



March 3, 2021

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

**RE: SB 1022 Revised Scope Change Request**

Dear Mr. Shores,

The County of Madera respectfully requests a change in scope to the SB 1022 proposal approved by the Board of State and Community Corrections (BSCC) on September 6, 2018.

In 2018, the County completed updating its Needs Assessment which reflected a need for special use beds, program space and expanded infrastructure to accommodate the new areas. Based on these findings the County submitted a formal scope change request to BSCC on August 14, 2018, seeking approval to build and remodel existing jail space to include the construction of a new housing unit; proposed to be constructed on top of existing housing unit "L" and "M". The new housing consisted of 20 special-use, single cell beds: medical and mental health space, program and classroom areas, storage, and staff space. The remodeled space consisted of two classrooms and a computer lab, two safety cells and additional staff space as well as upgrades to the central plant. On September 6, 2018, the BSCC approved the County's request for scope change.

On July 7, 2020, the County entered into contract with Dewberry Architects Inc. to provide design services for the SB1022 project. Dewberry's initial project assessment indicated the BSCC approved scope change was estimated to cost over \$20 million for the new housing unit alone, which is \$4.5 million over the estimate performed at the time of the original scope change request. To address this challenge, the County requested Dewberry perform a "scope alignment" for the housing unit in order to align costs and scope and to come up with value engineering options. In addition, the scope alignment would help the County reevaluate and plan for the best use of previous infrastructure investments done under the Phase 1 AB900 project.



For historical context, the County planned and invested in vertical reinforcement at housing unit “L” and “M” for future expansion needs during the Phase 1 project planning and construction. In addition, the County planned and invested in utility service stubs infrastructure needed to build an on-grade housing unit adjacent to housing unit “L” and “M” (highlighted in yellow and attached as Exhibit C). At the time of the 2018 updated Needs Assessment, discussions centered on vertical expansion to align with the original SB1022 application. However, vertical expansion presents challenges with higher infrastructure costs needed to build up, i.e., elevators, additional central plant infrastructure and construction challenges.

On September 11, 2020, Dewberry completed the scope alignment evaluation comparing the potential development costs for three options: 1) the original poured in place over-build estimated to be \$20,247,205; 2) the value engineered option for a steel structure over-build estimated to be \$15,948,1447; and 3) the on-grade scheme option estimated to be \$12,316,265. Based upon these findings, the best possible way to meet the BSCC approved scope and match the County’s budget is to build the new housing unit on-grade.

In addition, the County believes that utilizing previous investments for vertical expansion would be better suited for future projects. This means that, although vertical expansion would not occur at this time, this does not preclude the County from building up in the future should the need arise. The on-grade expansion, which was part of the 2011 Phase 1 planning efforts, would be better suited for this project, not only in terms of cost savings but in terms of operations.

The County continued to work with Dewberry to develop schematic design drawings (attached) based upon the new on-grade scheme option to include all programming spaces described in the September 6, 2018 approved scope change. As with the September 6, 2018 approved scope change, this new proposed change in scope aligns 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.

Consequently, the new housing unit on-grade spaces are consistent with the BSCC September 6, 2018 approved scope as detailed on the side-by-side comparison attached as Exhibit A.

### **Conclusion**

As detailed above, the new housing unit on-grade spaces are consistent with the BSCC September 6, 2018 approved scope. The on-grade scheme option allows the County to address the rising construction costs and still maintain the BSCC approved scope change. 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.

The County is ready to advance the design further and to work with BSCC to move this project to the next phase. 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, Maritza Rodriguez, at (559) 675-7703 or [maritza.rodriguez@maderacounty.com](mailto:maritza.rodriguez@maderacounty.com).

Very Truly Yours,



Jay Varney, CAO  
County of Madera

# Exhibit A

## Side-by-Side Scope Comparison

<b>New Housing Unit – Building on top of “L” and “M” Approved 9.6.2018 BSCC Scope</b>		<b>New Housing Unit – Building on-grade adjacent to “L” and “M” Proposed on-grade option</b>	
<b>Space Name</b>	<b>Quantity</b>	<b>Space Name</b>	<b>Quantity</b>
Special Use Single Cell Beds	20	Special Use Single Cell Beds	20
Video Visitation	4	Video Visitation	4
Accessible Inmate Showers	2	Accessible Inmate Showers	2
Recreational Yards	2	Recreational Yards	2
Day Rooms	2	Day Rooms	2
Exam Rooms	2	Exam Rooms	2
Multi-Purpose Rooms	2	Multi-Purpose/Classrooms	4
Interview Rooms	2	Interview Rooms	2
Sallyports	2	Sallyports	2
Educational Classrooms	2	Educational Classrooms	2
Computer Lab	1	Computer Lab	1
Storage	1	Storage	2
		Medical Staff Room	2
		Medical Prep Room	1

<b>Remodel Work at Old Kitchen Approved 9.6.2018 BSCC Scope</b>		<b>Remodel Work at Old Kitchen Proposed Option</b>	
<b>Space Name</b>	<b>Quantity</b>	<b>Space Name</b>	<b>Quantity</b>
Educational Classrooms	2	Educational Classrooms	2
Computer Lab	1	Computer Lab	1
Sallyports	2	Sallyports (existing to remain)	1

<b>Remodel at Intake/Booking Approved 9.6.2018 BSCC Scope</b>		<b>Remodel at Intake/Booking Proposed Option</b>	
<b>Space Name</b>	<b>Quantity</b>	<b>Space Name</b>	<b>Quantity</b>
Safety Cells (new)	2	Safety Cells (new)	2
Existing Booking Stations (no work)	4	Remodel Booking Stations	6
Existing Law Enforcement Lobby Holding Cells (no work)	3	Remodel Law Enforcement Lobby Holding Cells	2
		New Intake Holding Cells	2

<b>Central Plant Infrastructure Upgrades Approved 9.6.2018 BSCC Scope</b>		<b>Central Plant Infrastructure Upgrades Sized and Adjusted to Current Design Scope</b>	
<b>Item</b>	<b>Quantity</b>	<b>Item</b>	<b>Quantity</b>
New Cooling Tower	1	New Cooling Tower	1
New Chiller	1	New Computer Lab	1
Upsize existing water systems	1	Upsize Existing water systems	1
New Generator	1	New Generator	1

<b>Total Approved Square Feet</b>		<b>Total Proposed Square Feet</b>	
Total	22,413 SF	Total	22,515 SF

## Exhibit B

### Proposed Changes

New Housing Unit – Building on top of “L” and “M” Approved 9.6.2018 BSCC Scope		New Housing Unit – Building on-grade adjacent to “L” and “M” Proposed on-grade Changes	
Space Name	Quantity	Space Name	Quantity
Multi-Purpose Rooms	2	Multi-Purpose Rooms	4
Storage	1	Storage	2
		Medical Staff Room	2
		Medical Prep Room	1

Remodel at Old Kitchen Approved 9.6.2018 BSCC Scope		Remodel at Old Kitchen Proposed Changes	
Space Name	Quantity	Space Name	Quantity
Sallyports	2	Sallyport (existing to remain)	1

Remodel at Intake/Booking Approved 9.6.2018 BSCC Scope		Remodel at Intake/Booking Proposed Changes	
Space Name	Quantity	Space Name	Quantity
Existing Law Enforcement Lobby Holding Cells (no work)	3	Remodel Law Enforcement Lobby Holding Cells	2
		New Intake Holding Cells	2

**Exhibit C**  
**Madera Jail Expansion Phase 1**  
**Overall Site Plan**

