

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS, PARKS & FACILITIES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-4800

www.co.monterey.ca.us/rma

Michael A. Shores
Field Representative
County Facilities Construction (CFC) Division
BOARD OF STATE AND COMMUNITY CORRECTIONS
2590 Venture Oaks Way, Suite 200
Sacramento, CA 95833

Date: May 13, 2020

RE: Request to Revise the New Juvenile Hall Project Scope of Work

Dear Michael Shores,

Monterey County is proposing a revised scope of work for the New Juvenile Hall (Project) to align with current fiscal and timeline constraints, without jeopardizing SB81 funding. Below is a summary of the original and revised scope of work, and background information providing justification for the scope change and financial impacts.

Original Scope of Work

The original scope of work provides a total of 120-beds and includes: demolition of all existing buildings, six (6) new buildings, renovation of one (1) existing building, site work and outdoor recreation areas (**see Attachment A - Original New Juvenile Hall Site Plan**). Buildings 1A and 1B are standard 30-bed housing units. Building 4 is the Administration Building for staff, youth processing, visitation and medical services. Building 6 is a school building with a gym, classrooms and staff support offices. Building 7 is a renovated existing 30 bed dormitory unit. Building 2 is a 30-bed maximum security housing unit. Building 5 is a support services building including a kitchen, laundry and storage.

Revised Scope of work

The revised scope of work provides a total of 80 beds and includes: demolition of all existing buildings, construction of Buildings 1A, 1B, 4, 6, 7 and site work including outdoor recreation as detailed above. Building 2 (30 high security beds) and Building 5 (kitchen, laundry, storage) will not be built. A modular/portable building will be used for institutional storage. **See Attachment B - Revised New Juvenile Hall Site Plan. Attachment C – Scope Comparison** compares the original project scope and the County's revised proposal.

The current (pre-COVID) youth population is 50 (average)/70 (high). Depending on the need for high security beds, we have the ability to use all or part (wing) of one of the dorms with the ability to provide up to 30 beds. Operationally, kitchen and laundry services would continue to

be provided off site through the Youth Center. Dining will be provided within the day use areas of the housing units which have enough tables and chairs to provide individual seating for 80 youth. Recreation areas (indoor and outdoor) meet Title 24 requirements.

Background

The Project was bid as a single construction project. In order to accommodate Probation operations during construction, the scope of work has been implemented in two (2) construction phases. Phase 1 is nearing completions, however a significant amount of change orders resulting from site conditions and changes from the approved plans has resulted in substantial cost increase and time delays. Due to the 3-year construction completion requirements to sell the bonds and the changes required to complete Phase 1, the County is working with the California State Department of Finance to revise the project scope.

Estimated completion for the original project scope had changed from July 2019 to June 2021 and from \$58,671,291 (hard and soft costs) to \$68,021,477, presuming no further changes/delays. Monterey County does not have additional funding needed to complete this project, especially with expected reductions in revenues due to COVID-19. The revised project scope is estimated to cost \$60,143,804 (hard and soft costs). Staff is working with an architect to develop a revised plan and construction documents.

We hope that the above information and attached supporting documentation provides sufficient information to approve Monterey County's request to amend the scope of work under SB-81 Construction Agreement.

We thank you for your consideration and look forward to continued collaboration on this project.

Sincerely



Carl P. Holm, AICP
Director
Monterey County Resource Management Agency
1441 Schilling Place
Salinas, CA 93901

Attachment A – Original New Juvenile Hall Site Plan

Attachment B - Revised New Juvenile Hall Site Plan

Attachment C - Scope Comparison

Original Scope

Summary

The original scope, developed in 2014 included demolition of the existing 114 bed facility and created a new 120-bed campus with seven buildings. Housing was divided into a 30-bed refurbished dormitory, two 30-bed standard housing units and a 30-bed high security building, including separate classrooms. The project added on-site laundry and kitchen services. Classrooms and recreation space is provided in a separate gym/school building, and a large outdoor recreation field is located in the center of the campus.

Square Footage

63,986 SqFt

BSCC Bed Count

120 Beds

Library: 314 SqFt

Standard Classrooms: 3,870 SqFt

High Security Classroom: 1,659 SqFt

Recreation

Outdoor: 39,553 SqFt

Indoor (Gym): 4,729 SqFt

Dining

1,220 SqFt

Revised Scope

Summary

The revised scope includes demolition of the existing 114 bed facility and creates an 80-bed facility using a 20-bed refurbished dormitory and two 30-bed standard housing units. Classrooms and recreation space is provided in a separate gym/school building, and a large outdoor recreation field is located in the center of the campus.

High security beds and classrooms, are not included in this scope. Probation will accommodate high security needs using standard housing and classrooms through operations and programming.

Square Footage

47,536 SqFt

BSCC Rated Bed Count

80 Beds

Library: 314 SqFt

Standard Classrooms: 3,870 SqFt

High Security Classroom: 0 SqFt,

Recreation

Outdoor: 39,553 SqFt

Indoor (Gym): 4,729 SqFt

Dining

0 SqFt

Dining would be provided in day room areas in accordance with Title 15/24 standards.

CHAPARRAL STREET

NATIVIDAD ROAD



PROPOSED SITE PLAN OPTION B COUNTY OF MONTEREY JUVENILE HALL SITE PLAN 2 of 2

SCALE: N.T.S.

MAY 6, 2020

BASED ON SHEET A01.0.0 DATED 4/24/17; PREPARED
BY DLR AND PROVIDED BY MONTEREY COUNTY

SUMMARY

1. DELETE BLDG 02 - HIGH SECURITY HOUSING
2. DELETE BLDG 05 - SUPPORT
3. ADD STORAGE / MAINTENANCE MODULAR BUILDING.
4. ADD SECURITY FENCING AS NOTED.
5. NOTE LOCATION FOR FUTURE CLASSROOM.

EXISTING JUVENILE COURTHOUSE
(NOT IN SCOPE OF PROJECT)

Remaining Scope

PHYSICAL ACTIVITY AND RECREATION AREAS CALCULATIONS

INDOOR/OUTDOOR
MINORS: 80

MAIN RECREATION EXTERIOR YARD: 39,553 SF, NO CHANGE

PAVED: 18,071 SF

UN-PAVED: 21,482 SF

FOR INFO NOT NOTED, SEE DLR SHT A01.0.0

LEGEND

- Completed Scope
- Remaining Scope
- FENCE IN Completed Scope
- FENCE IN Remaining Scope
- (N) MODULAR / PORTABLE BUILDING
MATCH PROGRAM SF
- RECREATION AREA, NO CHANGE
- PERVIOUS GROUNDCOVER, TBD
- BIO RETENTION BASIN, NO CHANGE

KASAVAN ARCHITECTS

60 W. Market St., Suite 300 Salinas, CA 93901
831.424.2232 kasavanarch.com

CHAPARRAL STREET

NATIVIDAD ROAD

EXISTING JUVENILE COURTHOUSE
(NOT IN SCOPE OF PROJECT)

SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN - ALTERNATE
SCALE: 1" = 30'-0"

LEGEND NOTES

LEGEND NOTES ARE COMMON TO ALL
SOME NOTES MAY NOT APPLY TO THIS SHEET

GENERAL NOTES

1. SEE A01.0.1 FOR ADD ALTERNATE 1, 2, & 3 INFO.
2. ALL BUILDINGS TO BE SITED PER CIVIL DRAWINGS.
3. REFER TO CIVIL DRAWINGS FOR BUILDING PHASING PLAN.
4. SECURITY FENCE PHASING SCHEME TO COORDINATE WITH BUILDING PHASING.
5. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

SITE SYMBOLS

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING NEW CURB, SEE CIVIL DWGS
- PAVING CONTRACTION JOINT
- EJ
- FENCE, SECURITY
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT-OF-WAY AND SAFE DISPERSAL AREA
- 150'-0" MAX. FIRE HOSE PULL RADIUS COVERAGE
- 150'-0" MAX. FIRE HOSE PULL PATH
- FH
- FIRE HYDRANT
- FDC
- FIRE DEPARTMENT CONNECTION
- EXISTING LIGHT POLE
- NOT IN SCOPE OF WORK / PERMIT
- FIRE LANE CURB
- KB
- KNOX BOX LOCATION, SEE SITE GENERAL NOTES B AND C SHEET CP0.06
- PD
- PANIC DEVICE
- FFE:
- CIVIL CONCRETE PAD FINISH HEIGHT REFER TO CIVIL DWGS. ARCHITECTURAL FFE 100'-0" EQUALS CIVIL ACTUAL.

PHYSICAL ACTIVITY AND RECREATION AREAS CALCULATION

INDOOR / OUTDOOR
MINORS: 120
PER 1230.1.1 FACILITY CAPACITY 41,274 = 225 SF PER MINOR
120 MINOR X 225 SF = 27,000 SF REQUIRED
PROVIDED: 50,585 SF FOR FACILITY (NOT INCLUDING HOUSING REC YARDS AT BUILDINGS 1A, 1B AND 2)
PAVED / UNPAVED
EXTERIOR RECREATION AREAS
MAIN RECREATION EXTERIOR YARD: 39,553 SF
PAVED: 18,071 SF
UNPAVED: 21,482 SF
INTERIOR RECREATION AREAS
HOUSING UNITS: 9,417 SF
GYMNASIUM PAVED: 4,729 SF
TOTAL INDOOR/OUTDOOR RECREATION AREAS: 50,585 SF
PERCENTAGE OF PAVED AREA: 32,217 SF / 50,585 SF = 64%
(DOES NOT INCLUDE HOUSING UNIT REC YARDS)

FOR REFERENCE ONLY
OWNER REQUESTED EXTERIOR HOUSING UNIT REC YARDS:
HOUSING UNITS EXTERIOR PAVED RECREATION YARDS: 3,114 SF
3 PAVED REC YARDS @ 1,038 SF = 3,114 SF

PARKING COUNT APPROVED BY COUNTY AND NOT SUBJECT TO COUNTY EXISTING PARKING STANDARD REQUIREMENTS. ADA PARKING BASED ON TOTAL STANDARD PARKING STALL COUNT.

PARKING COUNT:	
PUBLIC PARKING:	
STANDARD STALLS	23
ACCESSIBLE STALLS	02
VAN ACCESSIBLE STALL	01
STAFF PARKING:	
STANDARD STALLS	57
ACCESSIBLE STALLS	02
VAN ACCESSIBLE STALL	01
TOTAL PARKING STALL COUNT:	
STANDARD:	80
ACCESSIBLE:	06
PER CAL GREEN 10% OF TOTAL PARKING TO BE DESIGNATED FOR ANY COMBINATION OF LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VAN POOL VEHICLES:	
TOTAL:	9 (CIC-CAL GREEN AS 105.5.1)
BICYCLE RACK COUNT:	
PUBLIC: 4 RACKS EACH HOLD 2 BICYCLES, TOTAL:	08
STAFF: 4 RACKS EACH HOLD 2 BICYCLES, TOTAL:	08
TOTAL:	16

CODE ANALYSIS ROADMAP

1. FOR SCOPE OF WORK DEPICTION AND GROSS BUILDING AREAS, REFER TO CP0.01 - CODE ANALYSIS.
2. FOR OCCUPANT LOADS AND BASIC DESCRIPTIONS OF REFUGE SCHEMES, REFER TO CP1.1.1 - CP1.1.1.
3. FOR CODE ANALYSIS, RATED WALLS, AND INTERIOR EXISTING SCHEMES, REFER TO CODE PLANS CP1.1A.1 TO CP1.1.1 (IF APPLICABLE) FOR CODE ANALYSIS OF EXISTING BUILDING, REFER TO SHEETS CP0.05 (FOR REFERENCE ONLY).
4. FOR LOCATIONS OF RATED ENCLOSURES INCLUDING WALLS, DOORS, AND WINDOWS, SEE CODE PLANS CP1.1A.1 TO CP1.1.1 FOR SCHEDULES OF RATED SECURITY DOORS, SEE A8.1 FOR SCHEDULES OF RATED STANDARD DOORS, SEE A8.1A.1 FOR LIST OF WALL TYPES AND WALL DETAILS DESCRIBING RATED ASSEMBLIES SEE WALL TYPE SHEET CP3.1 - CP3.2 FOR LISTINGS RATED WALLS, HEAD OF WALL DETAILS, PENETRATIONS, AND ASSEMBLIES REFER TO WALL DETAIL SHEETS BEGINNING AT CP3.2.
5. FOR WALL TYPE CALLOUTS AND WALL TAGS, REFER TO FLOOR PLANS AT SERIES & ENLARGED FLOOR PLANS A2 SERIES.
6. FOR LOCATIONS OF CODE-REQUIRED SIGNAGE REFER TO CODE PLANS CP4.1.
7. (IF APPLICABLE FOR ADDITION WORK) FOR EXISTING PATHS DURING CONSTRUCTION REFER TO SHEET CP0.05.
8. FOR EXISTING PATHS EXTERIOR TO THE FACILITY REFER TO CP0.04 LIFE SAFETY SITE PLAN.
9. FOR SITE ACCESSIBILITY AND PATH OF TRAVEL TO PUBLIC WAY, REFER TO CP0.06.
10. (IF APPLICABLE) FOR GENERATOR DATA, REFER TO E5 DRAWINGS.
11. FOR FIRE ALARM DESIGN, REFER TO SPECIFICATION SECTION 28.311 AND SHEETS SE2.1.1A.1 TO SE2.7.1.
12. FOR MECHANICAL FIRE SMOKE DAMPERS LOCATIONS SEE M1.1A.1 TO M1.7.1 FOR DAMPER DETAILS SEE M1.4M.2 FOR DETAILS OF SECURITY BAR AT DAMPERS SEE SP2.8.

OFFICE OF THE STATE FIRE MARSHAL
APPROVED FIRE MARSHAL
DATE: JUL 07 2017
Approval of this plan does not constitute or approve any
person or division from liability for negligence. This
approval is subject to field inspection. One set of approved
plans shall be available in the project folder at all times.
SP2.8.1.1.1 40.27.44.0011

CONFORMING
DOCUMENTS

1420 Nativity Road
Salinas, CA 93906

SITE PLAN
COUNTY OF MONTEREY NEW JUVENILE HALL

A01.0.0

75-14126-00
4-24-2017
Revisions

DLR Group
Architecture Engineering Interiors

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