



August 14, 2018

Michael Shores
Field Representative
Board of State and Community Corrections
2590 Venture Oaks Way, Suite 200
Sacramento, CA 95833

RE: SB 1022 Scope Change Request

Dear Mr. Shores,

The County of Madera respectfully requests a change in scope to our SB 1022 proposal. The original proposal submitted in 2013 consisted of construction of a new 144- bed housing unit "N" and "O", remodeling the existing housing unit "A" and "B" to hold 80 beds, and necessary support and program space. The original proposal was based on the County's 2007 Needs Assessment, which estimated that the County's population would grow by significant proportions by 2040 and require an increase in general population jail beds.

As suggested by Board of State and Community Corrections (BSCC) staff, the County updated its needs assessment following notification of conditional grant award. The 2018 Needs Assessment Update did not demonstrate the general population housing deficiency noted in the 2007 Needs Assessment. This can be attributed to a number of factors including Proposition 47 and 57. Since 2014 and the passage of Proposition 47, for instance, the County Jail population has remained relatively flat.

Instead, the 2018 Needs Assessment Update reflected a need for special use beds, program space, and expanded infrastructure to accommodate the new areas. As such, the County's revised project scope includes the construction of a new housing unit consisting of 20 special use, single cell rated beds; program space; supportive spaces such as safety cells and multipurpose rooms; and upgrades to the central plant. The revised scope also accounts for the substantial increase in construction cost since 2013, which necessitated a reduction in overall project size.

Nonetheless, the change in scope aligns well with the basic tenants of Senate Bill 1022. The legislation specified that funding consideration would be given to counties seeking to renovate existing buildings or construct new facilities to provide adequate space for the provision of treatment and rehabilitation services, including mental health treatment. Further, the legislation directly calls for the inclusion of program space in any proposal to the BSCC. Not doing so would make the project ineligible for funding

Attachment B-3

ADMINISTRATIVE OFFICE
General Services Division
559-675-7703

200 West 4th Street
Madera, CA 93637

Board of Supervisors
BRETT FRAZIER
District 1
DAVID ROGERS
District 2
ROBERT POYTHRESS
District 3
MAX RODRIGUEZ
District 4
TOM WHEELER
District 5

The following sections detail the differences between the 2007 Needs Assessment and 2018 Needs Assessment Update, as well as the justification for changing the project scope. The County respectfully requests approval of the scope change as detailed below

2007 Needs Assessment

In 2007, the County of Madera utilized TRG Consulting to perform a Needs Assessment that would act as the foundation for the County's future Jail expansion projects. The Needs Assessment detailed specific needs for the Jail based on projected population growth for the County. Those needs included:

- Beds (single occupancy cells, double occupancy cells, and dormitories)
- Public Visitation
- Program Space
- Medical and Mental Health
- Central Control
- New Administration Areas
- New Kitchen
- New Laundry
- Maintenance Work and Storage Area
- Medical Infirmary

The Needs Assessment then became the basis for the County's AB 900 Jail Expansion Phase I and Phase II projects. The Phase I project included the construction of a new 144-bed housing unit ("L" and "M"); new Administration building; new video visitation area, central control, and central plant. The County's Phase II project included the construction of a new kitchen, laundry area, and maintenance work and storage area.

The County Jail had a rated bed capacity of 419 beds prior to the AB 900 Phase I project. Upon project completion, the Jail had a rated capacity of 563 beds. At the time of the Needs Assessment, the average daily population of inmates ranged from 369-416 inmates, which meant the facility could easily reach 90 percent capacity and severely impact classification and separation of inmates.

The Needs Assessment also indicated that the County population would grow significantly between 2010 and 2040. It estimated the County population would reach 184,120 people by 2010; 301,920 people by 2020; and 537,520 people by 2040. The Needs Assessment projected concurrent growth in the number of Jail beds needed, with 705 beds needed in 2010; 1,155 beds needed in 2020; and 2,057 beds needed in 2040. With only 563 beds, the Jail's rated bed capacity would not meet future needs as illustrated in the 2007 Needs Assessment.

Original SB 1022 Project Scope (2013)

In 2013, the County applied for \$19 million in SB 1022 funds to construct a new housing unit above the AB 900 Phase I housing unit, and remodel existing housing unit "A" and "B". The proposal focused on construction of beds and program space as the 2007 Needs Assessment indicated that the Jail's existing rated bed capacity and program space would not be sufficient to meet future population growth.

The proposal included:

Construction of a new 144-bed housing unit above the existing housing unit "L" and "M" (See Summary Table A)

- Work would consist of a main floor of dormitory units, showers, and program space and a mezzanine level of dormitory units, single room cells, and showers
- Remodeling of existing 121-bed housing unit “A” and “B” (See Summary Table B)
 - Work would consist of reconfiguring existing dormitory units, showers, and program space, and renovating the dayroom for additional natural light
 - The remodeled housing unit would contain 80 beds at completion

Summary Table A

SPACE (New Housing Unit)	MAIN LEVEL (SF)	MEZZAINE AREA (SF)	SUBTOTAL
HOUSING “N” AND “O” (144 BEDS)	2,582	2,572	5,154
PROGRAM SPACE	710		710
DAYROOM	5,911		5,911
RECREATION	1,408		1,408
SHOWERS	235	224	459
SUPPORT SPACE	8,246	6612	14,858
TOTAL	19,092	9,408	28,500

Summary Table B

SPACE (Existing Housing Unit)	AREA (SF)
HOUSING (80 BEDS)	4,328
PROGRAM SPACE	1,528
DAYROOM	7,671
RECREATION	1,667
SHOWERS	354
SUPPORT SPACE	3,348
TOTAL	18,896

Estimated building construction and remodeling costs for the project at the time were \$17,500,000.00. The County’s proposal was not selected for funding in 2013.

2018 Needs Assessment Update

In October 2016, the County was informed by the Board of State and Community Corrections (BSCC) that it was next in line to receive partial funding of \$15,586,000.00. The County was then notified in November 2016 that it was conditionally awarded the full \$19 million grant. In December 2016, the County met with BSCC staff who suggested updating its 2007 Needs Assessment since nearly ten years had passed since it was conducted. The County was also informed that it would only need to provide BSCC with documentation justifying the change in scope as a revised SB 1022 application would not be necessary.

In March 2017, the County contracted with Kitchell CEM to perform the updated Needs Assessment. Initial review of the current County Jail population showed that the number of beds requested in the 2013 proposal to BSCC were no longer necessary. The average daily population for the County Jail has ranged from 370-455 at any given time over the past 10 years – 66% to 80% of the rated capacity.

This change can be attributed to a number of factors including changes in the California Criminal Justice System, such as AB 109 realignment, Proposition 47, and Proposition 57. Moreover, the County as a

whole did not see the population growth that was projected in the 2007 Needs Assessment. Projections are shown in the table below.

YEAR	2007 POPULATION PROJECTIONS	2018 POPULATION PROJECTIONS*
2010	184,120	150,145
2020	301,920	162,990
2040	537,520	212,405

*Current State of California Department of Finance Population Projections

Instead, the 2018 Needs Assessment Update validated a need for:

- **Special Use Beds.** The County is seeing rising medically ill populations, and a number of aging inmates with multiple illnesses. A special-use bed facility will grant the County the flexibility to house inmates with mental health needs, acute substance abuse inmates, or female inmates with health concerns. The special-use bed facility will be designed to conform to the standards and requirements contained in Title 15, CCR, Division 1, Chapter 1, Subchapter 4 and title 24, CCR, Part 1, Section 13-102 and Part 2, section 1231. This flexibility to deal with classification of inmates is necessary to better serve the inmate population by providing improved treatment, better observation, and improved safety for both inmates and officers. The expansion of beds will also free up single/double cells within the County Jail for other classifications.
- **Safety Cells.** Additional safety cells are needed to ensure enough cells are available for inmates who pose a threat to themselves or others.
- **Program space.** Program space was included as a need in the 2007 Needs Assessment. Since then, programs have expanded even more, necessitating adequate facilities to properly conduct programs. Currently, 402 participants are enrolled in education and vocation programs offered by the County Jail. A focus on program space will result in reduced recidivism and reduce correctional expenditures.
- **Expanded infrastructure.** Modifications to the central plant are necessary to support new building areas.

Updated SB 1022 Project Scope (2018)

It was necessary to tailor the County's revised project scope to fit within the \$19 million grant parameters, and 5 percent County match of \$950,000.00. Costs for new construction have risen substantially since the County's 2013 application. Estimated cost per square foot for new I3 occupancy construction in 2013 was \$441. It has risen to \$889 per square foot as of March 2018. The revised project scope was developed to not only meet current need, but remain within the project budget. The new scope consists of:

- Construction a new housing unit "N" and "O" on top of existing Housing Units "L" and "M" (See Summary Table C):
 - 20 Special Use Single Cell Beds
 - (18) High-security
 - (2) Accessible High-security
 - Supportive Spaces
 - (4) Video visitation
 - (2) Staff Restroom
 - (2) Accessible Inmate showers

- (2) Recreational Yards
 - (4) Day Rooms
 - (2) Exam Rooms
 - (2) Small multi-purpose rooms
 - (6) Interview rooms
 - (3) Safety cells
 - (2) Sally ports
 - (4) Staff stations
 - (1) Staff office
- 2 Large Educational Classrooms
- 1 Large Computer Lab/Classroom
- Single floor construction, with allocated space for storage that could be converted later to bed space.
- Remodel Work: “Old” Kitchen Area (See Summary Table D):
 - 2 Large Educational Classrooms
 - 1 Large Computer Lab
 - Supportive Spaces
 - (1) Computer equipment room
 - (1) Facility storage
 - (2) Sally ports
 - (2) Restrooms
 - (1) Staff office
 - (1) Search room
- Remodel Work: Booking Area (Summary Table E):
 - 2 Safety cells
- Infrastructure Upgrades: Expansion of Central Plant to accommodate new / remodeled construction (See Summary Table E):
 - 1 new cooling tower
 - 1 new chiller
 - Upsize existing water systems (Piping, pumps, accessories, etc.)
 - 1 new emergency generator

Summary Table C

SPACE (New Housing Unit)	AREA (SF)
HOUSING “N” and “O”(20 BEDS)	8,089
PROGRAM SPACE	3107
COMMON SPACE	508
STORAGE SPACE	8,035
TOTAL	19,740

Summary Table D

SPACE (Existing Decommissioned Kitchen Area)	AREA (SF)
PROGRAM SPACE	2,673
TOTAL	2,673

Summary Table E

ADDITIONAL SCOPE	QUANTITY
SAFETY CELLS	2
NEW COOLING TOWER	1
NEW CHILLER	1
NEW EMERGENCY GENERATOR	1
UPSIZE WATER SYSTEMS	N/A

Conclusion

The change in scope as detailed above reflects the County's current 2018 needs. The project scope also accounts for rising construction costs. Although the new project scope differs from the original scope, additional beds and program space continue to be the main focus of the project. The emphasis on special use beds and program space fully adheres to the intent of the SB 1022 legislation. Further, the County can no longer demonstrate the housing capacity deficiency that was noted in the original application. The County does, however, have other immediate needs such as special use beds and program space that must be addressed.

The new project scope has been approved by the Madera County Board of Supervisors. It is also supported by the Madera Community Corrections Partnership (CCP). The multijurisdictional CCP has also provided the matching funds in the amount of \$950,000.00 based on the new project scope.

The County appreciates your assistance in facilitating approval of the project scope change. County staff is available to answer any questions you may have. Please do not hesitate to contact the County's project manager, Jorge Mendoza, at (559) 675-7703 or jorge.mendoza@maderacounty.com.

Very Truly Yours,



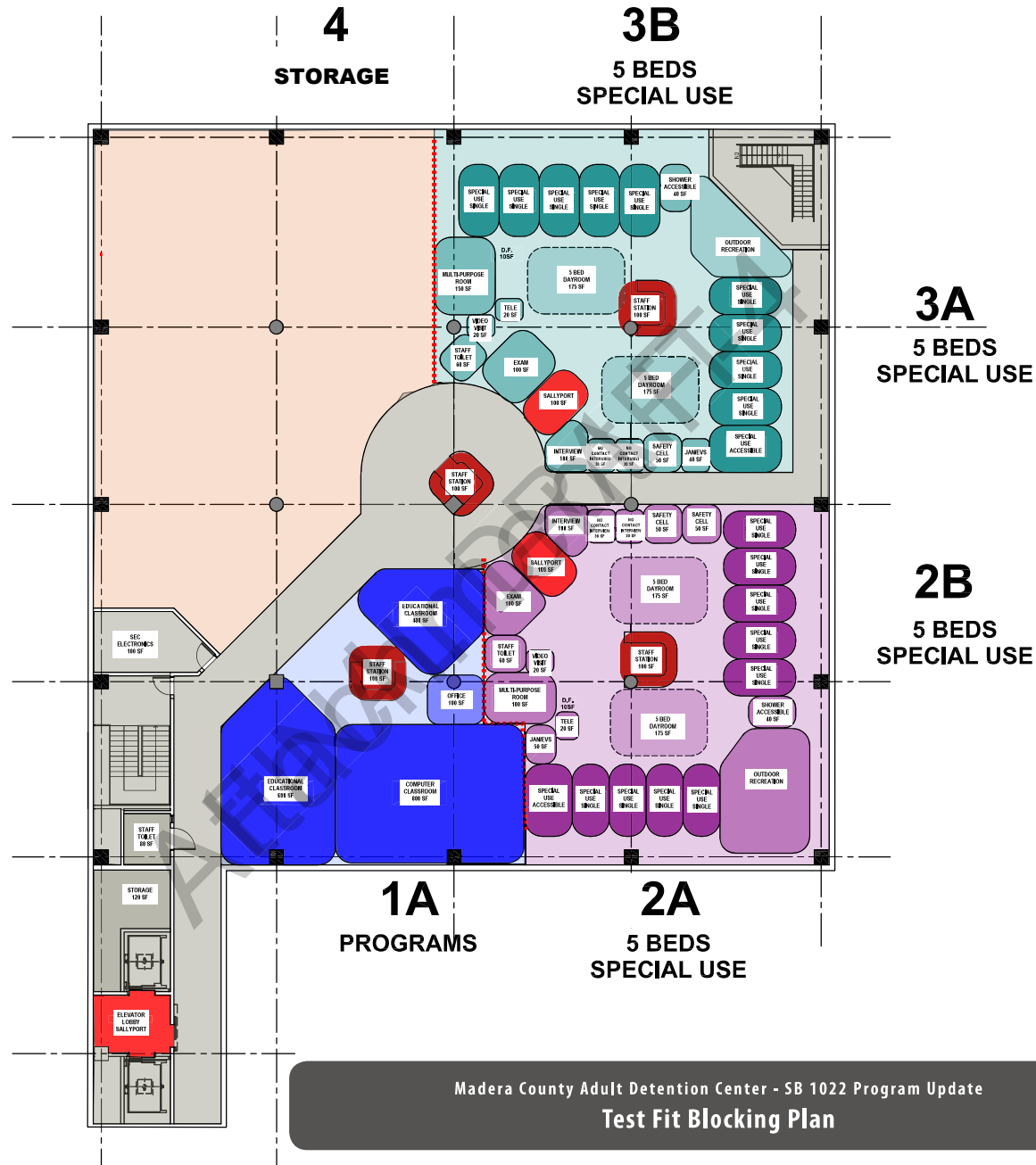
Eric Fleming, CAO
County of Madera

EXHIBIT A
Side-by-Side Scope Comparison

ORIGINAL SCOPE	REVISED SCOPE
<ul style="list-style-type: none"> • New Construction: New 144-bed housing unit “N” and “O” above existing Housing Units “L” and “M” (See Summary Table A) <ul style="list-style-type: none"> ▪ Work would consist of a main floor of dormitory units, showers, and program space and a mezzanine level of dormitory units, single room cells, and showers ▪ 28,500 SQ FT 	<ul style="list-style-type: none"> • New Construction: New housing unit “N” and “O” above existing Housing Units “L” and “M” (See Summary Table C): <ul style="list-style-type: none"> ▪ 20 Special Use Single Cell Beds <ul style="list-style-type: none"> ▪ (18) High-security; (2) Accessible High-security ▪ Supportive Spaces <ul style="list-style-type: none"> ▪ (4) Video visitation; (2) Staff Restroom; (2) Accessible Inmate showers; (2) Recreational Yards; (4) Day Rooms; (2) Exam Rooms; (2) Small multi-purpose rooms; (6) Interview rooms; (3) Safety cells; (2) Sally ports; (4) Staff stations; (1) Staff office; 2 Large Educational Classrooms; 1 Large Computer Lab/Classroom ▪ Single floor construction, with allocated space for storage that could be converted later to bed space ▪ 19,740 SQ FT
<ul style="list-style-type: none"> • Remodel Work: Remodel existing 121-bed housing unit “A” and “B” (See Summary Table B) <ul style="list-style-type: none"> ▪ Work would consist of reconfiguring existing dormitory units, showers, and program space, and renovating the dayroom for additional natural light ▪ The remodeled housing unit would contain 80 beds at completion ▪ 18,896 SQ FT 	<ul style="list-style-type: none"> • Remodel Work: “Old” Kitchen Area (See Summary Table D): <ul style="list-style-type: none"> ▪ 2 Large Educational Classrooms; 1 Large Computer Lab ▪ Supportive Spaces <ul style="list-style-type: none"> ▪ (1) Computer equipment room; (1) Facility storage; (2) Sally ports; (2) Restrooms; (1) Staff office; (1) Search room ▪ Booking Area (Summary Table E): 2 Safety cells ▪ 2,673 SQ FT
<ul style="list-style-type: none"> • Infrastructure Upgrades: Not noted in original proposal 	<ul style="list-style-type: none"> • Infrastructure Upgrades: Expansion of Central Plant to accommodate new / remodeled construction (See Summary Table E): <ul style="list-style-type: none"> ▪ 1 new cooling tower ▪ 1 new chiller ▪ Upsize existing water systems (Piping, pumps, accessories, etc.) ▪ 1 new emergency generator

Madera County - SB1022 Proposed Floor Plan
 Modules N & O

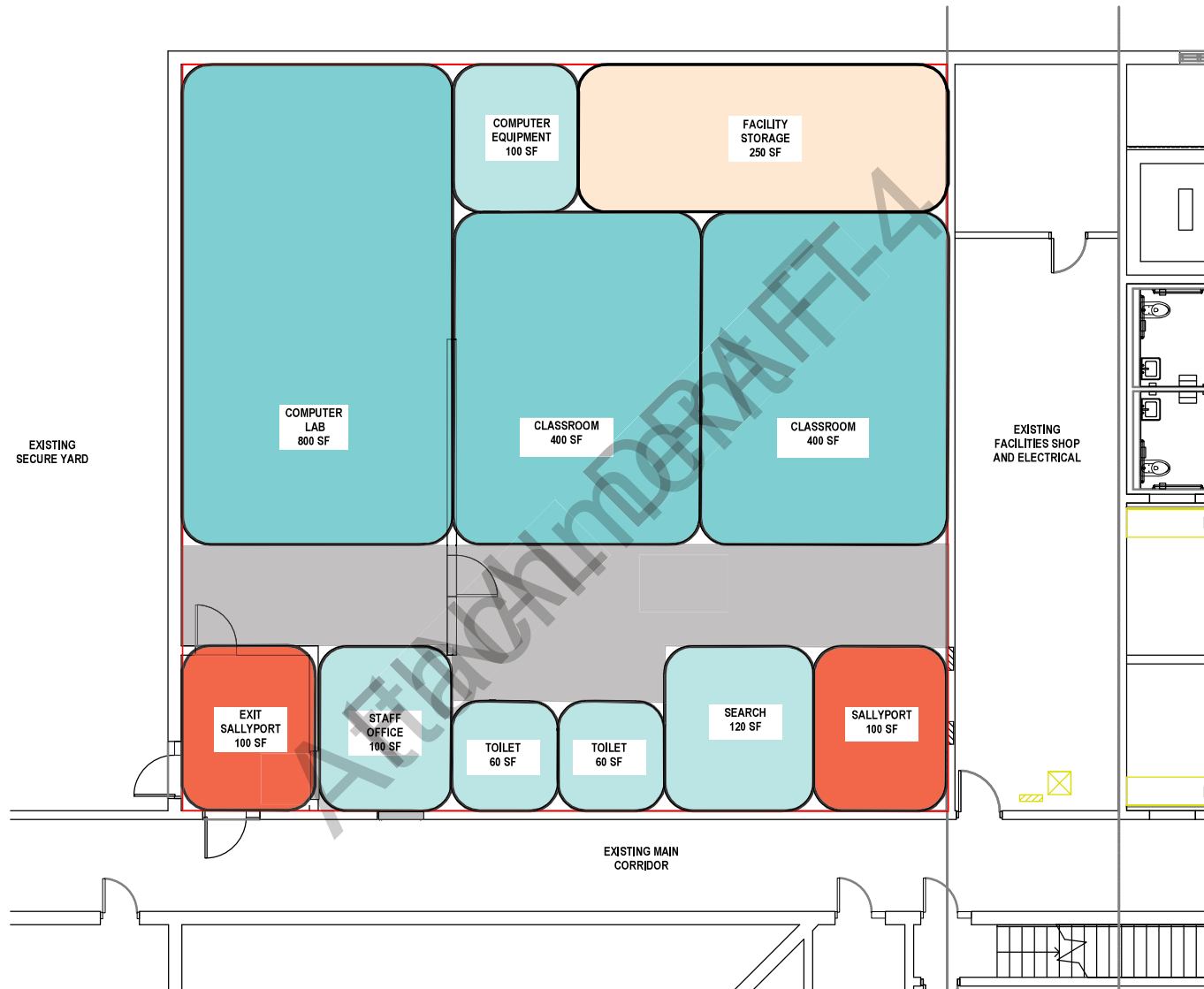
Attachment B-3



February 22, 2018 - Version 3



Madera County SB1022 - Remodeled Kitchen Area



December 7, 2017

Madera County Adult Detention Center - SB 1022 Program Update
Test Fit Blocking Plan - Inmate Program Classrooms



Madera County SB1022 - Remodeled Intake for 2 New Safety Cells

