and public CEQA process to a successful conclusion within five months of the notice to proceed to the design firm. During the schematic phase, there will be a concurrent work effort to bring the CEQA compliance process to a successful conclusion so that the appropriate documents may be submitted to the California Department of General Services (DGS) and the State Public Works Board (SPWB) along with the schematic design documents. The site has outdated and inadequate 353-bed inmate housing and support facilities which have been in use since 1960. It is anticipated that the CEQA process will be straightforward and entail substantially less time and expense when compared to other sites the County has evaluated.

The County will use the design-bid-build project delivery approach which meets the requirements for State funding and the Public Contract Code. The completed facility will be in conformance with operational, fire-life safety and physical plant standards as contained in Titles

SECTION 4: NARRATIVE

15 and 24, California Code of Regulations (CCR) as well as achieving Seismic Performance Level 3 (SPC-3) as required by SPWB.

The County has developed the following plan for the project administration and design:

- **Team Selection:** The County will begin the team selection process immediately after receiving the conditional Intent to Award funding. The team selection process includes the public advertising of Request for Qualifications, reviews of submitted Statements of Qualifications, interviews of short-listed firms, selections of firms deemed to be the most qualified by the County, contract negotiations and executions, and issuance of Notices to Proceed to the successful architectural, construction and project management firms.
- **Conceptual Design and Program Verification:** This phase of the design process will develop details of the space program such as adjacencies, circulation, and specific room requirements. During this period, surveys of existing conditions (topography and existing onsite and offsite utilities) will be produced. Geotechnical and hazmat surveys and reports will also be completed.
- **Schematic Design:** This phase of the design process involves the development of preliminary floor plans, building elevations, building sections, roof plans, basic structural designs, security, and site plans. The information in the schematic design documents will provide the basis for an assessment of the construction cost and determine whether it is necessary to modify any of the design elements of the project in order to meet budget. During the schematic period, the details of the project management structure will be established and a concurrent work effort to commence the CEQA compliance process. The County and their consultants will also collaborate in providing the information needed for the due diligence process and the SPWB submittals. During this phase, the

SECTION 4: NARRATIVE

Sheriff will develop an Operational Program Statement as defined in Title 24, CCR for submittal with the schematic design to Corrections Standards Authority (CSA).

- **Design Development:** During the design development phase, the design documents will expand on the approved schematic design. This phase will see substantial increase in information in plans, sections, details, and specifications in each of the major design disciplines: architectural, structural, mechanical and electrical, civil, and landscape. The design development package will provide the basis for a more substantial construction cost analysis than possible during the schematic design phase. The design development will allow for a more involved value engineering studies to better meet budgetary constraints and operational needs. In addition to estimating and value engineering, constructability and systematic document reviews and assessment of the quality assurance and quality control program will be conducted to ensure a clear and comprehensive set of fully coordinated documents. The design development package will be submitted to the CSA, CSFM, and the SPWB for another round of reviews. The project schedule included in Appendix 1 shows the design development phase duration for the design and documentation portion.
- **Construction Documents:** During the construction document phase, the design team will substantially complete the plans and specifications and submit for plan check and permits. In addition to the plans and specifications in the basic architectural and engineering disciplines, the specialty sub-consultants will also complete their work on the security systems, audio-visual amenities, acoustics, and food service equipment. During this final phase of design, the construction manager will perform constructability and systematic document reviews to validate whether the documents are sufficiently complete

SECTION 4: NARRATIVE

and coordinate to proceed through the plan check process and be ready for accurate bidding and construction. The final document reviews and the final construction estimate will run concurrently with the plan check process. The County will not commence with the bidding phase until all the requisite approvals are in place. At this time, site selection and preliminary project budget based on construction costs and associated project management soft costs has been completed.

The master schedule for the Indio Jail is included as Appendix 1. The schedule provides an outline of the County's project management plan and the steps of the project from initial CSA and SPWB approvals through the design, bidding and construction process. From the start of design to the award of the construction contract is approximately three (3) years. The construction timeline, inclusive of the project closeout, move-in and occupancy is approximately sixty-six months.

Upon notification of intent to award, the County will immediately facilitate design team selection, site assurance, and real estate due diligence processes. All of these tasks would begin on or immediately after March 8, 2012 – assuming notification of award from State is formally received by the County on March 8, 2012. Site assurance will be completed by June 6, 2012. The real estate due diligence package would be completed in time for submittal to the State on July 6, 2012. The process of selecting the design team would begin immediately for preliminary schematic design. The schematic design phase will be completed on or before June 14, 2013. The CEQA process will begin on June 1, 2012 and complete during the early stages of the design phase. The design development phase and development of the staffing plan, including the cost analysis, will begin in June 2013 and complete by January 2014 for Board of Supervisors approval. The construction document phase will begin in January 2014 and complete in

SECTION 4: NARRATIVE

September 2014. The bidding process for construction will commence in September 2014. This process and schedule is inclusive of publicly advertising the Notice Inviting Bids, mandatory pre-bid conference, pre-bid requests for information and addenda, bid opening, and evaluation and review of bids received. The award of the construction contract and the issuance of the Notice to Proceed will take place in January 2015. Construction is expected to take about 3 years, beginning in January 2015 and complete by July 2017. Staffing and move-in would take place from July 2017 through October 2017.

Project management functions will be covered by County staff at multiple levels that will work in conjunction with an outside construction management consulting firm. The County Project Management Office will serve as the project administrator and be the central point of contact between the core project team comprised of the general contractor, the architect, and the construction manager and the Sheriff's Department. All input, decisions, and reporting between these entities will be communicated through the County Project Manager. The County Project Manager will also be instrumental in coordinating the efforts of the County's Information Technology group and the Purchasing department so that the procurement and installation of the voice and data networks, radio communications, and the office furniture and workstation systems are integrated into the project schedule. Rizaldy Baluyot, Supervising Facilities Project Manager, will be assigned as the lead project manager, and will be directly supported by Frank Gonzales, Facilities Project Manager III, and Tim Warner, Facilities Project Manager II. In addition, Tim Miller, Assistant Director for EDA, and Charles Waltman, Deputy Director of Project Management Office, will provide additional support in the project management process. The County will also engage the services of an independent construction management consulting firm to facilitate project management.

SECTION 4: NARRATIVE

The project administrators will be led by Rob Field, Assistant County Executive Officer/EDA, Tim Miller, Assistant Director/EDA, and Charles Waltman, Deputy Director of Project Management Office. This project administration team will delegate authority for day-to-day project management and administrative duties to the project management team. The project administrators and project management team will develop and facilitate strategic plans to ensure continued progress, cost and schedule control for this project. This combined effort will enable project conformance with applicable rules and regulations. The project administrators and the project management team will periodically brief the Board of Supervisors; provide monthly project status reports, conduct monthly progress review meetings, and other periodic teaming and working meetings and reports. The County will utilize media resources to outreach to the community for the purpose of public awareness as well as local business participation in the opportunities that the project will provide.

Riverside County has made public safety and jails its number one priority for capital improvement projects. All existing jail facilities have been previously studied and the Indio Jail site is currently the best option for expanding an existing jail facility. The County has committed significant cash and in-kind match to the project as noted in the Budget Summary. The County is also committed to fully staffing and operating the facility within ninety days of construction completion. The County is well prepared to continue its efforts in moving forward with the project. Upon notification of intent to award from the State, the County will select a design team by publicly advertising a Request for Qualifications and then reviewing and evaluating the Statement of Qualifications from applicants. The County is also geared up to immediately begin site assurance, real estate due diligence, and CEQA processes. Furthermore, with site selection, preliminary architectural program, and preliminary site master plan already completed, the

SECTION 4: NARRATIVE

design phase of the project is well-positioned for a productive commencement.

The County will implement monitor and control protocols to ensure successful project including but not limited to the following:

- A construction management team will be assembled to administer the construction contracts and provide continual monitoring of work progress and quality. Confirm that contractor safety programs are being properly implemented and followed.
- Establishing project communications procedures and maintain all project record keeping (meeting minutes for construction progress, for issue tracking, and action items, cost reporting, daily activity logs, inspection reports, etc.)
- Establishing and maintaining formal reporting procedures for LEED Certification.
- Providing document control for 1) contractor submittals and shop drawings, 2) responses to requests for information, addenda, and 3) monthly updates of as-built documents.
- Providing cost control and management services including detailed assessments of the cost loaded schedule and monthly applications for payments. Establish and implement a change order control system. Review and negotiate contractor requests for changes to contract time and/or price, and make recommendations about acceptance.
- Coordinating and managing the deputized inspections and material testing.
- Reviewing and confirming contractor schedules to verify that completion dates are achievable and in accord with the owner's goals and contract criteria. Perform schedule analysis and management to verify timely contractor performance, recommend corrective action when necessary, and maintain accurate records to refute potential claims.
- Assist design professionals in developing punch lists, verifying satisfactory remediation of deficiencies and determine Substantial Completion. Coordinate all closeout procedures

SECTION 4: NARRATIVE

and documentation of Operations and Maintenance Manuals, warranties, etc. prior to final contractor payment.

F. PLAN FOR ADEQUATE STAFFING OF THE FACILITY

This project will utilize the design of new generation type housing units which maximizes the operational efficiency of managing and providing services to the inmates. Visitation, recreation and programs are brought to the inmate, minimizing the need for them to leave the housing unit. A comprehensive staffing plan will be developed as the facility design develops. The staffing plan will outline the duties of each position, operations and support, needed to safely operate the facility and identify the number of individual staff needed to fill that position on a 24 hour basis. In general, line operations staff positions are 60% correctional deputy and correctional corporal to 40% deputy sheriff.

For this project, the bulk of the hiring will be line operations staff, including required supervision and management based on current supervisory ratios. Once a position is identified, shift relief factors (SRF) will be used to calculate the actual number of personnel needed to fill the position. A SRF is a numeric value a position is multiplied by to show a true number of staff needed to offset shortages caused by absence due to training, illness, and injury. The Corrections Division uses the SRF of 2.48 for a 12 hour shift and 1.31 for an 8 hour shift.¹²

As the later stages of design are completed, recruitment and hiring of staff will also begin. The hiring and training process for correctional deputies and deputy sheriff's is extensive. Once hired, employees must complete the required academy training, field training, and if possible, gain experience working in a jail environment. In order to have experienced, trained staff to operate the facility immediately upon completion, a phased hiring of operations staff is critical. The promotion of management staff closer to construction completion will help with

¹² SRF calculations based on 2001 CSA Staffing Analysis and 2006 CSA Staffing Analysis Update

SECTION 4: NARRATIVE

salary savings for the County.

In addition to Sheriff's Department staff, other critical support staff is required as the inmate population increases. The Sheriff is required by statute to provide emergency and basic health care services to all inmates. Health care services include Medical, Dental and Mental Health services and can only be achieved by licensed professionals. A staffing plan for medical, dental and mental health staff will be developed in conjunction with the Sheriff to ensure the appropriate level of health care service is maintained. The hiring of medical and mental health staff will also begin when facility construction begins.

By expanding and renovating an existing facility, the basic staff infrastructure is in place. The new housing units will require more staff but the overall increase in operational efficiencies will limit the number of new staff needed. The current design of the Indio Jail is a linear style facility that is staff intensive to operate. The new generation housing will bring the services to the inmate increasing the management levels per staff. For example, the administrative segregation unit at Indio Jail requires two staff members per 12 hour shift to supervise 14 inmates. A third staff member is required if an administrative segregation inmate needs to be moved for visiting, or to attend recreation, in addition no other inmates may be moved in the facility due to shared hallways. The new design housing units will require three staff to supervise 192 inmates and will incorporate the recreation yard and visiting into the housing unit. The program room will be immediately adjacent for programming or any other needs. Centralized medical offices adjacent to housing will allow staff to safely escort inmates to medical without effecting any other operations within the jail.

G. EFFECTS OF REALIGNMENT

The effects of realignment have been discussed in the Project Need Section B. For brevity

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sake, it is not included as a stand-alone section.

H. BUDGET

The project budget for the construction project was prepared by an independent Cost Estimating firm (Parametrix). In preparing the cost estimate Parametrix utilized its National Database of construction costs for Detention and Corrections projects and applied appropriate Market Factors for Southern California. Additionally, Parametrix looked at recent comparable projects in the region, (Smith Correctional Center Phase III, San Bernardino Co and others) to confirm square footage costs used in preparing the estimate. Finally, the County looked at four different development schemes for the site to assure the most cost effective approach will be used. Parametrix used a comparison with the following similar projects:

- Proposed Indio Jail expansion (Maximum Security design) is estimated at \$400 per square foot
- The Smith Correctional Center in Banning completed in Nov. 2010 at \$418 per square foot. Note this project does not include a Kitchen or Sheltered Housing
- San Luis Obispo Women's Jail Addition scheduled to bid in 2012 at \$375 per square foot. Note this project does not include a Kitchen or Sheltered Housing and contains half of its housing in multi-occupant cells
- San Bernardino Jail (Medium Security Jail) at \$350 per square foot

The County proposes to expand the Indio Jail to add 1,250 new jail beds and renovate 353 existing beds. The total project budget is estimated at \$237 million. The County requests \$100 million from the AB900 Phase II funding pool and is committed to investing an additional \$137 million of local public funding. The size and configuration of the site are sufficient for public, staff and official vehicle access to the facility. The County is saving the cost of land

SECTION 4: NARRATIVE

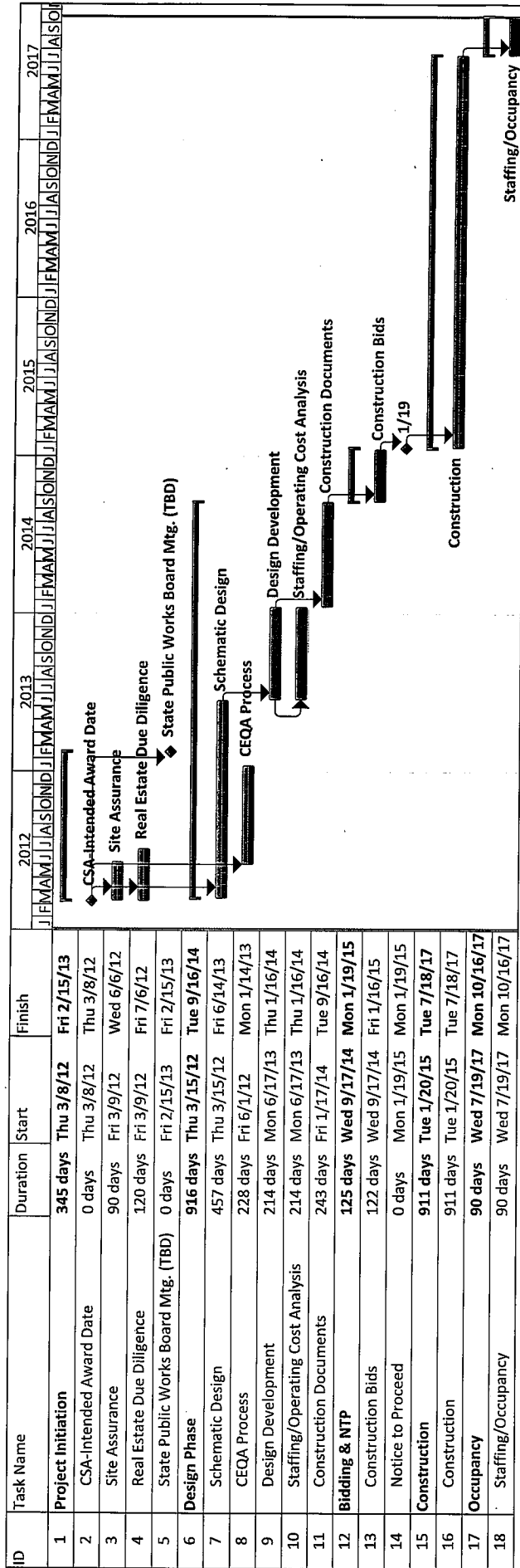
acquisition for a new facility and the CEQA process is expected to be straightforward and entail substantially less time and expense compared to a full scale Environmental Impact Report. The basic utility infrastructure which can support the additional 1,250 beds to the facility is already in place; therefore, expenditures to improve offsite utilities to support the building program are anticipated to be minimal. The building of new housing units and renovation of existing housing units will bring the facility in full compliance with physical plant requirements outlined in Title 24, CCR. In addition, the site is adjacent to the Larson Justice Center Superior Court. The existing jail and court are already connected via an underground tunnel which can be extended to the new housing units. The site is a known location for the public and other law enforcement agencies.

The County plans to use the base schematic design for the housing units that have already been built and tested in the County. The housing unit design has proven to be staff efficient by bring the services to the inmates and maximizing the staff to inmate supervision ratio while operating a safe and secure facility. Staff currently operating the housing units can identify areas of improvement ranging from visibility to security electronic controls. As a result these design features can be corrected in the new design significantly improving on the layout.

With a base design ready to go, the schematic design process can be shortened and detailed constructability issues can be incorporated into the new design. Designing to LEED standards that will include increased efficiencies in building systems will provide long term cost savings and operational costs.

Appendix 1

Project Schedule



Task

Legend

Milestone

Summary

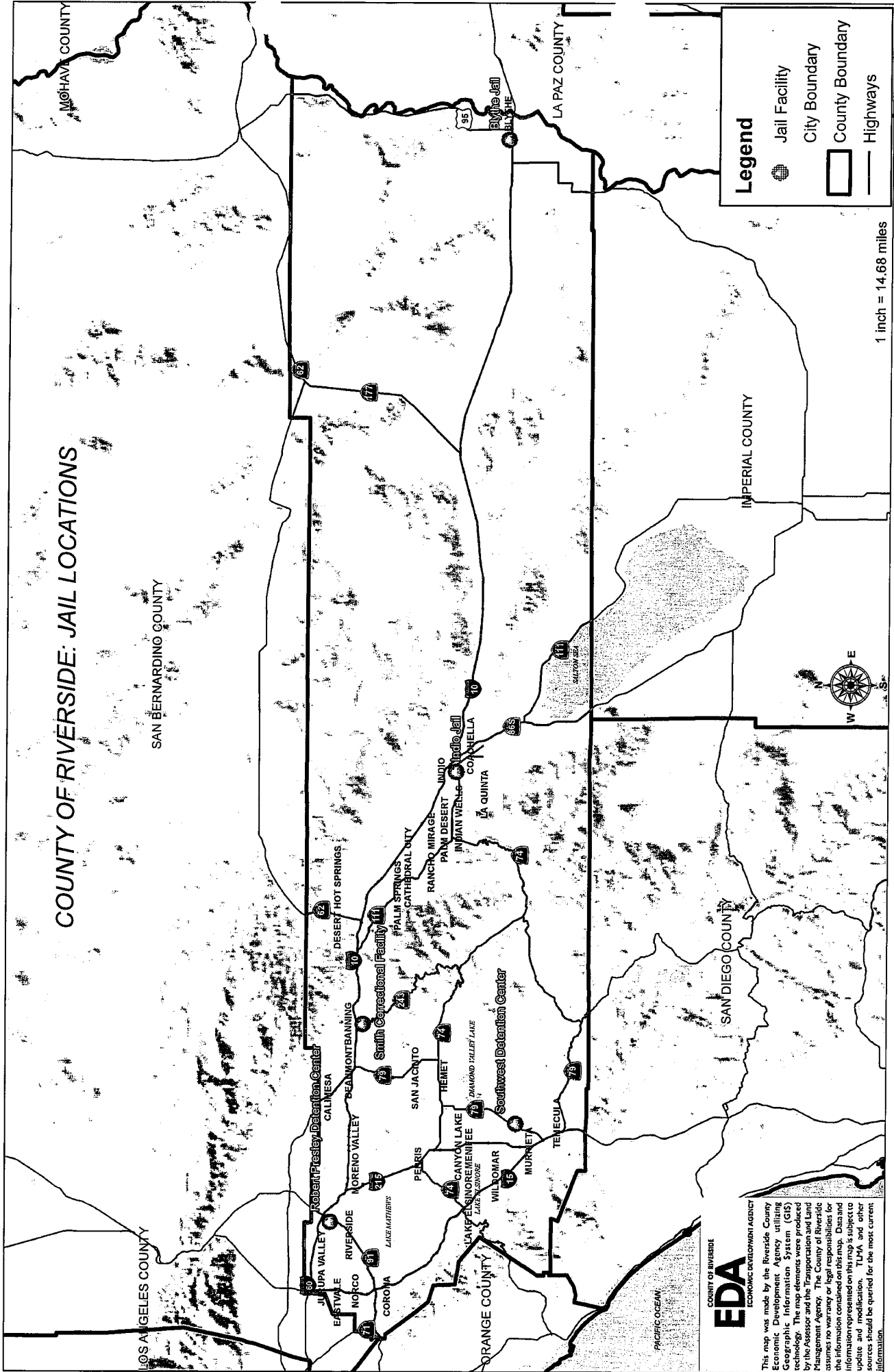
INDIO JAIL EXPANSION

PRELIMINARY PROJECT SCHEDULE

Date: Thu 1/5/12

Appendix 2

Riverside County Jail Facility Map



COUNTY OF RIVERSIDE: JAIL LOCATIONS

SAN BERNARDINO COUNTY

Legend

- Jail Facility
- City Boundary
- County Boundary
- Highways

1 inch = 14.68 miles

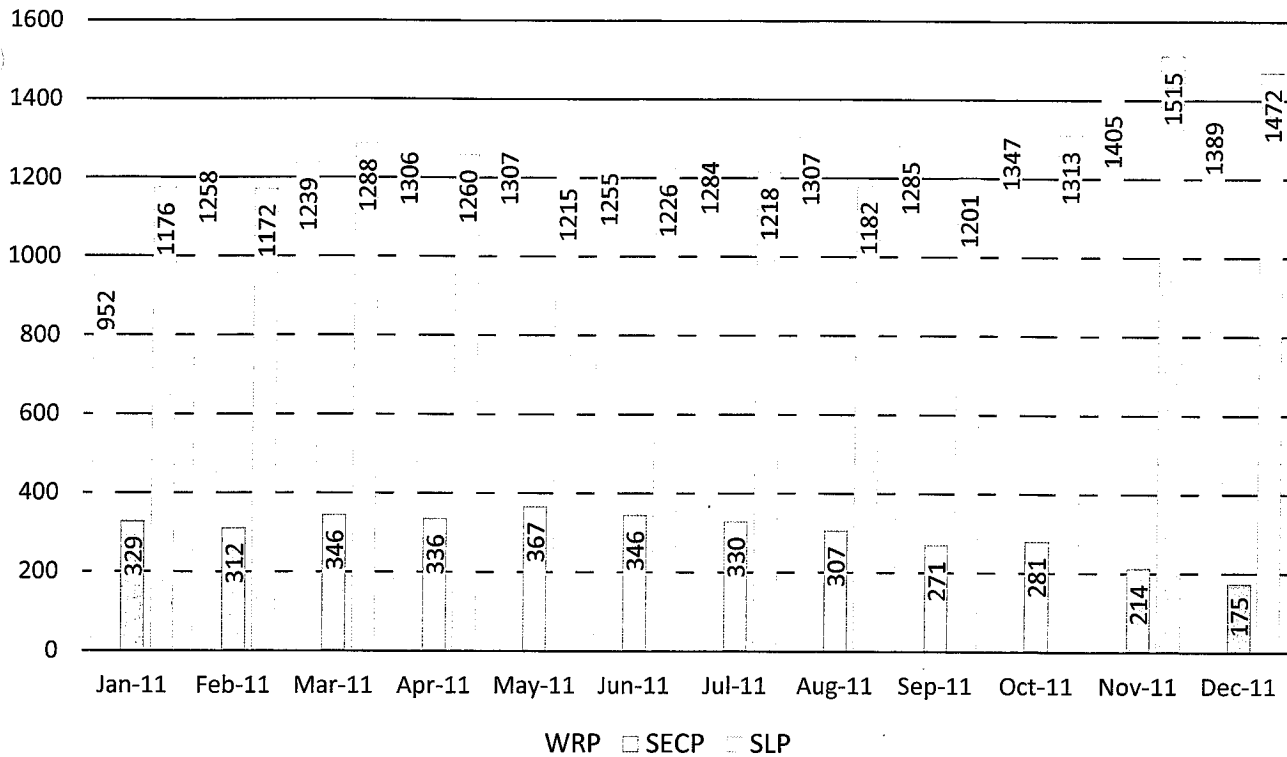
COUNTY OF RIVERSIDE
EDA
ECONOMIC DEVELOPMENT AGENCY

This map was made by the Riverside County Economic Development Agency utilizing Geographic Information System (GIS) technology. The map elements were produced by the Assessor and the Transportation and Land Management Agency. The County of Riverside assumes no warranty or legal responsibilities for the information contained on this map. Data and information represented on this map is subject to update and modification. TLA and other sources should be queried for the most current information.

Appendix 3

Alternative Sentence Program Participants

Alternative Sentence Participants



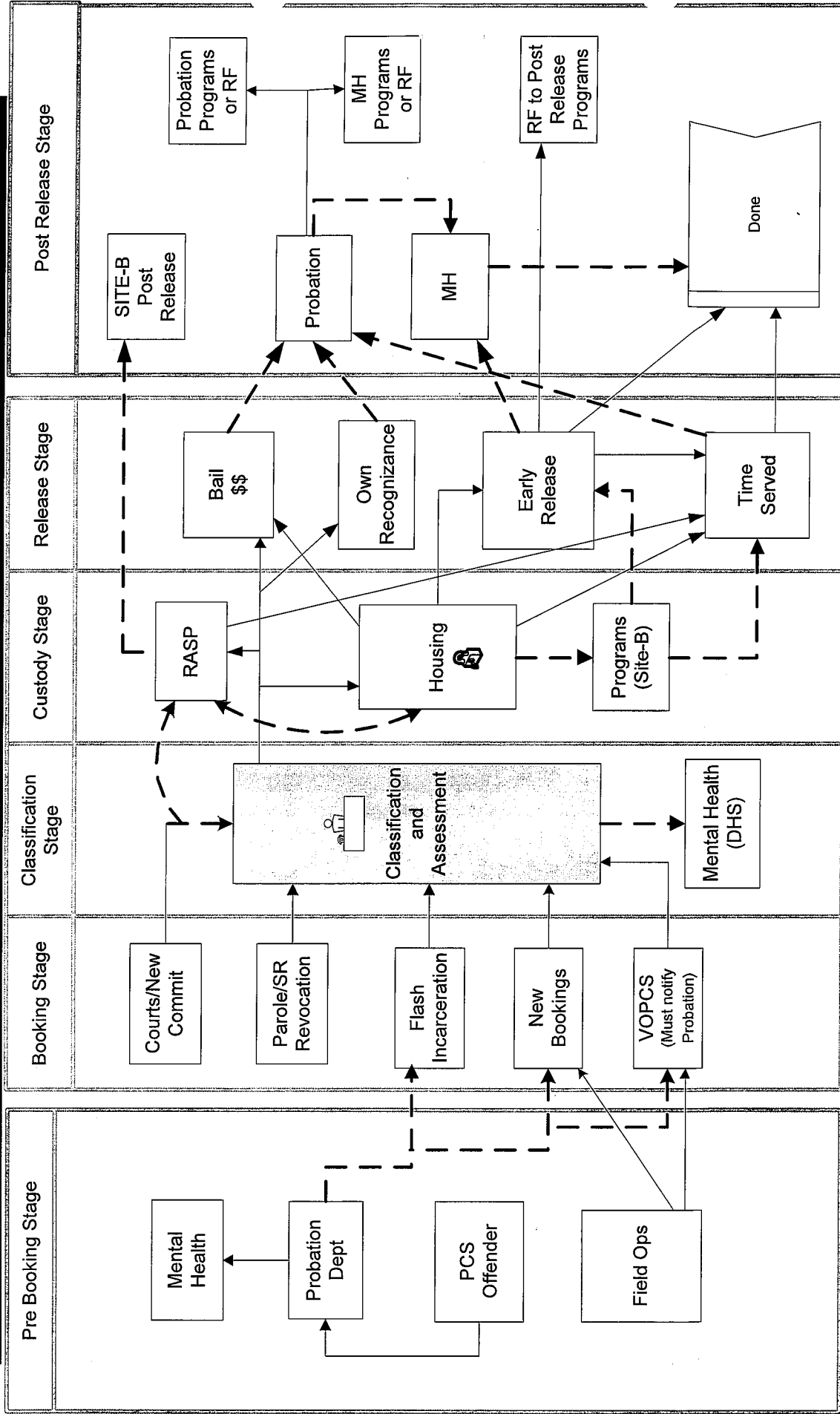
Month	Active Participants			New Enrollments		
	WRP	SECP	SLP	WRP	SECP	SLP
Jan-11	952	329	1176	541	422	219
Feb-11	1258	312	1172	451	332	224
Mar-11	1239	346	1288	571	445	264
Apr-11	1306	336	1260	478	360	187
May-11	1307	367	1215	407	390	215
Jun-11	1255	346	1226	403	397	264
Jul-11	1284	330	1218	408	335	195
Aug-11	1307	307	1182	411	349	237
Sep-11	1285	271	1201	422	279	255
Oct-11	1347	281	1313	379	264	307
Nov-11	1405	214	1515	355	202	348
Dec-11	1389	175	1472	305	160	325
AVG	1278	301	1270	428	328	253

Data provided by Riverside Alternative Sentencing Program and Sheriff's Labor Program

Appendix 4

Custody Management Flow Charts (2)

Community Corrections Management Flow Chart



LEGEND:

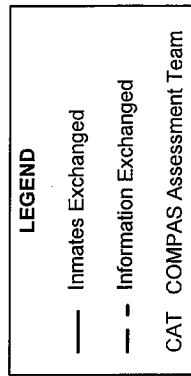
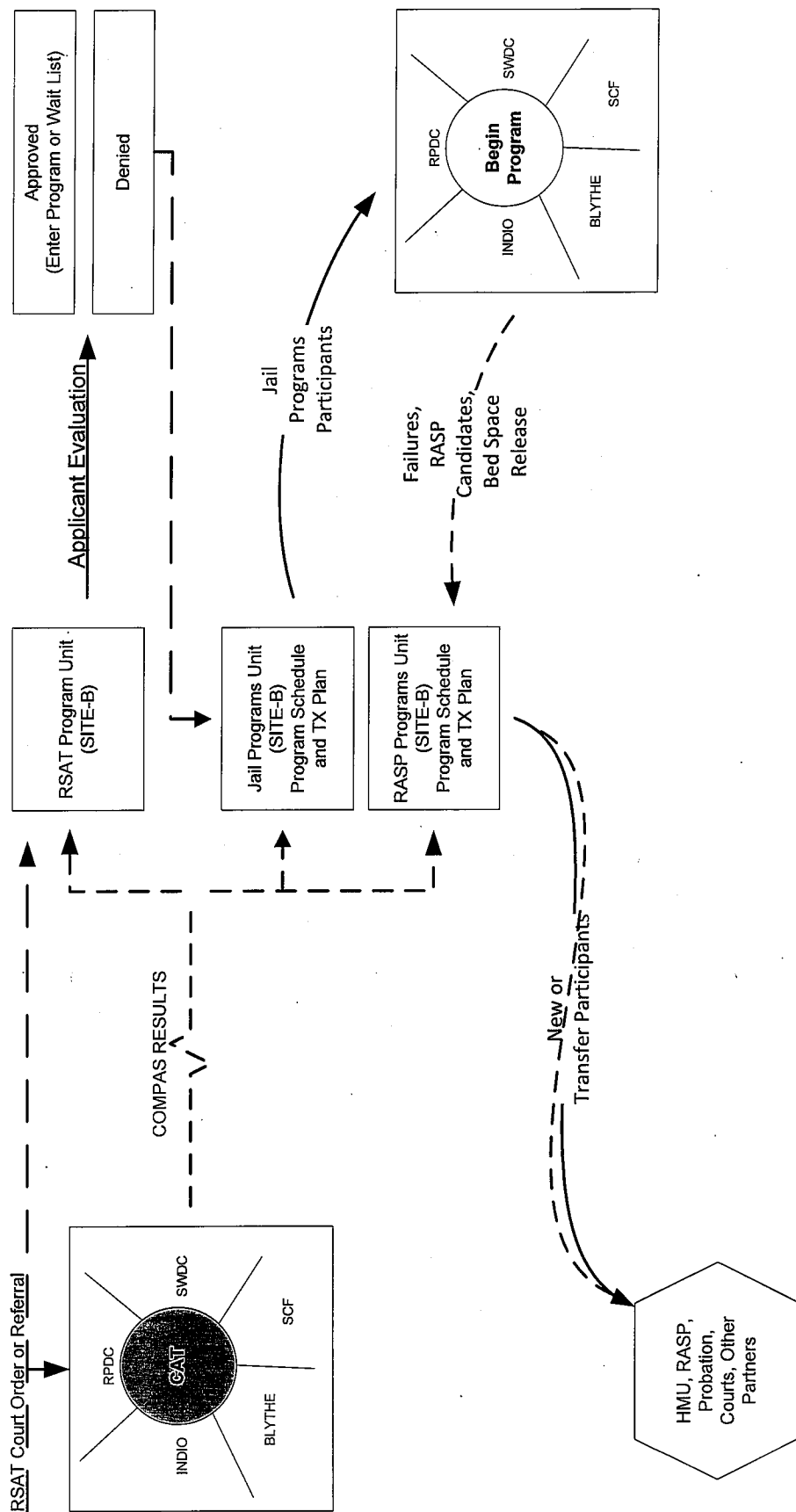
— Absolute
- - - - - Not Absolute

PCS: Post Release Community Supervision
SR: Supervised Release

SITE-B: Sheriff's Inmate Training & Education Bureau
RASP: Riverside Alternative Sentence Program

DHS: Detention Health Services
RF: Referral

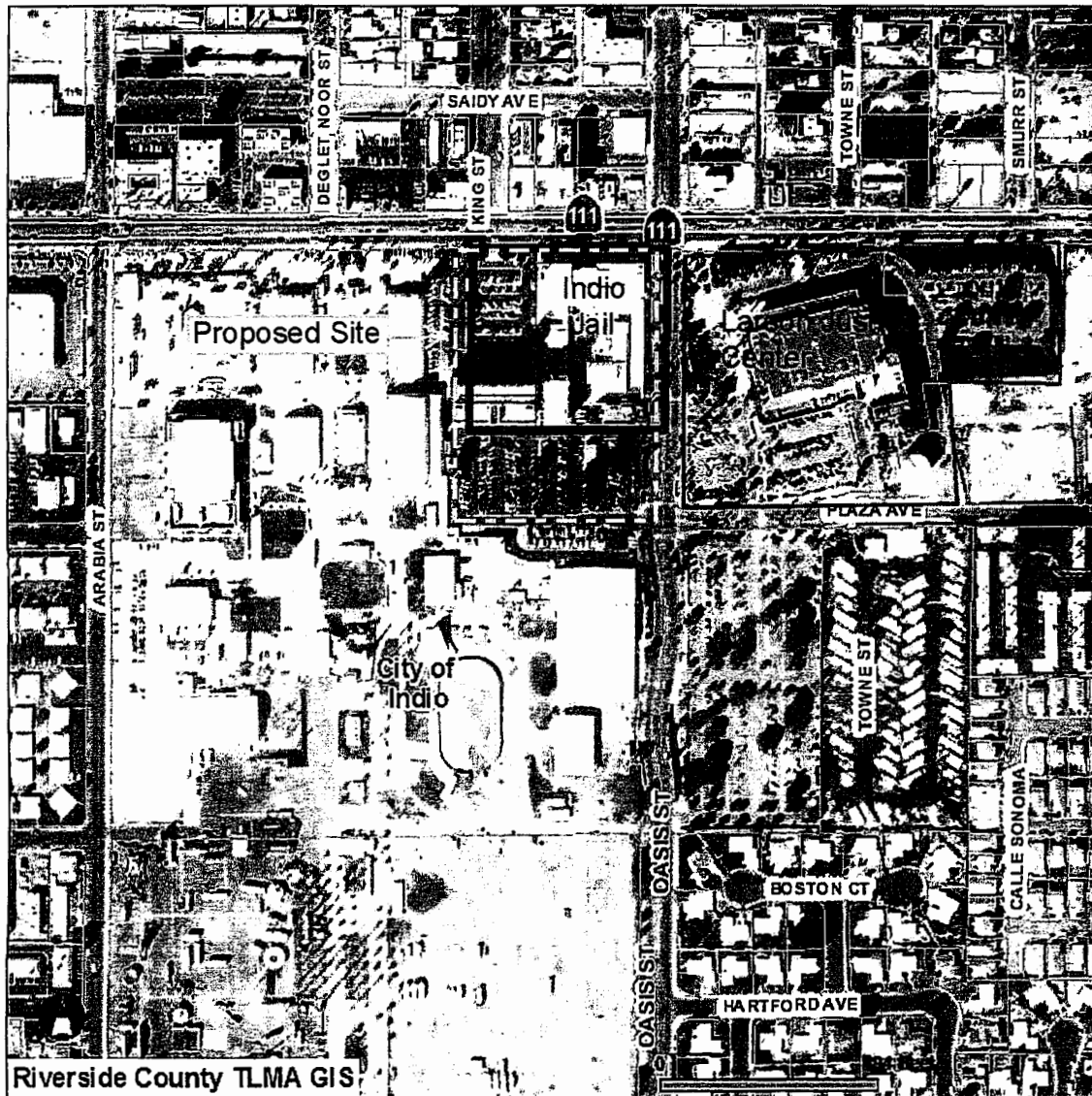
Programs Participant and Information Flow Chart



Appendix 5
Proposed Site Map

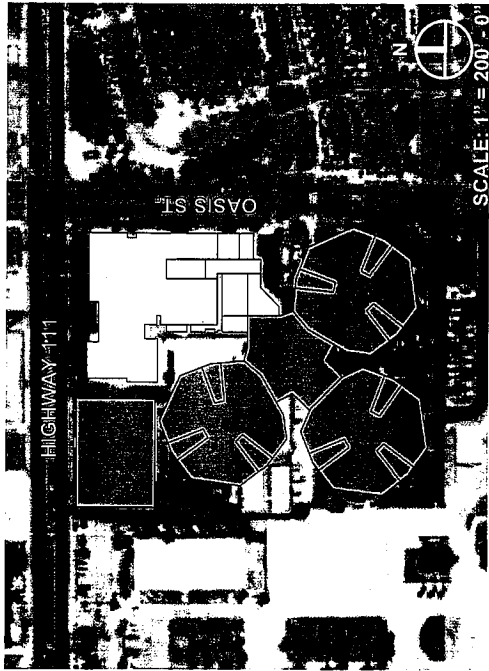
PROPOSED SITE

Riv Co Property



Appendix 6

Proposed Site Design (2)



EXISTING BUILDING NEW BUILDING DEMOLITION



SCHEME 1: TRIPOD + EXISTING BUILDING

NEW BUILDING AREA:

- ① HOUSING POD= 141,846 SF
3 STACKS PER POD
(1 POD WILL HAVE 2 STACKS,
THE LOWER STACK WILL HAVE PROGRAM SPACES)
576 BEDS PER POD

- ② ADMIN (3 LEVELS)= 16,415 SF/LEVEL

TOTAL= 426,854 SF

- ③ 6-LEVEL PARKING STRUCTURE= 136,271 SF
1 SUBTERRANEAN LEVEL- RCSD
5 ABOVE GRADE LEVEL- PUBLIC AND COUNTY STAFF

● ELEVATOR TO TUNNEL

☒ MICROWAVE TOWER

LEGEND:

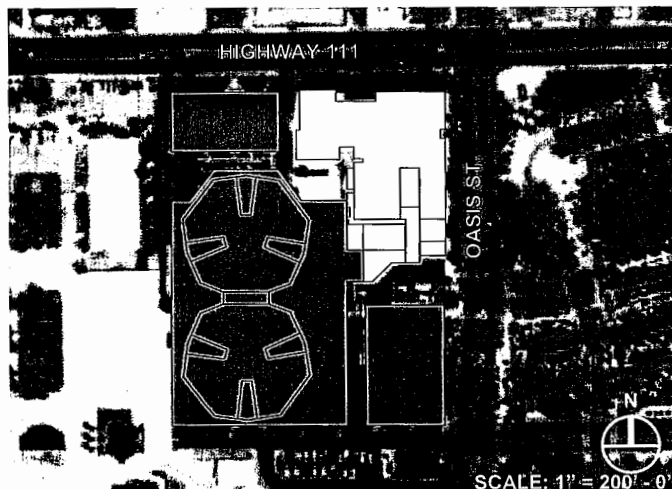
- A STACK= 2 LEVELS / 47,282 SF EACH
LEVEL = 48 CELLS (96 BEDS) 1 STACK =
192 BEDS
- TOWER/POD = CONSISTS OF A NUMBER
OF STACKS

SITE DIAGRAM SCHEME 1: TRIPOD + EXISTING BUILDING

INDIO DETENTION CENTER SITE DIAGRAMS

AECOM

DECEMBER 16, 2011



EXISTING BUILDING NEW BUILDING DEMOLITION



SCHEME 2: TWO TOWERS WEST + EXISTING BUILDING

NEW BUILDING:

- ① HOUSING TOWER= 189,128 SF
4 STACKS PER TOWER
768 BEDS PER TOWER

- ② ADMIN= 1,492 SF

- ③ BASE= 115,609 SF

TOTAL= 495,357 SF

- ④ 4-LEVEL PARKING STRUCTURE= 104,000SF
1 SUBTERRANEAN LEVEL- RCSD
3 ABOVE GRADE LEVEL- PUBLIC AND COUNTY STAFF

- ⑤ PARKING LOT= 18,000 SF

- ELEVATOR TO TUNNEL

- ☒ MICROWAVE TOWER

LEGEND:

- A STACK= 2 LEVELS / 47,282 SF EACH
LEVEL = 48 CELLS (96 BEDS) 1 STACK = 192 BEDS
- TOWER/POD = CONSISTS OF A NUMBER OF STACKS

SITE DIAGRAM SCHEME 2: TWO TOWERS WEST + EXISTING BUILDING

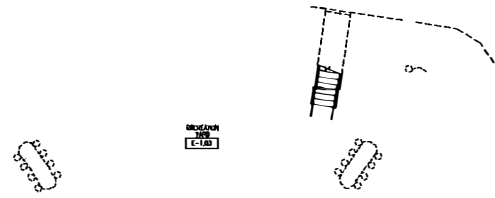
INDIO DETENTION CENTER SITE DIAGRAMS

DECEMBER 16, 2011

AECOM

Appendix 7

Proposed Housing Unit Schematic



FIRST FLOOR
32 BED
1/8"=1'-0"

DRAFT
PRELIMINARY DESIGN

