



DEPARTMENT OF CORRECTIONS AND REHABILITATION
CORRECTIONS STANDARDS AUTHORITY

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

This document is not to be reformatted.

SECTION 1: PROJECT INFORMATION

A. APPLICANT INFORMATION

COUNTY NAME SAN BENITO COUNTY	AMOUNT OF STATE FINANCING REQUESTED IN THIS APPLICATION \$ 15,053,000	
SMALL COUNTY (200,000 OR UNDER GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input type="checkbox"/>
IS THIS COUNTY RELINQUISHING A CURRENTLY HELD AB 900 PHASE I CONDITIONAL AWARD? <input checked="" type="checkbox"/> YES <input 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 SAN BENITO COUNTY JAIL		
PROJECT DESCRIPTION 60-BED EXPANSION TO EXISTING JAIL FACILITY		
STREET ADDRESS 701 FLYNN ROAD		
CITY HOLLISTER	STATE CA	ZIP CODE 95023

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

FACILITY TYPE (II, III or IV) II	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input type="checkbox"/> RENOVATION/REMODELING	<input checked="" type="checkbox"/> ADDING BEDS AT EXISTING FACILITY
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D. BEDS ADDED: Provide the number of CSA-rated beds and non-rated special use beds that will be added as a result of the project. Provide the cumulative total number of beds added as a result of the project.

	A. MINIMUM SECURITY BEDS ADDED	B. MEDIUM SECURITY BEDS ADDED	C. MAXIMUM SECURITY BEDS ADDED	D. SPECIAL USE BEDS
Number of beds added	0	60	0	0
TOTAL BEDS (A+B+C+D)	60			

E. APPLICANT'S AGREEMENT

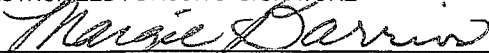
By signing this application, the authorized person assures that: a) the County will abide by the laws, regulations, policies and procedures governing this financing program; and b) certifies that the information contained in this application form, budget, narrative and attachments is true and correct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

PERSON AUTHORIZED TO SIGN AGREEMENT

Name MARGIE BARRIOS

Title CHAIR, BOARD OF SUPERVISORS

AUTHORIZED PERSON'S SIGNATURE



DATE

January 9, 2012

G. DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR

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

COUNTY CONSTRUCTION ADMINISTRATOR

Name STEVE WITTRY

Title PUBLIC WORKS ADMINISTRATOR

DEPARTMENT

PUBLIC WORKS

TELEPHONE NUMBER

831-636-4170

STREET ADDRESS

3220 SOUTHSIDE ROAD

FAX NUMBER

831-636-4176

CITY

HOLLISTER

STATE

CA

ZIP CODE

95023

E-MAIL ADDRESS

SWITTRY@COSB.US

H. DESIGNATED PROJECT FINANCIAL OFFICER

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

PROJECT FINANCIAL OFFICER

Name JOE PAUL GONZALEZ

Title COUNTY CLERK/AUDITOR/RECORDER

DEPARTMENT

AUDITOR

TELEPHONE NUMBER

831-636-4016

STREET ADDRESS

440 FIFTH STREET, ROOM 206

FAX NUMBER

831-636-2939

CITY

HOLLISTER

STATE

CA

ZIP CODE

95023

E-MAIL ADDRESS

JGONZALEZ@COSB.US

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 ADAM GOLDSTONE

Title CAPITAL PROJECT MANAGER

DEPARTMENT

PUBLIC WORKS

TELEPHONE NUMBER

831-636-4170

STREET ADDRESS

3220 SOUTHSIDE ROAD

FAX NUMBER

831-636-4176

CITY

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ZIP CODE

95023

E-MAIL ADDRESS

AGOLDSTONE@COSB.US

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 5 percent county contribution (cash and/or in-kind).

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

LINE ITEM	STATE REIMBURSED	CASH MATCH	IN-KIND MATCH	TOTAL
1. Construction	\$ 13,000,000	\$ 0		\$ 13,000,000
2. Additional Eligible Costs*	\$ 625,000	\$ 0		\$ 625,000
3. Architectural	\$ 1,428,000	\$ 32,000		\$ 1,460,000
4. Construction Management	\$ 0	\$ 0		\$ 0
5. CEQA		\$ 0		\$ 0
6. Audit			\$ 2,000	\$ 2,000
7. Site Acquisition			\$ 400,000	\$ 400,000
8. Needs Assessment			\$ 45,000	\$ 45,000
9. County Administration			\$ 287,000	\$ 287,000
10. Transition Planning			\$ 19,000	\$ 19,000
11. Real Estate Due Diligence			\$ 8,000	\$ 8,000
TOTAL ELIGIBLE PROJECT COST	\$ 15,053,000	\$ 32,000	\$ 761,000	\$ 15,846,000
PERCENT OF TOTAL	95%	0%	5%	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 construction cost estimate was

prepared by a cost estimator consultant. The estimate includes a 10% contingency and escalation

factors to the mid-point of construction. Many scope items were priced, and then different components

were decided upon so that the total cost fit within the budget, which in our case is known and fixed.

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):** Some

of the new spaces in the proposed expansion facility will require moveable furnishings and equipment,

such as desks, bookcases, file cabinets, chairs, and computer systems and peripherals. The number of

each item needed was estimated and then multiplied by recent expenditures for similar items. This line

item also includes the following fees: Local Plan Check and Permit fees; Building Dept. Inspection fees;

Third-party special inspection fees; utility connection fees. Some of these fees were calculated by the

agency/department charging them and others were generated from industry-standard estimates.

3. **Architectural (describe specifically: a) the county's current stage in the architectural process; and b) how this translates into the county's intentions for state reimbursement and/or cash contribution for architectural services, given the approval requirements of the**

SPWB and associated state reimbursement parameters): The County performed an RFQ process

prior to the Phase I application and selected a highly qualified architecture firm. The County has

remained in contact with this consultant and kept them apprised of our progress on this project. Since

the County wishes to have State reimbursement for all architectural costs, the County will not enter into

a design contract with the architecture consultant until after establishment of the project by the SPWB.

4. **Construction Management:** Construction management will be handled by County staff and the associated costs are included in Item 9 County Administration.
5. **CEQA:** The CEQA process will be handled by the County's Planning Department and the costs associated with it are included in Item 9 County Administration. A cursory review leads the County to believe that a Negative Declaration is likely and a Senior Planner's estimated time to work on this was used to arrive at the cost.
6. **Audit:** The County Auditor reviewed the scope of work with a third-party consultant and provided an estimated cost to perform the auditing services.
7. **Site Acquisition:** The proposed site is currently owned by the County and an appraisal was performed approximately 22 months ago. The estimated value shown represents a lower amount than the appraisal indicated due to the continuing decline in land values.
8. **Needs Assessment:** The costs indicated were actual costs incurred for a consultant's work during the application for the Phase I process. Additional time has been spent by the County's Jail Commander to prepare an update to that original Needs Assessment and his time is included in Item 9 County Administration.
9. **County Administration:** This cost was determined by identifying each departments' anticipated scope of work and estimating the number of hours by staff position required to complete that scope. The estimated hours were then multiplied by the position's salary and benefits. County departments whose time is included in this line item include Public Works, Sheriff's Office, Planning, Counsel, Administration, and Auditing.
10. **Transition Planning:** This cost was determined by estimating the number of additional hours of current jail staff plus the temporary reassignment of other Sheriff's Office personnel to perform the necessary transition duties.
11. **Real Estate Due Diligence (may not exceed \$16,000):** The costs indicated were determined by reviewing the DGS invoices received by the County during the Phase I process.

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>	7/2/2012	7/9/2012	County owns site - start date assumes 4-month legislative process for award
Real estate due diligence package submitted <u>within 120 days of award</u>	7/2/2012	10/1/2012	
Begin CEQA process <u>within 90 days of award</u>	7/2/2012	9/4/2012	Negative Declaration anticipated
State Public Works Board meeting – Project Established <u>within 12 months of award</u>	12/10/2012	12/10/2012	
Schematic Design with Operational Program Statement <u>within 18 months of award</u> (design-bid-build projects)	1/7/2013	6/17/2013	Includes CSA/SFM review time
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 18 months of award</u> (design-build projects)			Not a design/build project
Design Development (Preliminary drawings) with Staffing Plan	7/1/2013	1/6/2014	Includes CSA/SFM & SPWB review times
Staffing/Operating Cost Analysis approved by the Board of Supervisors	11/18/2013	1/14/2014	
Construction Documents (Working drawings)	1/13/2014	9/1/2014	Includes CSA/SFM review time
Construction Bids	9/8/2014	4/3/2015	Includes Tasks 4, 5, & 6 plus the bidding period
Notice to Proceed	4/6/2015	4/10/2015	
Construction (maximum 3 years to complete)	4/10/2015	1/31/2017	22-month schedule
Staffing/Occupancy <u>within 90 days of completion</u>	1/31/2017	3/31/2017	

SECTION 4: NARRATIVE

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

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

A. SUMMARY

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

B. PROJECT NEED

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

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

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

to facility needs:

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

C. DETENTION ALTERNATIVES

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

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

D. SCOPE OF WORK AND PROJECT IMPACT

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

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

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

E. ADMINISTRATIVE WORK PLAN

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

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

F. PLAN FOR ADEQUATE STAFFING OF THE FACILITY

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

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

G. EFFECTS OF REALIGNMENT

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

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

H. BUDGET

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

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

SECTION 5: FUNDING PREFERENCES

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

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

☐ **A. ADMISSIONS PREFERENCE**

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

☒ **B. RELINQUISHING PREFERENCE**

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

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

SECTION 6: BOARD OF SUPERVISORS' RESOLUTION

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

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

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

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

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

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

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

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

BEFORE THE BOARD OF SUPERVISORS, COUNTY OF SAN BENITO

A RESOLUTION OF THE SAN BENITO
COUNTY BOARD OF SUPERVISORS
APPROVING THE APPLICATION FOR
FINANCING FROM THE AB900 PHASE II
PROGRAM FOR CONSTRUCTION OR
EXPANSION OF COUNTY JAILS

Resolution No. 2011 - 107

WHEREAS, the Legislature and Governor of the State of California have authorized access to financing from the AB900 Phase II program for construction or expansion of County Jails; and

WHEREAS, the California Corrections Standards Authority has been delegated the responsibility for the administration of this program, establishing necessary procedures; and

WHEREAS, said procedures established by the California Corrections Standards Authority require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out the project.

NOW, THEREFORE, BE IT RESOLVED that the San Benito County Board of Supervisors:

1. Approves the filing of an application for financing from the AB900 Phase II program for the San Benito County Adult Detention Facility Expansion project; and
2. Relinquishes its AB900 Phase I conditional award, and will reapply for a Phase II conditional award, and is requesting the relinquishing preference for this application; and
3. As part of receiving the relinquishing preference, 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; and,
4. Appoints Steve Wittry, Public Works Administrator, as the County Construction Administrator; Joe Paul Gonzalez, County Clerk, Auditor and Recorder, as the Project Financial Officer; and Adam Goldstone, Capital Project Manager, as the Project Contact Person; and,
5. Authorizes the Chair of the San Benito County Board of Supervisors, to sign the Applicant's Agreement and submit the application for funding; and,
6. Assures that the County will adhere to State requirements and terms of the agreements between the County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority, and the State Public Works Board in the expenditure of any State financing allocation and County contribution funds; and,
7. Assures that the County has appropriated, or will appropriate after notification of conditional award of financing, but before execution of State/County financing agreements, the amount of contribution identified by the County on the financing program application form to be submitted to the Corrections Standards Authority, and acknowledges the need to identify the source of funds for the 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; and,

8. Assures that the County will safely staff and operate the facility that will be constructed (consistent with Title 15, California Code of Regulations) within ninety (90) days after project completion; and
9. Assures that the County has project site control through fee simple ownership 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; and,
10. Attests to \$400,000 as the current fair market land value for the proposed expanded jail facility and that an independent appraisal will be required as a pre-agreement condition.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO
THIS 20th OF December, 2011, BY THE FOLLOWING VOTE:

Ayes:	Supervisor(s):	BARRIOS, DE LA CRUZ, BOTELHO, RIVAS, MUENZER
Noes:	Supervisor(s):	NONE
Absent:	Supervisor(s):	NONE
Abstain:	Supervisor(s):	NONE

By: Margie Barrios
MARGIE BARRIOS, Chair
San Benito County Board of Supervisors

ATTEST:
DENISE THOME
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM:
MATTHEW GRANGER,
San Benito County Counsel

By: Denise R Thome

By: Barbara Thompson
Barbara Thompson, Assistant County Counsel

Date: 12/20/11

Date: 12/2/11

A – SUMMARY



When San Benito County first applied for this generous financing opportunity under Phase I in 2008, the current economic reality wasn't anticipated to be as severe as it has turned out to be. At the time, the County felt that it would be able to fund its 20% match for this project. However, not long after receiving the conditional award, it became clear that finding and allocating that amount of money was not going to be feasible. Several months ago, when the County became aware of this Phase II opportunity and with the affects of AB109 already beginning to manifest, the County took a hard look at the new rules and obligations contained in Phase II. With a lower overall project cost and 5% match requirement, the County now feels much more confident and has redoubled its commitment to getting this project completed.

The existing facility has a rated capacity of 142 beds, and the effects of AB109 have recently made it difficult to keep the daily population under that number. Many detention alternatives already in place are being used with greater frequency while new methods are also being explored.

The scope of work for this project is very similar to the scope submitted in Phase I. Perhaps the biggest difference is that this project now only includes an expansion of the facility – there will be no work performed to the existing facility. The scope still includes 60 new beds, new medical suite, new intake/release suite, a new public lobby with video visitation space, and some new staff spaces, such as a training room and armory. Additionally, the County has the necessary staff and consultants in place to effectively manage this project and perform the required work.

B – PROJECT NEED

The existing CSA-rated bed capacity at the San Benito County Jail is illustrated in the following table:

Table A.1 - San Benito County Jail CSA Rated Bed Capacity

Bed Type	Total Beds
Single Cell Beds	10 Beds
Double Cell Beds	52 Beds
Dormitory Beds	80 Beds
Total Beds	142 Beds

Source: CSA Biennial Inspection, November 2011

As documented in the original "San Benito County Jail Needs Assessment", September 30, 2008, prepared by the TRG Consulting Group, studies have indicated that the current maximum capacity of 142 beds is well below the 2010 requirements of 190 beds. The bed requirements are listed below:

Table A.2 - San Benito County Jail Bed Need 2010- 2040

Year	Total Beds
2010	190 Beds
2020	248 Beds
2030	305 Beds
2040	365 Beds

Source: TRG Consulting Group. January 2008.

The table indicates that an additional 48 beds will be required in 2010 (190 beds -142 = 48 beds) if the County constructs enough beds to meet their immediate needs. The projections in the 2008 Needs Assessment did not include AB 109, Criminal Justice

Realignment impacts. CDCR issued a report titled "AB 109 And How It Impacts Counties". The impact for San Benito County for Projected Institution Discharges to Post Release is as follows: 69 inmates released thru Sept. 2013. This equates to 34 inmates since half will serve 6 months on average under county supervision. Inmates sentenced to more than 3 years will serve 24 months on average under County jurisdiction - the actual number of inmates today is 10. Of the 65 parole violators that are anticipated thru September 2013, the County is currently housing 8 inmates.

The increased inmate population will result in a requirement for more staff, equipment (cameras, weapons, safety equipment, etc.), training and an upgrade to the Central Control system of the jail. CSA has recommended that staff ratio should be 35 inmates to each officer. The projections by CSA would increase the staff ratio to 42 inmates to each officer. CSA does require that a female deputy be on duty at all times.

Program and service needs remain the same as the original TRG consulting report.

San Benito County Jail does not currently have any litigation, court ordered caps or consent decrees related to crowding or conditions of confinement. The current CSA report for 2011 states: The Rated Capacity is 142 inmates in 6 housing units. On the day of the inspection, 144 inmates were housed, which is consistent with the ADP from preceding years (Jail Profile Survey data). The agency has a self-imposed population cap and seeks judicial release of inmates per PC4024 when that cap is met.

Civil Grand Jury Report of 2009-2010 recommends the hiring of two additional correctional deputies and one office assistant. A second maintenance employee is

recommended due to current population (at the time of this report the Jail had one full time maintenance person who has since be reassigned).

Updated ADP data from 2006 to 2011 is on target with the trends as noted in the original TRG Consulting Report. The increased ADP includes more female violators as well as increasingly violent crimes from both the male and female population. This increase is resulting in a shortage of bed space as well as inadequate housing for high risk offenders. The level of criminal sophistication of our current offenders has evolved significantly since the original TRG Consulting Report.

The original TRG Consulting Report projected San Benito Population is current thru 2040. The current Department of Finance report goes to 2050 with a projected County population of 145,570 people, an increase of 22,164 from 2040.

Crime statistics are from 2000 to 2009 and are from DOJ Statistics:

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Violent Crimes	337	248	175	246	237	193	168	251	243	246
Homicide	3	6	1	2		1	2	5	3	
Forcible Rape	4	14	21	15	25	9	8	15	20	9
Robbery	28	35	35	27	32	29	32	47	29	54
Agg. Assault	302	193	118	202	180	154	126	184	191	183
Sexual Crimes										
Sexual Assault	583	566	710	919	695	856	837	798	840	748

Burglary	381	251	310	467	317	356	459	435	503	445
M.V. Theft	82	124	185	160	156	213	178	163	14	129
Total Felony Theft	651	869	864	994	808	853	660	639	583	535
Over \$400	120	191	215	292	222	287	200	200	193	174
Under \$400	531	678	649	702	856	566	460	439	390	361
Arson	2	16	7	13	9	15	16	22	4	8

The original TRG Consulting Report anticipated a need of an additional 60 beds by 2011 however this did not take into account the passage of AB109. The original report estimated an approximate 30% increase by decade, however, the County's estimate is an additional 10% based on AB109 statistics.

The Jail Profile survey (Quarter 3 2011) which is submitted to DOJ reflects the following statistics:

Felons Sent	Felons Unsent	Misd Sent	Misd Unsent
73	238	35	53

At the time of the quarterly report there were 374 unserved misdemeanor warrants and 2142 unserved felony warrants.

As it is hopefully clear to see, the County has done a very good job managing the existing facility with extremely limited resources. The need for additional beds is here now, but the County lacks the fiscal means to complete an expansion project in the foreseeable future without outside funding assistance.

C – DETENTION ALTERNATIVES

In lieu of incarceration, the San Benito County Corrections Division has an inmate work alternative program known as S.W.A.P. (Sheriff's Work Alternative Program). To qualify for S.W.A.P., an offender must have received a jail sentence of 40 days or less. The program accepts court commitments from all California counties. In addition, sentenced inmates that are currently in custody and have 40 days or less left on their commitment are released to the Sheriff's Work Alternative Program. We also partner with the San Benito County Probation department using the Electronic Monitoring Program and the pre trial supervision using the CCP model. We also utilize the self-imposed cap as previously explained.

Considerations have been made in the design of the San Benito Jail Expansion Project to maximize the level of programs available to inmates within the facility. Each housing pod will have access to a multi-purpose room for program use. These areas can be used for education/vocational training, drug and alcohol classes, and religious services.

Inmates are offered a variety of programs to reduce recidivism. These programs include:

- GED (Gavilan Community College)
- Life Skills (Gavilan Community College)
- English as a Second Language (Gavilan Community College)
- Women Support Group (Community Solutions)
- HIV Counseling and Testing (Aids Ministry)
- Ministry Services (Faith Based Groups) and
- Celebrate Recovery (Hillside/Bridge of Hope)

- Alcoholics Anonymous and Narcotics Anonymous

With adequate space, programs which have been successful in other counties could also be implemented, such as:

- Mental Health programs
- Anger Management
- Programs specifically designed for female inmates
- Adult literacy
- Vocational educational classes modeled after programs that have been successful in other counties (e.g. specific computer skills, food service, laundry service, landscaping, printing, construction technologies, automobile maintenance and repair, automobile body work, etc).
- Academic and Vocational education correspondence courses
- College level correspondence courses
- Physical Education classes
- Self esteem classes
- Cultural Awareness

San Benito County Jail is partnering with the San Benito County Probation dept. to put pre-sentence, low-risk offenders on a supervised release program. Post-sentence, low-risk offenders are being placed on Electronic Monitoring Program and the Sheriff's Work Alternative Program.

Sheriff's Work Alternative Program has been in place since the construction of the jail in 1992 when adequate space became available to run programs. The Sheriff's Work Alternative Program has a 99% successful completion rate. The Electronic Monitoring

program has been in place approximately 20 years with a 98% successful completion rate.

Current Population Management Measures include:

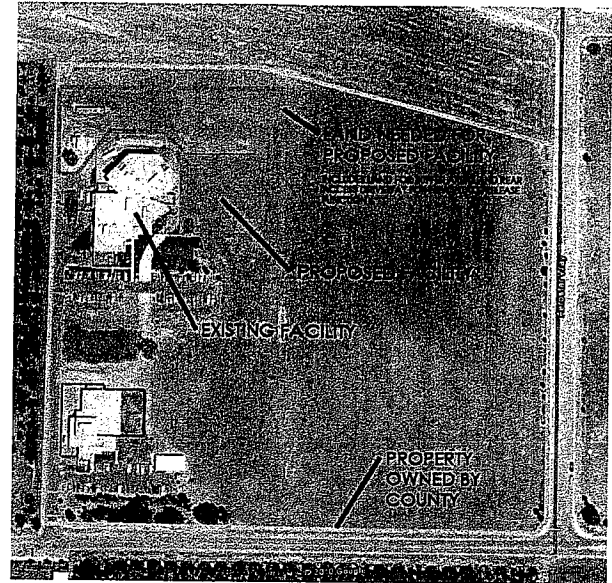
- Self-imposed Population Cap (PC 4024.1)
- Sheriff's Work Alternative Program
- Electronic Monitoring Program

There are currently 74 people on the Sheriff's Work Alternative Program and 19 on the Electronic Monitoring Program. These 93 people would otherwise be currently incarcerated in the San Benito County Jail.

The inmates which qualify for these programs successfully complete them, however the County does not have statistical data as to recidivism rates.

D – SCOPE OF WORK & PROJECT IMPACT

The County proposes to construct an expansion of the existing facility on County-owned land adjacent to the existing facility. The expansion is anticipated to connect to the existing facility via a secure breezeway or hallway. This project does not involve any remodeling or rehabilitation of the existing facility. The primary feature of this project is the construction of an additional 60 beds, comprised of double-occupancy cells organized into two or three housing units. The County intends to use the state financing for all construction, architectural consultant, and additional eligible costs. All other project costs will be paid for by the County's cash and in-kind match.



The inmate housing portion of the project will also include the following spaces/functions:

- Required dayroom, shower, and storage spaces
- Required indoor/outdoor recreation area(s)
- Control room
- Two multi-purpose / classrooms
- Sergeant and Chaplain offices
- Janitorial support spaces
- Interview rooms
- Staff restroom

A new medical services suite will be constructed in the expansion that will include the following spaces/functions:

- Doctor/nurse office
- Inmate waiting area with restroom and shower
- Examination room
- Medical supply / records room
- Medical cell and ward
- Janitorial and linen storage

A new intake and release suite will be constructed in the expansion that will include the following spaces/functions:

- Exterior sallyport and vehicle turnaround driveway
- Officer's lobby, office, and restroom
- Pre-booking / blood draw room
- Booking processing / fingerprint / photograph stations
- Medical exam / interview room
- Janitorial / storage
- Two group holding cells
- Two group detox cells
- Three holding cells
- Three safety cells
- Clothing storage
- Transfer cell
- Transfer office with staff restroom
- Dress-out stations

The proposed scope of work outlined above is very similar to the scope proposed in Phase I. The main differences are that the Phase II scope does not include any remodeling work on the existing facility, does not include a detached maintenance facility, and only includes the construction of some new administrative space instead of relocating all administrative functions and spaces. These changes will be more cost-effective, while still addressing all of the identified needs. Existing spaces whose functions will be relocated to the new expansion will be remodeled by the County at the County's expense at a later time, thereby maximizing all available space.

Although the San Benito County Sheriff's office has done a good job with their limited resources to meet all of the various requirements and regulations, the existing facility's shortcomings are quickly becoming a major concern. Now that the facility is regularly at its inmate capacity, the lack of sufficient housing, medical, intake, release, program, and administrative space poses a threat to the safety and security of inmates and staff alike.

The proposed scope of work will improve existing conditions by providing the following:

- additional inmate housing
- more inmate classroom/program space
- expanded medical facilities
- larger and better-designed intake/release space
- more training/storage space for staff
- more housing pods to give staff greater flexibility on inmate placement
- expanded facilities to better provide for longer-sentence inmates

E – ADMINISTRATIVE WORK PLAN

In 2005, the County had a consultant develop a master plan for the County's 22-acre site that contains the existing adult detention and juvenile detention facilities. A key feature of this master plan was the conceptual design of an expansion to the existing jail. Although the ultimate design will surely differ from that first conceptual effort, the overall location and concept of the expansion is still very valid and accurate. Aside from the shortage of inmate housing, the County has worked with several consultants to identify the existing facility's other shortcomings and how best to address them. Regarding CEQA, an EIR was prepared as part of the site selection process prior to the County's purchase of the land about 20 years ago. This document will help with the initial study to be performed after conditional award. The County's Planning Department will be performing the CEQA review and anticipates that a Negative Declaration is the likely outcome, given the site's existing semi-developed condition.

The project will be designed using the latest corrections facility philosophies and strategies. A highly-qualified architect with extensive corrections and law enforcement facility experience has been selected and will work closely with the County's Sheriff and Jail Commander to make sure San Benito County's specific needs are addressed. Above all, the design will focus on inmate and staff safety and security, while making sure the facility is cost-effective to construct and operate. Building efficiency with respect to water consumption and electrical usage will be coupled with staffing efficiency.

It has been stated that Phase I relinquishing counties should assume a 4-month process in getting their Phase I award amount transferred to Phase II by the State Legislature. Given that timeframe, our project timeline begins on July 2, 2012.

- 7/2/12 – 7/9/12: The County is already in possession of the site, so the site assurance will occur very quickly.
- 7/2/12 – 10/1/12: Based on the County's experience in Phase I, we feel that the Real Estate Due Diligence package can be submitted within 3 months
- 7/2/12 – 9/4/12: Since the proposed jail expansion site location is known, CEQA work can begin immediately. Additionally, a Negative Declaration is anticipated since the site has been previously studied and altered.
- 12/10/12: The County anticipates being ready for the SPWB meeting to establish the project by December.
- 1/7/13 – 6/17/13: Schematic Design should take about 4 months to prepare. Submission to CSA should occur in April, with CSA/SFM review taking another 6 weeks.
- 7/1/13 – 1/6/14: Design Development should take about 4 months to prepare. Submission to CSA should occur in November, with CSA/SFM review taking another 6 weeks, and followed by another month for SPWB Preliminary Plan approval.
- 11/18/13 – 1/14/14: Following submission of the Design Development drawings, the County will then take the Staffing/Operating Cost Analysis to the Board of Supervisors for approval.

- 1/13/14 – 9/1/14: Construction Documents should take about 6 months to prepare. Submission to CSA should occur in July, with CSA/SFM review taking another 6 weeks.
- 2/3/14 – 4/11/14: County will meet with the State agencies involved and then work with CDCR on the project specifics.
- 9/8/14 – 4/3/15: Upon CSA's approval of the construction documents, the loan request will take 4 months. This is followed by 6 weeks for CDCR and DOF's approval of the working drawings and project documentation. With their approval, the project will then be bid, taking another 6 weeks. Finally, another 5 weeks will be needed to award the construction contract.
- 4/6/15 – 4/10/15: Notice to Proceed will be issued this week.
- 4/10/15 – 1/31/17: Construction occurs (22-month estimated timeframe)
- 1/31/17 – 3/31/17: Transition occurs.
- 4/3/17: Expansion is fully operational and occupied.

The Project Manager for this project is Adam Goldstone, the County's Capital Project Manager. Mr. Goldstone will be responsible for the day-to-day project management, including consultant management, liaison for the Sheriff's Office, project's primary point of contact, and managing the project's budget and schedule. All lines of communication will go through Mr. Goldstone and he will represent the County in all matters. Mr. Goldstone will utilize and adhere to proven project management strategies and tasks. Effective and timely communication along with precise organizational skills form the cornerstone of successful project management.

Administering the project by providing oversight and making critical decisions when needed will be Rich Inman – County Administrative Officer, Steve Wittry - Public Works Administrator, Darren Thompson - Sheriff, and Joe Paul Gonzalez – County Auditor/Clerk/Recorder. These individuals will be included in regular meetings to monitor the project's progress and will be called upon to quickly address any potential issues.

The County is committed and ready to proceed with this project. Key staff have been allocated to this project. An architecture consultant has been selected and become familiar with the project's particulars. The land for the project has been owned by the County for 20 years and is ready for construction. A funding strategy for the County's match has been identified and will be ratified in the coming months.

The Project Manager for this project is Adam Goldstone, the County's Capital Project Manager. Mr. Goldstone is a registered architect with many years of private and public sector project experience. He will be responsible for the day-to-day project management, including consultant management, liaison for the Sheriff's Office, project's primary point of contact, and managing the project's budget and schedule. Prior to construction commencing, the Public Works Department anticipates hiring an Engineer who will devote 20 hours-per-week assisting Mr. Goldstone with Construction Management and Administration. Overseeing this staff will be Steve Wittry, the County's Public Works Administrator. Mr. Wittry is a registered engineer with vast public sector design and construction experience. Additional project staff include:

County Public Works Dept.: Accounting and administrative support

County Planning Dept.: CEQA preparation & Real Estate support

County Counsel: Review of all legal contracts

County Auditor: Management of County's financial match

HMC/Beverly Prior Architects: Consultant selected to design the project

There are many protocols and strategies that will help the County monitor and control this project, ensuring a successful outcome. Some of these include:

- creation and maintenance of effective lines of communication between all parties, departments, and agencies involved
- continuous project schedule and cost estimate review
- internal and external peer review
- consistent design and value-engineering reviews
- use of proven design strategies and materials/products
- regular and frequent coordination with CSA and SFM regulations, as well as other agencies' requirements as they relate to the specific conditions under AB900.

F – PLAN FOR ADEQUATE STAFFING OF THE FACILITY

The San Benito County Jail is staffed to meet the standards of Title 15 as indicated by the inspection reports from CSA staff. The Board of Supervisors, the County Administrative Officer, the Sheriff and his command staff remain committed to staffing the jail as required for the safety and security of officers, visitors and inmates. The current staffing level at the jail is determined to be adequate for the additional inmates housed after completion of the new facility. The Board of Supervisors and the Sheriff will, on a graduating scale, access General Funds for future staffing needs as they arise.

G – EFFECTS OF REALIGNMENT

TRG's report of 2008 states that there is an "Urgent Service Gap in the Adult Criminal Justice System." The most urgent service gap is the need for additional detention beds and adequate program space. This pressing need is illustrated by the following:

- There are not enough beds to meet adult detention needs in the near future. This situation is exacerbated by the overcrowding in the state prison system, which may require counties to house additional inmates if the Federal Court establishes a population capacity ("cap") for the state system.¹ Further, the state budget crisis has resulted in the need to release in excess of 20,000 state inmates. If additional beds are not constructed, in some cases criminal who should serve time will not serve any time while other felons may be released early. An early ("forced") release system may be required to prevent overcrowding.
- Adequate separation and segregation resulting from the classification of inmates cannot occur because of the lack of a sufficient number to single and double cells. Thus, while the staff has the ability to classify, they do not have the ability to physically segregate those inmates who should be separated because of their classification. This creates an environment that is unsafe for officers, inmates and visitors.

CDCR issued a report titled "AB 109 and How It Impacts Counties". The impact for San Benito County for Projected Institution Discharges to Post Release is as follows: 69 inmates released thru Sept. 2013. This equates to 34 inmates since half will serve 6 months on average under County supervision. Inmates sentenced to more than 3 years

will serve 24 months on average under County jurisdiction - the actual number of inmates today is 3. Of the 65 Parole violators that are anticipated thru September 2013 we currently are housing 8 inmates.

The County is currently housing 18 inmates as a result of AB109. 8 inmates are Institution Discharges to Post Release and 10 are sentenced under Assembly Bill 109 and its amendments.

Realignment hasn't had so much of an impact on the design of the expansion as it's had on the need and urgency of this proposed project. That's not to say the design hasn't been impacted at all. With the reality that inmates will be serving longer sentences at this facility due to realignment, an emphasis has been placed on staff safety and training, inmate medical facilities, and inmate program spaces. Although always important, these issues are deemed critical when dealing with longer-sentence inmates. This project was desperately needed prior to realignment just to keep up with a rising inmate population. Realignment has simply emphasized just how crucial this project is and how the County must take full advantage of this tremendous funding opportunity.

¹ A "cap" on the state prison system may cause the CDCR to delay accepting inmates from county jails or force the release of San Benito County Inmates who may then return to the county and commit additional crimes.

H – BUDGET

Being a Phase I Relinquishing County puts San Benito County in a different situation than it was during the Phase I process. The primary distinction being that our conditional award amount is known and absolute. Therefore, we took the approach of working backward from that award amount to create a project that maximizes the available funding. After carefully studying and researching the tasks and costs associated with the eleven line items on the Budget Summary Table, we determined that \$13,000,000 would be the construction budget, including a 10% contingency. This approach takes advantage of the known expenses while placing a lower reliance on the more estimated costs, thereby ensuring the greatest amount possible is dedicated to construction costs.

The County has taken a few measures to promote a cost effective design process and construction project. Due to the many requirements involved with performing remodeling work on the existing facility as a part of this project, the County felt that such work was not an efficient use of the funding. Therefore, this project consists of only a separate, detached, but carefully integrated, expansion facility. This not only saves construction costs, but design costs as well since the entire existing facility would have needed detailed analysis.

Additionally, to maximize this funding opportunity, the County wants to focus on constructing as many new beds as possible. However, the proposed scope does include other jail functions. The inclusion of new medical suite, intake/release, public lobby, and staff training are required since these existing spaces are insufficient for properly addressing the jail's current inmate capacity, let alone the addition of 60 more beds. These functions were selected since they represent the existing facility's greatest

deficiencies, while other less-deficient functions will be able to take advantage of the space vacated by these relocated functions, even without immediate remodeling work. As for the 60 new beds, their value far exceeds the obvious extra capacity. These 60 new beds will be divided into 2 or 3 new pods. These extra pods will give jail staff far greater flexibility in dividing the inmates into appropriate and safe groups. Currently, the facility's total capacity can be greatly affected by the limited options available to the staff.

As stated previously, the proposed budget takes advantage of existing County assets and known costs to maximize our resources. County staff will be responsible for project management, accounting, construction management, and CEQA work, taking advantage of the County's pool of internal talent and expertise. This also helps put a greater share of the State's resources directly towards construction costs.

To create a truly cost-effective facility, operating costs – utility and staff – must be scrutinized, and it all begins with the facility design. Since this expansion will be built adjacent to the existing facility, creative solutions will ensure that staff time and safety are not compromised by simply traversing unreasonable distances between the various spaces. Although a new control room space is in the proposed scope, the existing control room technology was designed to be expanded upon and could easily monitor both facilities. Durable and resilient building materials will be used throughout to reduce maintenance costs. High-efficiency utility systems will be used to keep a tight control on water, gas, and electricity expenses. Additionally, given the County's climate and the project site's orientation, the County will seriously investigate the potential use of solar panels to further control energy costs.