

Alameda County Sheriff's Office

Lakeside Plaza, 1401 Lakeside Drive, 12th Floor, Oakland, CA 94612-4305



Gregory J. Ahern, Sheriff

Director of Emergency Services
Coroner - Marshal

510-272-6866

October 11, 2021

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

RE: SB 863 Scope Change Request

Dear Mr. Shores:

Alameda County is grateful to receive the SB 863 funding for the Santa Rita Jail Mental Health, Program and Service Unit project, located on Alameda County owned land in the City of Dublin. At the time the application was submitted, the scope of the project was to design and construct a new two-story building connecting to two existing housing units at Santa Rita Jail. The new building was planned to include space for circulation, lobby, waiting area, administrative & support unit, mental and medical health treatment, OB/GYN clinic, utility and programming. The original scope also included remodeling the two connecting housing units into transitional housing units while providing accessible housing for male and female inmates with disabilities in accordance with the Americans with Disabilities Act (ADA).

As the project progressed through bridging design, additional costs related to State, Building Code, and site requirements were identified, which make the original planned design and location cost prohibitive. These requirements include:

- Connecting the new proposed infill building to the Santa Rita Jail (SRJ) campus existing utilities. A majority of these utility connections and associated repairs to existing infrastructure are outside of the State recognized project boundary, and therefore, are not reimbursable.
- Building Code required seismic upgrades associated with connecting to adjacent Housing Units 23 and 24 were not included in the State approved budget and are also not reimbursable.
- Relocation of the existing fire access road and underground utilities fall outside of the State recognized project boundary, and these costs are therefore not reimbursable.
- The design solution to bring the project into compliance with State required C.3 stormwater compliance regulations fall outside of the State recognized project boundary, and costs are therefore not reimbursable.

The total estimated additional cost to address these issues is approximately \$45,000,000. These additional, non-reimbursable costs significantly increase the cost of the project from the original budget of \$61,635,000 making the project cost prohibitive to the County.

Due to the challenges outlined above, the County proposes to construct the project in a new location at the western end of the Santa Rita Jail as a stand-alone building. This new location will eliminate the cost prohibitive and access/easement issues related to the original location. Also, the County proposes to delete the medical treatment and OB/GYN clinic from the original scope in order to accommodate an increase in their Behavioral Health staff at Santa Rita Jail from 86 to 161. The additional space for the increase in Behavioral Health staffing offsets the deletion of the medical treatment and OB/GYN space and maintains the overall original square footage of the facility at approximately 40,000 square feet. The medical treatment and OB/GYN clinic will maintain their current operations in the existing Santa Rita Jail campus.

In summary, the proposed scope change includes relocating the building from between Housing Units 23 and 24 to the west end of the Santa Rita Jail campus as a stand-alone building and deleting the medical health treatment and OB/GYN clinic.

Please accept this letter as a request to modify the original application for the proposed scope change. We appreciate your assistance in facilitating the scope change approval. If there is a need for additional information or if you have any questions, please contact our Senior Project Manager, Dana Tran at (510) 407-7431 or dana.tran@acgov.org.

Sincerely,



for
Gregory J. Ahern
Sheriff - Coroner

Attachments:

Exhibit A – Scope Comparison Table

Exhibit B – Site Plan (original location and new location)

Exhibit A
Scope Comparison Table

SB 863 Project Scope of Work	Original Submission	Proposed Amendment	Explanation
Two-story building	x	x	No Change
Connected to existing facility	x	No	Bldg. relocation
Lobby/Waiting Area	x	x	No Change
Administrative and Support Unit	x	x	No Change
Mental Health Treatment	x	x	Increase staffing from 86 to 161
Medical Health Treatment	x	No	Delete (maintain operations in existing SRJ)
OB/GYN clinic	x	No	Delete (maintain operations in existing SRJ)
Utility	x	x	Utilities were connected to existing utilities in the original location. They will be stand alone in the new location.
Programming	x	x	Programming changed due to increases in mental health space for ACFBH and deletion of medical and OB/GYN spaces.

