JOHN McMAHON, SHERIFF - CORONER

May 19, 2016

Magi Work
Deputy Director
County Facilities Construction Division
Board of State and Community Corrections
2590 Venture Oaks Way, Suite 200
Sacramento, CA 95833

SB 863 ADULT LOCAL CRIMINAL JUSTICE FACILITIES CONSTRUCTION FINANCING

Dear Mrs. Work,

I am writing to inform you the San Bernardino County Sheriff's Department would like to be considered for the partial conditional award of $50,523,000, for the Adult Local Criminal Justice Facilities Construction Financing Program which was established by Senate Bill 863, Chapter 37, Statutes of 2014. We are currently working on reducing the scope of our original project. We plan to submit the revisions to you as soon as possible to ensure the project is established within 18 months as outlined in the SB 863 Request for Proposals. The Department's contact for this project is Captain Dana Gould. You may contact her at (909) 473-2506 or dgould@sbcsd.org.

Sincerely,

John McMahon
Sheriff-Coroner

Modernization of Housing Units at Glen Helen Rehabilitation Center to Create Incentive Based Housing and Learning Environments to Prepare Inmates for Successful Re-entry

REDUCED SCOPE

The scope of the San Bernardino County Sheriff's Department's original Senate Bill 863 submittal described a new construction project to be built at the Glen Helen Rehabilitation Center (GHRC). The project consisted of three individual housing units which were intended to replace the facility's two existing minimum housing units. Upon completion, the total number of beds in the affected housing units would have been reduced from 720 to 512 beds. The total project budget was $102,000,000. The County requested the State contribute $80,000,000; while the County intended to provide the remaining $22,000,000 in cash and in-kind contributions. The County did not receive the requested award, and the funds the County set aside for the proposed project had to be re-allocated to equipment and services in other Sheriff's Department operations that are essential to public safety.

The County has now been offered a partial conditional award of up to $50,523,000. The County is prepared to contribute the $5,563,300 required to utilize $50,013,000 of the award, bringing the total budget for this project to $55,576,000. However, the scope of the project must be adjusted to accommodate the significantly reduced budget. After careful analysis, the County has concluded the primary goals of its original project proposal (creating a modern, comfortable, and accessible living environment with appropriate space for re-entry programs, and medical and mental health services), may be realized within the limits of the new budget by remodeling and expanding the two existing minimum security housing units at GHRC.

GHRC was built in 1960. The two minimum security housing units (M1 and M2) have not been significantly altered since that time. Each of the housing units have four dormitories radiating from a centralized dayroom space, similar to the design concept of the new construction proposed in the County's initial submittal. In order to operate the County's proposed incentive based educational and housing programs in these units, the County would modernize the finishes, fixtures, and facilities throughout both of the minimum units while reducing the number of beds in each of the eight dormitories from 90 to 64. Just as in the County's original proposal, this will result in a net reduction of 208 beds, and create more desirable living spaces that will attract offenders to the evidence-based curricula and classes that will be offered in them.

The existing antiquated dormitory store fronts would be replaced with modern fixtures that will allow clear lines of sight into the living areas to increase supervision by officers. The dormitories will be equipped with doors, intercoms, televisions, lights, and phones that may be electronically controlled from a newly created secure control room in the center of each of the housing units. The square footage of each of the bathroom facilities would be increased and the spaces refurbished to make them accessible to offenders with disabilities and compliant with current Title 24 regulations.

The County's original submittal described accessible program spaces that were attached to the proposed housing units. The County still proposes to build such program spaces with modern amenities to facilitate adult learning, and the spaces will be multi-purpose to allow for eating and delivery of incentive based rewards within the housing units. Each housing unit would have two new attached program spaces to support the matrix of re-entry programs described in the County's initial proposal. These program spaces would be located to the front of the housing units, where the existing recreation areas are located. The spaces would be constructed with a secure see-through store front design that will allow staff to visually supervise offenders while still providing a quiet learning environment. Incorporated into each of these program spaces would be storage for educational materials and other necessary supplies, as well as data rooms to support the technological infrastructure required for tablet based learning and incentive-reward programs. Private interview rooms with see through store front walls, where instructors and staff may speak with offenders, will be included in the new design.

The remodel would create large examination spaces where mental and medical health practitioners can privately examine patients and deliver necessary services inside the housing units.

The outdoor recreation areas in the front of the housing units would be relocated to the rear of the units. The new recreation areas will still be attached to the units and designed for accessibility of offenders with mobility issues. The new areas will provide the offenders with a better exercise surface for exercising their major muscle groups than the uneven dirt floors in the existing recreation areas.

The County proposes to increase the supervision of offenders in these refurbished housing units through the addition of a Sheriff's Custody Specialist position in each housing unit to operate the new control booths. This would free up the existing three assigned deputies in each housing unit to directly supervise offenders by moving throughout the housing units. The Sheriff's Custody Specialist in the control booth and the staff in the facility's existing bridge control area would be able to remotely supervise offenders in all areas of the housing units, program spaces, and recreation yards, through an improved video camera surveillance system.

The modernization of these units would necessitate improvements to the existing lighting, climate control, ventilation, electrical, and plumbing systems. The required fire-safety features would be incorporated into the design.

Some video visitation kiosks would be installed in the housing unit to supplement the facility's existing visitation program.

In summary, key components of the reduced scope of this project will include:

- Remodeling and expanding two antiquated 360 bed dormitory style housing units. The end result will be two 256 bed dormitory style housing units that are more suitable for incentive based housing and evidenced based re-entry programs. The units will have improved lines of sight for supervision, expanded room for medical and mental health services, and will be accessible to offenders with disabilities. This will reduce the overall number of beds from 720 to 512, which is consistent with the County's original proposal.
- Constructing four new multi-purpose program spaces that are directly attached to the units (two in each unit) to support the programs described in the County's initial proposal, and with the infrastructure necessary to operate a robust tablet based educational and reward program throughout the units.
- Making necessary climate, utility, fire-safety, and security improvements.
- Adding video visiting kiosks to supplement the facility's current visitation program.

D. Budget Summary Table (Report to Nearest $1,000)

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	$ 41,681,000	$ 0		$ 41,681,000
2. Additional Eligible Costs*	$ 2,500,000	$ 0		$ 2,500,000
3. Architectural	$ 3,252,000	$ 2,829,000		$ 6,081,000
4. Project/Construction Management	$ 2,580,000	$ 1,538,000		$ 4,118,000
5. CEQA	$ 0	$ 0		$ 0
6. State Agency Fees**	$ 0	$ 126,000		$ 126,000
7. Audit		$ 50,000	$ 0	$ 50,000
8. Needs Assessment		$ 20,000	$ 0	$ 20,000
9. Transition Planning		$ 0	$ 0	$ 0
10. County Administration			$ 1,000,000	$ 1,000,000
11. Land Value			$ 0	$ 0
TOTAL PROJECT COSTS	$ 50,013,000	$ 4,563,000	$ 1,000,000	$ 55,576,000
PERCENT OF TOTAL	90%	8.21%	1.79%	100.00 %

* Additional Eligible Costs: This line item is limited to specified fees and moveable equipment and moveable furnishings (eligible for state reimbursement or cash contribution), and public art (eligible for cash contribution only)

** For State Agency Fees: State reimbursable costs include Real Estate Due Diligence only. State Fire Marshal fees may only be claimed as cash match.

Provide an explanation below of how the dollar figures were determined for each of the budget categories above that contain dollar amounts. Every cash contribution (match) line item shall be included with a reporting of the full amount budgeted unless a line item is not an actual cash contribution project cost for the county. (In that case, indicate so below.) For each budget category explanation below, include how state financing and the county contribution dollar amounts have been determined and calculated (be specific).

1. **Construction (includes fixed equipment and furnishings) (state reimbursement/cash match):** Cost estimation for this project was developed by Cumming Corporation. Costs were derived from recent similar projects. Construction includes all materials and labor, general conditions, bonds and insurance, contractor's fee, contingency and escalation to mid-point of construction.

2. **Additional Eligible Costs (specified allowable fees, moveable equipment and furnishings, and public art)**
   a) **Define each allowable fee types and the cost of each:** Costs included are for Building Department Plan Check, Building Permits, Surveys and Geotechnical

Reports: $416,000.

b) **Moveable equipment and moveable furnishings total amount:** Furniture, Fixtures and Equipment (FF&E) are included within the eligible costs. FF&E total costs are $2,084,000.

c) **Public art total amount:** $0.00

3. **Architectural(state reimbursement/cash match):**
   a) **Describe the county's current stage in the architectural process:** San Bernardino County has a site plan, a functional diagram, an operational narrative and a cost model. The County of San Bernardino is using the Design-Bid-Build project delivery method and is ready to issue an RFP for design services.
   b) **Given the approval requirements of the State Public Works Board (SPWB) and associated state reimbursement parameters (see "State Lease Revenue Bond Financing" section in the RFP), define which portions/phases of the architectural services the county intends to seek state dollar reimbursement:** Design Professional Fees and Architectural Construction Support and Administration to be spent beginning in the Schematic Design through Construction phases.
   c) **Define the budgeted amount for what is described in b) above:** San Bernardino County is requesting $3,252,000. as reimbursement by the State with costs that include the full scope of services from the Architect of Record for developing and completing construction documents, bidding related services, and providing construction administration services through construction and project close-out.
   d) **Define which portion/phases of the architectural services the county intends to cover with county contribution dollars:** the County's contribution will be spent on Design Professional fees and Architectural Construction Support and Administration beginning in the Schematic Design through Construction phases.

   Define the budgeted amount for what is described in d) above: Cost include design and engineering fees of $2,829,000. That will be part of the County Cash Contribution.

4. **Project/Construction Management - Describe which portions/phases of the construction management services the county intends to claim as:**
   a) **Cash:** Project/Construction Management includes those services, labor compliance, testing and inspection
   b) **In-Kind:** N/A

5. **CEQA – may be state reimbursement (consultant or contractor) or cash match**
   Cost for CEQA (Notice of Exemption) $0.00

6. **State Agency Fees – Counties should consider approximate costs for the SFM review which may be county cash contribution (match). $16,000 for the due diligence costs which may be county cash contribution (match) or state**

reimbursement. County Cash Contribution for State Fire Marshall: $126,000.

7. **Audit of Grant - Define whether the county is intending to use independent county auditor (in-kind) or services of contracted auditor (cash) and amount budgeted:** San Bernardino County will use an independent auditor.

8. **Needs Assessment - Define work performed by county staff (in-kind), define hired contracted staff services specifically for the development of the needs assessment (cash match) :** San Bernardino County hired a consultant to review, update, and assist in writing a Needs Assessment; consultant cost was $20,000.

9. **Transition Planning – Define work performed by county staff (in-kind), define the staff hired specifically for the proposed project (cash match):** San Bernardino County plans to self-fund all transition related activities and will not be claiming those costs as any portion of the match.

10. **County Administration – Define the county staff salaries/benefits directly associated with the proposed project.** This cost is approximately 2.3% of construction costs. From previous experience, San Bernardino County believes this percentage is within typical range. Budgeted cost is $1,000,000., which includes a dollar figure to cover the salary and full burden of benefits for the County employees assigned to work on the project through completion and close-out, and an inspector during the construction and close-out activities. The in-kind services to be performed by the County team includes a project manager for administrative support following the conditional award and through project close out activities. These services also include the work to be performed by a Deputy County Council in support of the project. Billing rates for all of the services to be provided by the County team are established by the Board of Supervisors on an annual basis.

11. **Site Acquisition - Describe the cost or current fair market value (in-kind):** San Bernardino County is still determining the value of the land that will be used for the proposed project and will not be claiming the cost as any portion of the match.