

ORIGINAL



BOARD OF STATE AND COMMUNITY CORRECTIONS

SB 1022
ADULT LOCAL CRIMINAL JUSTICE FACILITIES
CONSTRUCTION FINANCING PROGRAM
PROPOSAL FORM

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SECTION 1: PROJECT INFORMATION

A: APPLICANT INFORMATION AND PROPOSAL TYPE

COUNTY NAME Modoc County	STATE DOLLARS REQUESTED \$ 7,514,000	
SMALL COUNTY (200,000 OR UNDER GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input type="checkbox"/>
TYPE OF PROPOSAL – PROGRAM SPACE PROPOSAL OR BEDS AND PROGRAM SPACE PROPOSAL PLEASE CHECK ONE (ONLY): PROGRAM SPACE <input type="checkbox"/> BEDS AND PROGRAM SPACE <input checked="" type="checkbox"/>		

B: BRIEF PROJECT DESCRIPTION

FACILITY NAME Modoc County Jail		
PROJECT DESCRIPTION 32-Bed Replacement Jail		
STREET ADDRESS 1600 Oak Street		
CITY Alturas	STATE California	ZIP CODE 96101

C. SCOPE OF WORK – INDICATE FACILITY TYPE AND CHECK ALL BOXES THAT APPLY.

FACILITY TYPE (II, III or IV) II	<input checked="" type="checkbox"/> NEW STAND-ALONE FACILITY	<input type="checkbox"/> RENOVATION/ REMODELING	<input type="checkbox"/> CONSTRUCTING BEDS OR OTHER SPACE AT EXISTING FACILITY
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D. BEDS CONSTRUCTED – Provide the number of BSCC-rated beds and non-rated special use beds that will be subject to construction as a result of the project, whether remodel/renovation or new construction.

	A. MINIMUM SECURITY BEDS	B. MEDIUM SECURITY BEDS	C. MAXIMUM SECURITY BEDS	D. SPECIAL USE BEDS
Number of beds constructed	0	20	4	8
TOTAL BEDS (A+B+C+D)	32			

E: APPLICANT'S AGREEMENT

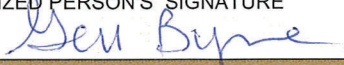
By signing this application, the authorized person assures that: a) the County will abide by the laws, regulations, policies and procedures governing this financing program, and b) certifies that the information contained in this proposal form, budget, narrative and attachments is true and correct to the best of his/her knowledge.

PERSON AUTHORIZED TO SIGN AGREEMENT

NAME Geri Byrne

TITLE Chair, Modoc County Board of Supervisors

AUTHORIZED PERSON'S SIGNATURE



DATE

10/23/13

G: DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR

This person shall be responsible to oversee construction and administer the state/county agreements. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

COUNTY CONSTRUCTION ADMINISTRATOR

NAME Chester Robertson

TITLE County Administrative Officer

DEPARTMENT

County Administration

TELEPHONE NUMBER

530-233-7660

STREET ADDRESS

204 South Court Street, Room 100

CITY

Alturas

STATE

California

ZIP CODE

96101

E-MAIL ADDRESS

chesterrobertson@co.modoc.ca.us

H: DESIGNATED PROJECT FINANCIAL OFFICER

This person is responsible for all financial and accounting project related activities. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

PROJECT FINANCIAL OFFICER

NAME Chester Robertson

TITLE County Administrative Officer

DEPARTMENT

County Administration

TELEPHONE NUMBER

530-233-7660

STREET ADDRESS

204 South Court Street, Room 100

CITY

Alturas

STATE

California

ZIP CODE

96101

E-MAIL ADDRESS

Please see G. above.

I: DESIGNATED PROJECT CONTACT PERSON

This person is responsible for project coordination and day-to-day liaison work with BSCC. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

PROJECT CONTACT PERSON

NAME Sgt. Dan Nessling

TITLE Sheriff Sergeant

DEPARTMENT

Modoc County Sheriff's Office

TELEPHONE NUMBER

530-233-4416

STREET ADDRESS

102 South Court Street

CITY

Alturas

STATE

California

ZIP CODE

96101

E-MAIL ADDRESS

dnessling@modocsheriff.us

SECTION 2: BUDGET SUMMARY

BUDGET SUMMARY INSTRUCTIONS

Definitions of total project costs for purposes of this program (state reimbursed, county cash contribution and county in-kind contribution) can be found in the Project Costs, State Reimbursement and County Contribution (Match) section of the Request for Proposals (RFP). The county cash and in-kind contributions are collectively the county contribution. Those defined costs in the RFP shall be the guide for accurately completing this budget summary section.

In the Budget Summary Table that follows in part B of this section, indicate the amount of state financing requested and the amount of cash and/or in-kind contributions allotted to each budget line-item, in total defining the total project costs. While it is necessary to fully include each eligible project cost for state reimbursed and county cash contribution line items, it is not necessary to include county in-kind contribution amounts. All other eligible costs are considered hard costs and are to be claimed under state reimbursed or county cash contribution.

Inclusion of the in-kind contribution amounts is optional and counties may choose whether or not to include any of the amounts eligible under each in-kind contribution line item. The in-kind contribution line items represent only county staff salaries and benefits, or current fair market value of land. An appraisal of land value will be required after conditional award (or with proposal submittal if the county is seeking funding preference under the real estate due diligence criterion), and only if land value is included as part of the county's contribution.

The total amount of state financing requested cannot exceed 90 percent of the total project costs. The county contribution must be a minimum of 10 percent of the total project costs (unless the applicant is a small county petitioning for a reduction in the county contribution amount). County contributions can be any combination of cash or in-kind project costs. Small counties that petition for a reduction in the contribution amount must provide a minimum of five percent contribution of the total project costs. Small counties requesting a reduction in county contribution must state so in part A of this section.

State financing limits (maximums) for all proposals are as follows:

- **\$80,000,000** for large counties;
- **\$40,000,000** for medium counties; and
- **\$20,000,000** for small counties.

A. SMALL COUNTY PETITION FOR REDUCTION IN CONTRIBUTION

A small county may petition the BSCC Board for a reduction in its county contribution. This proposal document will serve as the petition and the BSCC Board's acceptance of the county's contribution reduction, provided the county abides by all terms and conditions of this SB 1022 RFP process and receives a conditional award. Small counties requesting the reduction must still provide a minimum of five percent contribution that may be any combination of cash and/or in-kind contribution. If requesting a reduction in match contribution, check the box below to indicate the county's petition.

- ☒ **This proposal includes a petition for a county contribution reduction request as reflected in the proposal budget.**

B. BUDGET SUMMARY TABLE
(Report to nearest \$1000)

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$ 6,400,000	\$ 0		\$ 6,400,000
2. Additional Eligible Costs*	\$ 256,000	\$ 0		\$ 256,000
3. Architectural	\$ 608,000	\$ 0		\$ 608,000
4. Project/Construction Management	\$ 250,000	\$ 14,000		\$ 264,000
5. CEQA		\$ 30,000		\$ 30,000
6. State Agency Fees		\$ 51,000		\$ 51,000
7. Audit		\$ 0	\$ 20,000	\$ 20,000
8. Needs Assessment		\$ 15,000	\$ 0	\$ 15,000
9. Transition Planning		\$ 0	\$ 126,000	\$ 126,000
10. County Administration			\$ 90,000	\$ 90,000
11. Land Value			\$ 50,000	\$ 50,000
TOTAL PROJECT COSTS	\$ 7,514,000	\$ 110,000	\$ 286,000	\$ 7,910,000
PERCENT OF TOTAL	95.00%	1.39%	3.61%	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).

Provide an explanation below of how the dollar figures were determined for each of the budget line items 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 line item 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):

Construction costs are based on an programmatic estimate of a conceptual 32 - bed design consisting of 20 medium-security beds, 4 maximum-security beds and 8 special use beds along with program spaces and the required support spaces required by Title 24. Construction cost is estimated at \$6,400,000 to be provided by the state with no cash match by the county.

2. Additional Eligible Costs (specified allowable fees, moveable equipment and moveable furnishings, and public art):

a) **Define each allowable fee type and the cost of each:** Fees at \$46,000 are estimated to include \$16,000 for building permits, \$12,000 for water, \$18,000 for

sewer. These fees are to be provided by the state with no cash match by the county.

b) **Moveable equipment and moveable furnishings total amount:** \$210,000.

c) **Public art total amount:** \$0.

3. **Architectural:**

a) **Describe the county's current stage in the architectural process:** This is a design-bid-build project. The architect has not been selected yet. We have developed an architectural program and currently are developing the type of programs that will be offered in our new facility including programs for AB 109 inmates and programs for our traditional county inmates.

b) **Given the approval requirements of the SPWB and associated state reimbursement parameters, define which portions/phases of the architectural services the county intends to seek state dollar reimbursement:** We propose that all these fees be paid through state reimbursement without matching funds by the county.

c) **Define the budgeted amount for what is described in b) above:** \$608,000.

d) **Define which portion/phases of the architectural services the county intends to cover with county contribution dollars:** Modoc County has very limited resources. We intend to borrow from other county funds and reimburse those funds when state funds are received.

e) **Define the budgeted amount for what is described in d) above:** \$0.

4. **Project/Construction Management:**

Fees are estimated at \$264,000 with \$250,000 provided by the state and \$14,000 provided by Modoc County as cash match.

5. **CEQA:**

CEQA fees (estimated at \$30,000) are based on fees historically paid by the county for environmental consulting services and public outreach for similar projects. A contracted environmental consultant will perform these services.

6. **State Agency Fees (maximums: due diligence \$16,000; SFM \$35,000):**

a) **Real estate due diligence fee:** \$16,000.

b) **State Fire Marshal fee:** \$35,000.

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

The county will use an independent county auditor (in-kind match).

8. **Needs Assessment – Define whether work is performed by county staff (in-kind) or consultant (cash) :**

The needs assessment was provided by an outside consultant (listed as cash match).

9. **Transition Planning – Define whether work is performed by county staff (in-kind) or consultant (cash):**

Transition planning will be provided by county staff (listed as in-kind match).

10. **County Administration:**

Provide by county staff from Administration and the Sheriff's Office (listed as in-kind match).

11. **Land Value:**

Land value is estimated at \$50,000 based on current market value.

SECTION 3: PROJECT TIMETABLE

Prior to completing this timetable, the county must consult with all appropriate county staff (e.g., county counsel, general services, public works, county administrator) to ensure that dates are achievable. Please consult the State Capital Outlay/Board of State and Community Corrections Process Details and Timing Requirements section of the RFP for further information. Complete the table below indicating start and completion dates for each key event, including comments if desired. Note the required timeframes for specific milestone activities in this SB 1022 process. (The BSCC Board intends to make conditional awards at a January 2014 meeting.)

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	1/17/2014	4/17/2014	
Real estate due diligence package submitted <u>within 120 days of award</u>	1/17/2014	5/16/2014	
State Public Works Board meeting – Project Established <u>within 18 months of award</u>	5/19/2014	9/12/2014	
Schematic Design with Operational Program Statement <u>within 24 months of award</u> (design-bid-build projects)	9/15/2014	3/13/2015	
Performance criteria or performance criteria and concept drawings with Operational Program Statement <u>within 30 months of award</u> (design-build projects)			
Design Development (Preliminary drawings) with Staffing Plan	5/26/2015	9/25/2015	
Staffing/Operating Cost Analysis approved by the Board of Supervisors	9/15/2014	7/24/2015	
Construction Documents (Working drawings)	11/16/2015	5/20/2016	
Construction Bids	11/21/2016	1/20/2017	
Notice to Proceed <u>within 42 months of award</u>	1/23/2017	3/24/2017	
Construction (maximum 3 years to complete)	4/24/2017	6/29/2018	
Staffing/Occupancy <u>within 90 days of completion</u>	7/2/2018	9/21/2018	

SECTION 4: FACT SHEET

To synopsise and capture key information from Section 5: Narrative, applicants must complete this Fact Sheet. Minimal information is requested. Narrative information or explanations are not to be included on this Fact Sheet nor as part of the tables in this section. Explanations of what is provided in these tables may be included in the Narrative section of the Proposal Form. Proposal narratives may include reference back to one or more of these specific tables (e.g., refer to Table 4 in the Fact Sheet), rather than repeat information in the narrative that is already provided in the tables.

Tables 1 through 7 below constitute the Fact Sheet, which shall be provided with each proposal submittal, without regard as to whether the proposal includes bed construction. These tables of information shall be used by the raters in conjunction with the information provided in the proposal narrative (see Narrative section of the Proposal Form).

The information requested in this Fact Sheet pertains to those facilities (Type II, III and IV), approaches and programs under the jurisdiction of the sheriff or local department of corrections.

Tables 1 – 4, 6 and 7: For Average Daily Population (ADP), provide the average number per day for the first six months of 2013. For programs that started after January 1, 2013, provide the average number per day for the length of time the program was in effect (after the name of the program, provide the starting date). The same time period parameters pertain to Assessments per Month. “Lack of space” releases in Table 1 refers to the total of non-sentenced inmates released and sentenced inmates released early.

Table 3: The term “approaches” includes home detention, not incarcerating misdemeanants, etc., or other policies/procedures and approaches that do not include specific measures influencing recidivism reduction.

Tables 4, 5 and 7: The term “programming” refers to the utilization of formal programs that specifically incorporate measures to influence recidivism reduction.

Table 1: Provide the following information.		
1.	County general population	9,327
2.	Number of detention facilities	1
3.	BSCC-rated capacity of system	43
4.	ADP (Secure Detention) of system	30
5.	ADP (Alternatives to Detention) of system	0
6.	Percentage felony inmates of system	50%

7.	Percentage non-sentenced inmates of system	50%
8.	Arrests per month	40
9.	Bookings per month of system	50
10.	"Lack of space" releases per month	0

Table 2: Provide the name, BSCC-rated capacity (RC) and ADP of the adult detention facilities in your jurisdiction.			
Facility Name		RC	ADP
1.	Modoc County Jail (Type II)	43	30
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Table 3: List approaches currently in place to reduce the need for beds, and ADP for each.		
Pre-Trial Approaches		ADP
1.	Own Recognizance	21
2.	Conditioned Own Recognizance	10
3.	Supervised Own Recognizance	3
4.	Electronic Monitoring	1
5.		
6.		
Sentenced Offender Approaches		ADP
1.	Probation	123
2.	Split Sentencing	4
3.	Sheriff's Work Alternative Program (SWAP)	New
4.	Work Furlough	1
5.		
6.		

Table 4: List the current offender programming in place and the ADP in each program.		
	Pre-Trial Program	ADP
1.	GED Program	0
2.		
3.		
4.		
5.		
6.		
	Sentenced Offender Program	ADP
1.	GED Program	0
2.		
3.		
4.		
5.		
6.		

Table 5: List the offender programming gaps and deficiencies.	
	Gaps and Deficiencies
1.	ORAS/PAT Pre-Trial Assessment Tool
2.	
3.	
4.	
5.	
6.	

Table 6: List the offender assessments used for the purpose of jail population management.		
	Assessment Tools	Assessments per Month
1.	Modoc County Classification Form	44
2.		
3.		
4.		
5.		
6.		

Table 7: List the offender assessments used for determining programming.		
	Assessment Tools	Assessments per Month
1.	None	
2.		
3.		
4.		
5.		
6.		

SECTION 5. NARRATIVE (PROJECT NEED)

B: 1.01 Jail Needs Assessment

(JNA) Findings. Our September 2013 Jail Needs Assessment

(JNA) indicates the need for 32 beds to meet our 2014 requirements and strongly recommends *vacating and replacing our existing linear, inadequate and unsafe jail.* To justify replacing our old jail, the

JNA cites the linear design with excessive dorm housing when we need cell housing, the difficulty in supervising and protecting inmates, privacy issues for inmates, suicide risks, the inability to separate by classification, the lack of program space, the lack of special needs beds (i.e. medical and mental health beds), the inability to meet current Title 24 standards and a number of other serious issues. The JNA further indicates the *need for a purpose designed, new program space capable of accommodating 16 offenders* in order to allow us to expand existing programs and add additional programming to promote rehabilitation and decrease recidivism.

B: 1.02 Jail System Overview. Our *rated capacity is 43 beds; however, our facility is "grandfathered" and requires more staff than is normal because of our piecemeal design.* Our *average daily population (ADP) only has averaged 30* for the first six months of 2013; however, *this does not reflect the severe strain on our system because of the age of the facility, the safety and PREA deficiencies and the inability to provide visual supervision of inmates.* Our JNA indicates that *the AB 109 impacts have significantly increased the average length of stay for that population and this will continue.* Our existing jail does not allow for separation by classification, which endangers

- *Officer supervision will be improved* in the new housing units, thus reducing jail crime.
- *New space will be devote to innovative, evidence-based programs* to promote rehabilitation and reduce recidivism. *Currently we have only one program room, which is difficult to supervise.* We are planning a new program room designed to current educational standards. *Successful programs will reduce future bed needs.*

B: 1.04 Current Trends Related to Bed Need. While our JNA indicates our population growth will remain relatively flat nonetheless our *most distressing current trend is the need to continue to house AB 109 inmates* with their criminal sophistication and extended average length of stay. Our facility was designed for less sophisticated misdemeanants and minimum to low medium security inmates.

B: 1.05 Approach to Reducing Bed Need. Modoc County's *alternative to incarceration programs are the primary reason our ADP was 30 for the first six months of 2013.* Our alternatives include:

- *Sheriff's Community Service Program.* This is a voluntary program under which a sentenced offender is credited with one day of confinement for each day of participation.
- *Sheriff's Work Alternative Program (SWAP).* Similarly, in this program an offender is credited with one day of confinement for each day of participation.
- *Own Recognizance release.* Over the first six months of 2013, 21 offenders were in this alternative.
- *Conditioned Own Recognizance release.* This program had 10 participants in the first half of this year.
- *Supervised Own Recognizance release.* 3 offenders participated in this alternative from January through June of 2013.
- *Electronic Monitoring.* This program had 1 participant in the first half of this year.

B: 1.06 Effectiveness/Impacts of Alternatives. Our existing alternatives, while successful, have been *severely hampered by the need to assign detention deputies primarily to custody duties*

because of the excessive number of staff required by our disjointed facility. With a new detention facility we will be able to enhance existing successful programs and introduce a number of new programs that have been successful in other jurisdictions.

B: 1.07 Future Alternatives and Anticipated Results. We plan to increase utilization of our existing programs. *In-custody programs will be added and expanded* as we move to a staff efficient detention facility with a purpose designed program room.

PS: 1.01 Determining Program Space Need. Our single program room is small and difficult to supervise. We desperately need program space. *To be certain our new program space is adequate, the capacity was determined by allowing 160 net sq. ft. for the instructor and 28 sq. ft. per offender participating in programs.*

PS: 1.02 Approach to Programming. *Our one available program space rarely is used because staff is required for custody duties.* As a result the following programs are underutilized:

- REACH – Cognitive Behavioral Correctional Counseling
- GED
- College Correspondence Courses
- Substance Abuse Counseling/Alcohol and Drug Services
- Parenting Education
- Religious Counseling
- Mental Health Programs

All of these programs will become viable with a new staff efficient jail.

PS: 103 Least Restrictive Alternatives. Our staff intensive facility requires us to *use the least restrictive alternative for which an offender qualifies.* All of our alternatives to incarceration are described in section *B: 1.05 Approach to Reducing Bed Need* above.

PS: 1.04 Gaps/Deficiencies in Current

Programming. Our primary deficiency is *the need to assign staff to custody duties almost exclusively,* leaving little or no time for programming. A new podular, staff efficient jail will allow us to involve more in-custody and out of custody offenders in our programs and offer additional programs to both offender populations.

PS: 1.05 Approach to Determining New Programs. Similar to a number of small counties, Modoc suffers from a poor economy and has extremely limited resources. In our case, this translates to limited staff, which rarely can be assigned to program related duties. Nonetheless we believe we can fully implement the programs identified in section *PS: 1.02 Approach to Programming* above. *Additionally, we are working with our Community Corrections Partnership to plan for new programs such as Moral Reconation Therapy (MRT) when staffing permits.*

PS: 1.06 Information/Data Supporting Program Space Need. Please see section *PS: 1.04 Gaps/Deficiencies in Current Programming* above.

PS: 1.07 Approach to Alternatives for Jail Population Management. Alternatives to detention have been developed and implemented as part of Modoc County's risk-based assessment model. The development of these alternatives has been *a collaborative effort of the Community Corrections Partnership (CCP) led by Sheriff's Office staff and involving city and county agencies, departments and groups who provide services to and/or have an interest in reducing recidivism* in Modoc County.

PS: 1.08 Need for Programming to Assist with Population Management. The *incarceration of AB 109 inmates has led to the need for longer-term programs* for offenders who will serve lengthy sentences. Because of our staffing issues we cannot serve either population. *A staff efficient jail*

will allow us to provide programs for all offenders, thus reducing recidivism. If this funding application is successful we will be able to enhance existing programs and introduce a number of new programs to AB 109 inmates and the traditional county inmates. Examples include:

- mental health programs, counseling and therapy sessions;
- programs designed for female inmates;
- developing an adult literacy program;
- providing tutoring for inmates seeking a GED;
- religious programs;
- AA meetings and providing counseling;
- providing health education on a variety of subjects.
- family awareness and responsibilities;
- parenting programs;
- mentoring programs;
- anger management classes and counseling;
- self-esteem enhancement;
- cultural awareness programs;
- developing communication skills and enhancing human relations;
- aptitude assessment and career planning;
- special education classes;
- vocational education classes
- academic and vocational education correspondence courses; and
- other programs that will assist offenders in returning to the community as productive citizens.

SECTION 5. NARRATIVE (SCOPE OF WORK)

A: 2.01 Full Scope of Work. Our

application requests funds for *a 32-bed*

Type II Jail with a new program room in

new construction on land currently

owned by Modoc County. The number

and types of beds include:

- 20 medium security beds.
- 4 maximum security beds.
- 8 special use beds (4 mental health beds and 4 medical beds).

Our *existing antiquated jail will be vacated* by the Sheriff's Office and used for general county storage. Our *new jail beds will meet all of the requirements of Title 24* and will include dayrooms (with tables for dining), exercise areas, four program/multipurpose spaces, medical examination rooms, pharmaceutical storage, visiting areas (video, contact and non-contact), housing control, safety equipment storage, janitors' closets, audio monitoring systems, laundry storage areas, emergency power, confidential interview rooms, attorney interview spaces and inmate property and institutional storage areas. Food service, commissary storage, laundry service and intake/release spaces also will be provided.

B: 2.01 Planning Process. Our plans have evolved over the last several years and have been *reevaluated and revised* with the significant changes brought about by AB 109. These changes include the numbers and types of former state inmates that our small county jail now holds along with the increased average length of stay of those inmates. Planning adjustments continued to be made after the release of the RFP for SB 1022 as we received the approval of the Board of Supervisors approval to submit a funding application. *Modoc County has extremely limited*

resources; however, SB 1022 gives us the opportunity to replace our old, unsafe, staff intensive and inadequate jail. Our JNA indicates the need for secure beds and special use housing (particularly mental health and medical beds). As a result, we have *developed a comprehensive plan through the Community Corrections Partnership (CCP).* Throughout the process, Sheriff's staff has met with county staff to specifically plan for this project. The *Board of Supervisors has been informed of our planning and strongly supports this application.*

B: 2.02 Relationship Between Stated Needs and Planned Construction. *Our JNA recommends the replacement of our old, linear, staff intensive jail originally occupied in 1979. The JNA indicated the need for 32 beds and purpose designed program space to meet our 2014 jail bed needs.* The Sheriff's Office will *vacate the inefficient, deteriorating "jail steel" beds, thus significantly reducing our staffing, maintenance and utility costs.* The vacated facility will serve as secure storage for Modoc County departments.

B: 2.03 Beneficial Outcomes. A new jail will *address the issues created by AB 109 and provide a staff efficient, safer, more secure, treatment-rich and professional environment for staff, volunteers, visitors and inmates.* The new beds will include 8 special use beds. 4 medical and 4 mental health beds will be designed to current standards to temporarily treat inmates who are ill or injured as well as those with mental health diagnoses. (Offenders requiring more extensive medical or mental health treatment will continue to be treated in secure facilities outside our new jail.) Substantial benefits result from replacing the 43 staff intensive beds. Designing to LEED standards will *reduce maintenance and energy costs.* The linear and detached design with the attendant *suicide risks, PREA concerns and privacy issues associated with the old "jail steel" and dormitory construction will be eliminated as will potential claims against the county* resulting from our poor mechanical and electrical systems.

B: 2.04 Staffing Required to Operate the

New Construction. *Staffing for our new jail*

is substantially in place. The planned

staffing efficiencies of the new construction

will allow the existing staff to contribute to

the staffing ratio for custody and to devote

more time to programs. As a result we

anticipate needing to fill only two vacant

positions. County Administration and the Board of Supervisors are aware of these needs and we

plan to begin the hiring process 12 months prior to occupancy.

PS: 2.01 Planning Process. In the last few years we have not had the resources to construct an

adequate program space or the available staff conduct/monitor programs. As we discussed this

situation internally and with our various program providers we *realized that we needed a staff*

efficient facility to free officers for programming and a program room tailored to evidence-based

programs that are successful in other counties. As we prepare for this planned construction project

we continue to coordinate with our program specialists to assess the programs we should offer and

look at program space design concepts that have been successful.

PS: 2.02 Relationship Between Stated Needs and Planned Construction. Our planned

construction will provide us with the *purpose designed program space we need to adequately serve*

the AB 109 and traditional county offender populations. A staff efficient detention facility will allow

staff to devote more time to programming.

PS: 2.03 Suitability for the Intended Programming. Please see section *PS: 1.01 Determining*

Program Space Need. Our program providers will help us design our program space.

PS: 2.04 Plans to Implement and

Operate. Our program providers will continue to help us as we implement and operate our anticipated programs in our new detention facility. Additional program providers including county service providers will be added. *Staffing for our programs already exists* through our

county service providers, through the staff and volunteers associated with local faith-based providers and through our detention staff and other partners.

PS: 2.05 Beneficial Outcomes for New Program Space. Providing *a well-designed program room will allow us to promote program participation and improve the quality of our programs.* New and expanded programs will include such things as expanded alcohol and drug recovery education, personality development courses (e.g. domestic violence and anger management, behavior modification, inter-personnel communication skills, etc.). Additionally, examining the possibility of including family re-unification, family and community networking, high school courses leading to a diploma, expanded GED courses and job skill training classes among others. *Additionally, we plan to implement Moral Reconation Therapy (MRT), which has the potential to reduce recidivism.*

SECTION 5. NARRATIVE (OFFENDER MANAGEMENT & PROGRAMMING)



B: 3.01 Addressing Offender Management Goals.

Our funding proposal envisions a new 32-bed jail with a well-designed program space. Our new adult detention facility will meet a number of our *offender management goals*. Goals that relate to the new facility include:

- Improving our staffing ratios through *podular design for staffing efficiency*.
- Design a podular facility that *moves services to the inmates* as opposed to moving inmates throughout the building for services.
- Improved staffing ratios will *allow officers to devote more time to programs and increase the number and type of programs offered*.
- Allowing us to *meet the specific and lengthy program needs of our AB 109 offenders*.
- Providing *safe, secure detention beds* to protect the citizens of our county, detention officers, program staff, visitors, volunteers and inmates.
- Providing *a professional environment* for detention officers, staff and those who are responsible for our programs to reduce recidivism and teach offenders to be productive members of society. A professional environment *will improve staff working conditions, increase morale while enhancing recruiting and improving staff retention*.
- Providing *safe interaction with visiting family and friends* to further promote successful rehabilitation.
- Providing a *safe living space for offenders* so that they can concentrate on learning without the presence of negative influences and free from the fear of predators.
- Provide an *environment that is humane and conducive to successful programming*.

beds will *meet our bed requirements through 2014* and begin to handle the influx of new AB 109 offenders who will continue to be our responsibility.

PS: 3.01 Addressing Offender Management Goals. Please see section *B: 3.01 Addressing Offender Management Goals* above. *Our offender management goals for beds and program space are mutually inclusive and often rely on one another for success.* As an example, we need staff efficient design to allow our deputies to devote more time to programs .

PS: 3.02 Alignment of Proposed Program

Space with Community Corrections

Partnership (CCP) Plan. *Our CCP Plan*

anticipates that a staff efficient facility and the new program room will allow us to provide successful programs for our traditional offender population and accommodate the program needs of the increasing number of AB 109

offenders. The AB 109 offender population will require more intensive rehabilitative programming over a longer period of time. There also will be the need for programming specifically targeted for AB 109 offenders.

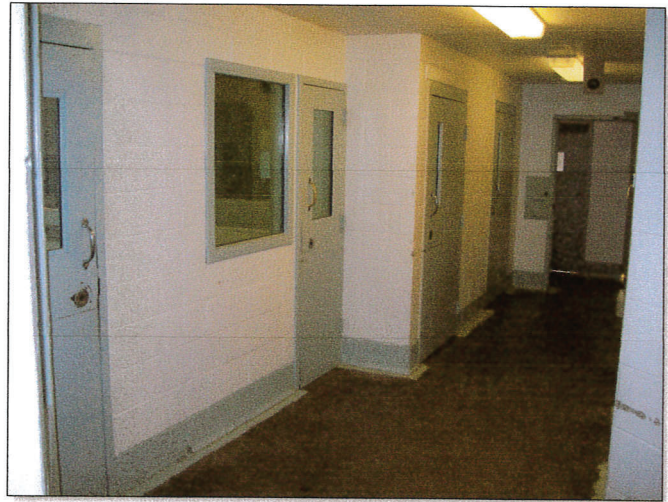
PS: 3.03 Programming to be Conducted in the New Program Space. We plan to add *Moral Reconnection Therapy (MRT)*. This cognitive-behavioral counseling class combines education, group and individual counseling and structured exercises designed to foster moral development in offenders. Participants are confronted with the consequences of their behavior and the effect that it has had on their family, friends and community. Published reports have documented that *MRT-treated offenders have a significantly lower rate of recidivism for periods as long as 20 years after treatment.*

beds will *meet our bed requirements through 2014* and begin to handle the influx of new AB 109 offenders who will continue to be our responsibility.

PS: 3.01 Addressing Offender Management Goals. Please see section *B: 3.01 Addressing Offender Management Goals* above. *Our offender management goals for beds and program space are mutually inclusive and often rely on one another for success.* As an example, we need staff efficient design to allow our deputies to devote more time to programs .

PS: 3.02 Alignment of Proposed Program Space with Community Corrections

Partnership (CCP) Plan. *Our CCP Plan anticipates that a staff efficient facility and the new program room will allow us to provide successful programs for our traditional offender population and accommodate the program needs of the increasing number of AB 109*



offenders. The AB 109 offender population will require more intensive rehabilitative programming over a longer period of time. There also will be the need for programming specifically targeted for AB 109 offenders.

PS: 3.03 Programming to be Conducted in the New Program Space. We plan to add *Moral Reconation Therapy (MRT)*. This cognitive-behavioral counseling class combines education, group and individual counseling and structured exercises designed to foster moral development in offenders. Participants are confronted with the consequences of their behavior and the effect that it has had on their family, friends and community. Published reports have documented that *MRT-treated offenders have a significantly lower rate of recidivism for periods as long as 20 years after treatment.*

PS: 3.04 Quality Reentry Model and Seamless Reentry Process. Our CCP Plan indicates that we will *offer a variety of reentry programs* through Modoc County Health Services, various county departments, faith-based organizations and other program providers once we have a staff efficient facility with a well-designed program space. Examples of programs under consideration include life skills, literacy, academic and vocational assessment, career counseling, computer literacy, job search, referrals to community partners, etc.

PS: 3.05 Collaborative Partnerships Providing Services. *Our Community Corrections Partnership (CCP) planning effort has resulted in a collaborative effort that will provide meaningful programming to offenders.* The principal partners in our collaboration who will use our proposed program room and associated spaces (e.g. interview rooms, medical and mental health spaces, etc.) include:

- Modoc County District Attorney (assessments and interviews)
- Modoc County Department of Health Services (employment assessment, testing, evaluation, programs, job search assistance and Temporary Public Assistance Benefits counseling)
- Modoc County Library (literacy programs)
- Modoc County Probation Department (assessment and evaluation)
- Modoc County Sheriff's Office (assessment, evaluation, counseling and programming)
- Faith-Based Community Organizations (religious services, counseling and educational programming)

PS: 3.06 Sources of Financial Assistance to Support Delivery of Programs. The Modoc County Sheriff's Office has very limited resources and these resources have been stretched further by the passage of AB 109. As a result, we have sought *financial assistance* from the following:

- Medi-Cal
- Funding allocated through the Community Corrections Partnership

PS: 3.07 Describe Offender Assessments and Process for Determining Programming. Each high-risk offender is evaluated with the *Modoc County Classification Form*. Questioning covers education, employment, residential stability, marriage/family, friends, aggression, coping skills and substance abuse as well as criminal history.

PS: 3.08 Approach to Principles and Objectives of Evidence-Based Programming to Reduce Recidivism, Including Program Evaluation.

Our approach to the principles and objectives of evidence-based programming to reduce recidivism will be based on *Moral Reconation Therapy (MRT)*, the premiere cognitive-behavioral program for



criminal justice offenders. Studies show MRT-treated offenders have re-arrest and re-incarceration rates up to 75% lower than expected.

PS: 3.09 Staff Qualifications Necessary for Planned Programming, e.g. Staff Training, Certification, Etc. Program personnel who provide programs for offenders are *required to have the appropriate qualifications and certifications in their disciplines*. Program providers must pass a criminal background investigation and drug screening.

PS: 3.10 Target Population and Estimated Number of Individuals to be Served Daily and Annually. The average daily number of individuals who currently can be served is limited by the lack of available staff because of the design of our facility (as discussed above). *We anticipate that 16 in-custody offenders will be treated per day in our new detention facility.*

SECTION 5. NARRATIVE (ADMINISTRATIVE WORK PLAN)



4.01 Plan for Project Management and Administration.

Our project management and administrative work plan for our 32-bed Type II adult detention facility is outlined below. *This process is designed specifically to make the most efficient use of available resources while maintaining the project scope, quality, budget and schedule.* This plan

includes the requirements and approvals required by the Board of State and Community Corrections (BSCC), the State Public Works Board (SPWB), the Department of Finance (DoF) and the Department of General Services (DGS) for funding under SB 1022. The plan consists of the following elements:

- Develop the jail needs assessment (completed).
- *Submit the Real Estate Due Diligence package to the state.*
- *Provide site assurance to the state.*
- Detailed conceptual level planning that includes (in progress):
 - information required by funding sources including the monitoring of matching funds;
 - development of the preliminary program statement;
 - development of the preliminary staffing plan;
 - refinement of the preliminary architectural program;
 - refinement of the conceptual budget (construction costs and total project costs);
 - the development of the Modoc County Sheriff's Office's operational and staffing costs along with the maintenance costs that will be incurred once construction is complete;
 - the refinement of the preliminary schedule and plans for continued compliance with state pre-contractual requirements.

- Presentation to and approval by the Modoc County Board of Supervisors during planning, design, the development of construction documents and during construction.
- Development of the architectural program including:
 - the preliminary code analysis;
 - the requirements of Titles 15, 19 and 24 of the *California Code of Regulations*;
 - the staffing and operational analysis, which will include a refinement of the staffing plan and refinement of the program statement; and
 - any required refinement of the project timeline and budget.
- *State Public Works Board meeting to establish the project.*
- Preparation of traditional schematic design and design development documents.
- *Submit the schematic design package with the operational program statement to BSCC (within 24 months of award).*
- *Submit the design development package with the staffing plan to BSCC.*
- Transition planning that begins with the establishment of the transition team during design and continues through move-in and post-occupancy activities.
- Continuous design/value engineering to make the most efficient use of available resources (i.e. provide a cost effective design) and preserve life cycle costs.
- Continuous user input from the Modoc County Sheriff's Office staff and others providing programs and services at the proposed facility.
- Continuous code analysis.
- Independent cost estimates during the design and construction document phases.
- Continuous analysis of the requirements of Titles 15, 19 and 24 including the required reviews by staff from the BSCC and the State Fire Marshal.
- Ongoing schedule review to be certain that the project is ready for occupancy as planned.

- The preparation of construction documents (drawings and specifications) including the required reviews by BSCC staff and the State Fire Marshal and all other state agencies.
- Constructability reviews during design and during the preparation of construction documents to use the most effective construction means and methods in order to ensure competitive bidding and to reduce change orders.
- Engineering and architectural peer review during the preparation of design and construction documents to provide the best and most cost effective solutions to design/construction issues.
- Continuous analysis of staffing, operations and life cycle costs in order to design and construct the most cost effective facility possible.
- *Submit the construction documents package to BSCC.*
- Marketing of the project to potential contractors and sub-contractors to increase the potential for competitive bids and to increase the number of bidders.
- Bidding activities including the opening of bids and the preparation and signing of the construction contract.
- *Receive authorization from the state and issue the notice to proceed (within 42 months of award).*
- Construction administration, coordination and inspection.
- Preparation of the quarterly invoices and progress reports as required by the state.
- Construction closeout activities including:
 - punch list development and the monitoring of the completion of punch list items;
 - cost reconciliation and final audit;
 - final invoice and progress payment;
 - collection of warranties;
 - preparation of the final “as-built” drawings; and

- collection of operation and maintenance manuals.
- *Staffing, occupancy, transition and move-in activities (within 90 days of completion)* including:
 - equipment commissioning;
 - facility “shake-down;”
 - operations and security “walk-through;”
 - staff occupancy training; and
 - the phased move-in of inmates (A phased move-in allows staff and inmates to adjust with less tension. BSCC staff recommends a phased move-in.)
- Periodic post-occupancy evaluations at one, two and five years after occupancy.

Project controls are in place to be certain that the project is delivered on time, within budget and meets expectations. These quality control procedures ensure that all documents are complete and properly coordinated. Project *controls for planning* have included:

- the establishment of effective communication links between and among all participants;
- early discussions with oversight organizations such as the Board of State and Community Corrections (BSCC) and the State Fire Marshal;
- continuous schedule review and refinement in planning team review meetings;
- the traditional peer review of planning documents by senior professionals who have not been involved with our project;
- outside peer review by professionals in the various planning, architectural and engineering disciplines;
- participation in continuing education opportunities related to individual disciplines and to this facility type; and
- active participation by consultants in professional societies such as the American Correctional Association, the American Jail Association, the National Sheriff’s Association,

the California State Sheriff's Association, the American Society for Industrial Security, the American Institute of Architects, the American Society of Heating, Refrigerating and Air Conditioning Engineers as well as a number of other professional societies and associations.

Additional *quality control methodologies will be applied to design activities and the preparation of construction documents*. These methodologies include:

- use of value engineering processes in design team weekly review meetings;
- commitment to using only those security and detention products that have been proven in a detention environment for at least five years (unless otherwise directed by the client);
- continuation of the traditional peer review of design and construction documents (as the project progresses) by senior professionals who have not been involved with the project to be certain that all documents are coordinated and that all documents are developed above industry standards;
- the assignment of a single professional on the architectural team who is responsible for ensuring that any changes are reflected in all architectural and engineering documents and that all documents are coordinated;
- independent constructability analysis by professionals who examine the construction documents from a contractor's perspective; and
- the continued use of checklists provided by BSCC and the State Fire Marshal.

To assure *staffing efficiency*, a detailed, conceptual, "best practices" staffing plan will be developed prior to the beginning of schematic design for the new jail so that staffing efficiencies are one of the primary influences on the design effort. This staffing plan will guide the design effort and be updated as necessary. The design team and the Sheriff will keep the Board of Supervisors continually informed regarding anticipated operational costs including those directly attributable to staffing. The new jail will be designed with staffing "best practices" in mind and will conform to the

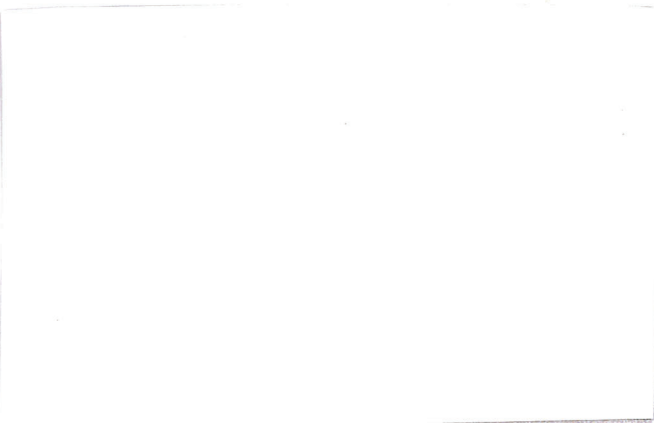
requirements of Titles 15 and 24 in terms of such operational issues as inmate supervision, safety checks, etc. *As compared to the existing detention facility, less staff will be required per inmate because all inmate occupied areas in the new jail will be under the direct visual control of a deputy. Modoc County has committed the following senior staff to manage and guide this project through to occupancy:*

Project Oversight:

- Supervisor Geri Byrne - Chair, Modoc County Board of Supervisors
- Sheriff Mike Poindexter - Modoc County Sheriff

Project Management:

- Chester Robertson - County Administrative Officer
- Sgt. Dan Nessling - Modoc County Sheriff's Office



4.02 Current State of Planning Progress. Our current planning effort began with the passage of SB 1022. We realized that the significant changes brought about by AB 109, including the types of inmates that our county would now hold and the increased average length of stay of those inmates would cause significant issues for our small county.

We commissioned our most recent needs assessment in August of this year. *Our 2013 needs assessment forms the basis for this funding application.* Our needs assessment helped us to continue to develop *a comprehensive plan through the Community Corrections Partnership* committee. Our planning process for program space has coincided with our planning efforts to replace our antiquated, linear jail. As we continue to prepare for our planned construction project we plan to coordinate with our program specialists to assess space needs.

4.03 Readiness to Proceed. Modoc County's readiness to proceed is illustrated by the following:

- The *planning team for this project have been established* and is developing the preliminary architectural program for staff efficient housing units.
- Our most recent *needs assessment was completed in September 2013* in order to verify our project requirements and identify our bed need for the next twenty years including the impact of AB 109.
- The proposed *site for our new jail has been identified* and the site is owned by Modoc County.
- *Funding has been identified* for the required cash and in-kind matching funds as indicated in the attached Board resolution.
- *The Modoc County Board of Supervisors, County Administration and the Sheriff are committed to building and staffing the our new jail* as also is indicated in the attached resolution from the Board of Supervisors

4.04 Construction Timeline. This project is in the conceptual planning stage. The only project schedule and milestones to date are those *provided in this funding application in Section 3, Project Timetable on page 7.*



SECTION 5. NARRATIVE (BUDGET REVIEW & REASONABLENESS)

5.01 Justification of State

Financing Requested. Our

2013 *Jail Needs Assessment (JNA)* recommends the replacement of our antiquated, linear jail and the construction of a new 32-bed, podular, Title 24 compliant Type II adult detention facility to meet our 2014 needs. We are

requesting \$7,514,000 in state funding and, in turn, providing \$396,000 in cash and in-kind match. Our linear, old, unsafe "jail steel" beds will be vacated by the Sheriff's Office and used for secure general storage by other county departments.

5.02 Benefits/Impact of Construction in Relation to Construction Cost (including fiscal). With a new jail, officers, staff, volunteer, visitor, public and inmate safety will improve. Staffing efficiencies achieved in a podular facility with direct visual supervision of all inmate occupied areas will allow staff to spend more time on programs and less time on custody and escort duties. Proper separation by classification will become possible, which has become more critical with the addition of AB 109 inmates to our jail population. Officer recruiting and retention will improve. Utility costs will decrease with an energy efficient facility designed to LEED standards. Maintenance costs will decrease. We no longer will be forced to maintain old equipment and systems, which have exceeded their normal life span.

5.03 Steps to Minimize Costs. Our project team will monitor the project's projected and actual budget to preserve scarce resources. This includes *developing and reconciling simultaneous,*

independent budgets for project costs and construction costs as well as staffing and operational costs during design and construction. The Board of Supervisors continuously will be informed of all costs associated with the project through careful oversight, project management and efficient communications protocols. Careful attention will be paid to the development of the budgets for staffing and operational costs since these costs must be met for the life of the facility. *Careful attention to staffing and program issues will ensure staffing efficiency and program effectiveness.*

The Sheriff is required to provide an operational program statement with the schematic design package and a staffing plan with the design development package. For this project, the program statement and staffing plan will be prepared at the beginning of schematic design so that the design will be determined by program needs (to provide effective alternatives and reduce recidivism) and guided by the staffing plan (to meet “best practices” for efficient and effective staffing). To assure staffing efficiency, the housing units will be designed to maximize sightlines and provide direct visual supervision. Modoc County will keep the jail bed and program space construction and operating costs low through careful site and space planning and the use of newer technologies. The *use of construction systems that are common to the area, construction techniques with which local contractors are familiar and the “marketing” of potential contractors before construction documents are released for bidding will result in lower responsible bids.* In addition, careful specification of *“green” building systems* will maximize operational funds throughout the life cycle as a result of reduced utility and maintenance costs. The design team will use “green” (i.e. LEED) building practices to create environmentally sound and resource efficient housing units and program areas through an integrated design approach. This will achieve significant life cycle and operational cost avoidance. “Green” building principles will include resource conservation (i.e. energy efficiency) as well as the use of renewable energy and water conservation features. The design effort will consider environmental impact and waste minimization, create a healthy and comfortable

environment, reduce operational and maintenance costs and address related issues. *Life cycle costs continuously will be analyzed, as will the economic and environmental impact and performance of the housing units and program spaces.*

5.04 Leverage of Other Funds for Program Delivery. Modoc County is using *AB 109 funds for program delivery as authorized by the Community Corrections Partnership.*

5.05 Cost Effectiveness (including from a population management perspective). Our *design goals, which were developed as part of our planning activities discuss our cost*

effectiveness from a population management perspective. The proposed new Modoc County Jail will:

- be a new generation, direct visual supervision, podular, adult detention facility that meets all of the requirements of Title 24 of the *California Code of Regulations*;
- provide a safe and secure environment for staff, visitors, volunteers and inmates with a well defined secure perimeter that includes pedestrian and vehicular sally ports;
- include staff efficient, control stations that provide visual supervision of the housing units, program spaces and recreation areas as well as other inmate occupied areas;
- consist of housing units with the flexibility to meet a wide variety of varying classification needs (e.g. female housing units, units of varying security levels, special use beds, etc.);
- provide spaces for a variety of programs to reduce recidivism and thus reduce county, state and federal criminal justice system costs;

- provide a professional work environment and adequate space for custody staff, teachers, medical and mental health professionals, other professionals providing services and volunteers;
- be cost efficient to build and operate;
- be energy efficient and environmentally friendly to reduce operating costs;
- be staff efficient to preserve scarce county resources;
- meet the requirements of the Americans with Disabilities Act (ADA);
- provide adequate, easily supervised adult exercise and recreation spaces to reduce tension and contribute to the success of programs;
- include adequate storage as required by Title 24; and
- provide secure spaces for contact, non-contact and video visiting.

B. BUDGET SUMMARY TABLE
(Report to nearest \$1000)

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$ 6,400,000	\$ 0		\$ 6,400,000
2. Additional Eligible Costs*	\$ 256,000	\$ 0		\$ 256,000
3. Architectural	\$ 608,000	\$ 0		\$ 608,000
4. Project/Construction Management	\$ 250,000	\$ 14,000		\$ 264,000
5. CEQA		\$ 30,000		\$ 30,000
6. State Agency Fees		\$ 51,000		\$ 51,000
7. Audit		\$ 0	\$ 20,000	\$ 20,000
8. Needs Assessment		\$ 15,000	\$ 0	\$ 15,000
9. Transition Planning		\$ 0	\$ 126,000	\$ 126,000
10. County Administration			\$ 90,000	\$ 90,000
11. Land Value			\$ 50,000	\$ 50,000
TOTAL PROJECT COSTS	\$ 7,514,000	\$ 110,000	\$ 286,000	\$ 7,910,000
PERCENT OF TOTAL	95.00%	1.39%	3.61%	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).

Provide an explanation below of how the dollar figures were determined for each of the budget line items 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 line item 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):**
Construction costs are based on an programmatic estimate of a conceptual 32 - bed design consisting of 20 medium-security beds, 4 maximum-security beds and 8 special use beds along with program spaces and the required support spaces required by Title 24. Construction cost is estimated at \$6,400,000 to be provided by the state with no cash match by the county.
2. **Additional Eligible Costs (specified allowable fees, moveable equipment and moveable furnishings, and public art):**
 - a) **Define each allowable fee type and the cost of each:** Fees at \$46,000 are estimated to include \$16,000 for building permits, \$12,000 for water, \$15,000 for

sewer and SCORE and \$3,000 for StormWater Pollution Preventive Plan (SWPPP). These fees are to be provided by the state with no cash match by the county.

b) Moveable equipment and moveable furnishings total amount: \$210,000.

c) Public art total amount: \$0.

3. **Architectural:**

a) Describe the county's current stage in the architectural process: This is a design-bid-build project. The architect has not been selected yet. We have developed an architectural program and currently are developing the type of programs that will be offered in our new facility including programs for AB 109 inmates and programs for our traditional county inmates.

b) Given the approval requirements of the SPWB and associated state reimbursement parameters, define which portions/phases of the architectural services the county intends to seek state dollar reimbursement: We propose that all these fees be paid through state reimbursement without matching funds by the county.

c) Define the budgeted amount for what is described in b) above: \$608,000.

d) Define which portion/phases of the architectural services the county intends to cover with county contribution dollars: Modoc County has very limited resources. We intend to borrow from other county funds and reimburse those funds when state funds are received.

e) Define the budgeted amount for what is described in d) above: \$0.

4. **Project/Construction Management:**

Fees are estimated at \$264,000 with \$250,000 provided by the state and \$14,000 provided by Modoc County as cash match.

5. **CEQA:**

CEQA fees (estimated at \$30,000) are based on fees historically paid by the county for environmental consulting services and public outreach for similar projects. A contracted environmental consultant will perform these services.

6. **State Agency Fees (maximums: due diligence \$16,000; SFM \$35,000):**

a) Real estate due diligence fee: \$16,000.

b) State Fire Marshal fee: \$35,000.

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

The county will use an independent county auditor (in-kind match).

8. **Needs Assessment – Define whether work is performed by county staff (in-kind) or consultant (cash) :**

The needs assessment was provided by an outside consultant (listed as cash match).

9. **Transition Planning – Define whether work is performed by county staff (in-kind) or consultant (cash):**

Transition planning will be provided by county staff (listed as in-kind match).

10. **County Administration:**

Provide by county staff from Administration and the Sheriff's Office (listed as in-kind match).

11. **Land Value:**

Land value is estimated at \$50,000 based on current market value.