



CONTRA COSTA COUNTY OFFICE OF THE SHERIFF
DAVID O. LIVINGSTON
SHERIFF - CORONER

December 14, 2021

Ms. Tonya Parker-Mashburn
Field Representative – County Facilities Construction (CFC) Division
Board of State and Community Corrections
2590 Venture Oaks Way, Suite 200
Sacramento, CA 95833

Re: SB 844 Scope Change Request

Dear Ms. Parker-Mashburn:

The County of Contra Costa is most grateful for the Board's favorable consideration of our Senate Bill 844 application, which would allow the County to replace 288 beds from a deteriorating, antiquated facility that has essentially no programming or treatment space. We continue to appreciate the excellent coordination and feedback you have extended to us as we move into this project's Contract Award approval phase. Additionally, on December 7, 2021, the County Board of Supervisors voted to conditionally award the Design-Build contract to Sletten Construction Company, contingent upon approval by the Department of Finance.

The current Project Scope Summary (dated 05/20/2019) contains 288 high-security beds consisting of five housing units. Three of the units are standard housing, and two are designated as mental health housing. Four of the five housing units contain a mezzanine level. Each housing unit includes a dayroom, recreation space, classrooms, interview rooms, and retherm. Programming and treatment space for medical/mental health and dental are also provided. The support area will provide space for vocational/reentry training, central control, holding cells, interview rooms, and both in-person and video visitation.

The project also includes but is not limited to utilities, electrical, plumbing, mechanical, heating, ventilation, air conditioning, communications, security site improvements, fire protection systems, security fencing, and all necessary appurtenances.

The current Project Scope Summary consists of a two-story design, with Housing Unit #4 and Housing Unit #5 stacked directly above Housing Unit #2 and Housing Unit #3, respectively. The

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stacking of the housing units allowed for space within the area identified in the Ground Lease Agreement as the Project Site that could be used for future construction of two additional housing units. The future jail construction area was identified as Add Alternate #1 and Add Alternate #2 in Exhibit A – Architectural Drawings for Current Project Scope.

Although Add Alternate #1 and Add Alternate #2 are described in the current Project Scope Summary, the County has subsequently determined that future jail construction beyond the current scope of 288 beds is no longer needed. Therefore, Add Alternate #1 and Add Alternate #2 have been removed as potential options, which allows the adjacent open space to be available to accommodate the proposed on-grade (1-story) housing unit configuration.

The County notified the bidders of this project that an on-grade concept could be included in their proposals as an add alternate. The County was also notified by the BSCC that a scope change by the BSCC and by the SPWB will be required if the on-grade concept was selected.

Sletten Construction Company submitted a successful proposal that includes an on-grade housing unit configuration as an alternative to the current two-story design. The on-grade alternative places Housing Units #1, #2, #3, #4, and #5 all side-by-side, rather than two of the housing units being stacked. The proposed on-grade configuration is described in Exhibit B – Architectural Site Plan for Proposed Scope Change.

Although the on-grade housing unit configuration creates a slightly larger building footprint and extends the ancillary areas (water retention basin, area of safe dispersal, and fire access road) beyond the Project Site, it is ultimately a more cost-effective option as it eliminates the need for two-story elevators. The on-grade option also reduces long-term maintenance and related energy costs. Additionally, with the on-grade concept, Sletten Construction Company was able to include several County requested enhancements, including:

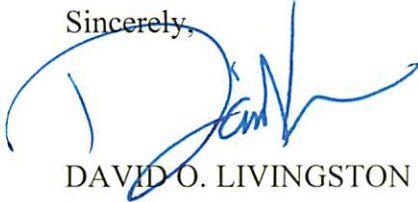
- a. LEED Silver certification,
- b. Upgraded flooring in classroom and program rooms,
- c. Upgraded doorframes to stainless steel at select locations,
- d. Additional skylights and light tubes to increase daylight in select internal locations,
- e. Additional interior glazing to increase visibility at select interior locations.

In summary, this request for a scope change to construct all housing units on-grade will greatly improve the overall building design. The on-grade concept allows for an opportunity to increase daylight within the facility, which will enhance the programmatic elements to include reentry, vocational, and behavioral health programming, as well as improve the living environment for incarcerated persons and the working environment for staff.

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The County appreciates your assistance in facilitating approval of the proposed scope change. County staff will attend the BSCC meeting when this matter is considered. If there is any additional information you require, or if you have questions, please contact our Project Manager, Assistant Sheriff Tom Chalk, at (925) 383-9275 or tchal@so.cccounty.us.

Sincerely,



DAVID O. LIVINGSTON
Sheriff-Coroner

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Attachments:

- Exhibit A, Architectural Drawings for Current Project Scope
- Exhibit B, Architectural Site Plan for Proposed Scope Change
- Exhibit C, Current Site Plan with Proposed Project Site for Scope Change
- Exhibit D, Proposed Map of Site for Scope Change
- Exhibit E, Proposed Amendments to Project Scope Summary