

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-6

Urgent

Routine

AGENDA DATE August 3, 2010

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval of the Schematic Design of the Juvenile Commitment Facility and Related Actions

STAFF RECOMMENDATIONS:

1. Accept the Schematic Design as prepared by Lionakis and authorize the Project Team working with the Design Team to complete the Design for future Board of Supervisors Consideration.
2. Authorize the Project Manager to amend the contract for professional architectural services with Lionakis for the two-way Radio System, Card Access System, and Arc Flash Study; and authorize the Project Manager to sign Amendment One with Lionakis for additional work for the amount not to exceed \$41,000.

FISCAL IMPACT:

The original projected cost for the new Juvenile Youth Treatment Facility is estimated at \$24,051,450. In order to be eligible for the \$18 million in SB81 State Grant Funding a minimum cash match of 5% and an in-kind match no greater than 20% is required for medium sized counties, to match the State funds of \$18,000,000.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2010-507

On motion of Supervisor Chiesa, Seconded by Supervisor DeMartini
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

Abstaining: Supervisor: None

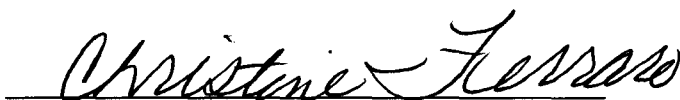
1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

FISCAL IMPACT: (Continued)

In the County's application for grant funding, the County has estimated a cash match of up to \$3,599,650. Of this amount the Board of Supervisors has already approved \$2,424,724 in funding for the project from two sources (\$1.75 million in Public Facility Fees and \$699,724 in Youthful Offender Block Grant funds). The County is in the process of finalizing the cash match discussions with the State and foresees coming back to the Board of Supervisors to request to use funds from the Criminal Justice Facilities Fund instead of Youthful Offender Block Grant (YOBG) Fund. There are sufficient funds available in the Criminal Justice Facilities Fund to replace the \$699,724 previously approved and the additional \$1,149,926 needed to meet the cash match requirement. This will allow the County to save YOBG funds for operational expenses to maintain beds at the Juvenile Hall during this fiscal year or in future fiscal years or for operational expenses in the new Juvenile Youth Treatment facility. The in-kind match is estimated to be \$2,451,800 for a total match of \$6,051,450.

In-kind match will come from the value of the land, County administration of the project and transition planning for the new facility. In the County's original application for grant funding the County projected the value of the land at \$100,000 an acre. At that time it was projected that the facility would occupy 7.75 acres. At the completion of programming it is recommended that 3.7 acres be used for the first phase of the project. Based on the County's appraisal the value of the land qualifying for the in-kind match is \$1.77 million.

The financing mechanism used to fund State public works projects such as the commitment facility, or other public works projects such as bridges and buildings is a blend of short-term interim financing of the project using funds from the State's pooled money investment account and long term lease revenue bond financing.

The projects financed in this manner are approved by the State Public Works Board. As projects move through the process the Public Works Board works with the local agencies to ensure that the project meets all criteria for ultimate financing once completed.

At this time, the Chief Executive Office is returning to the Board for acceptance of the Schematic Design Phase; and to authorize the Project Manager to amend the contract for professional architectural services with Lionakis for the two-Way Radio System, Card Access System, and Arc Flash Study; and authorize the Project Manager to sign Amendment One with Lionakis for additional work for the amount not to exceed \$41,000.

As concluded previously, the opportunity to build a Juvenile Commitment Facility that is so needed in our community has come at a very difficult financial time in County government. Yet even though we continue to be in unprecedented fiscally challenging times, the ability to construct a new \$24 million 60-bed Commitment Facility with a County contribution estimated at \$6,000,000 is a significant opportunity and fortunately, dedicated funds are available for the match requirements. The actions recommended in this report do not commit the project to be finally approved or funded, but rather represent the next steps in the process. As the project progresses, all funding decisions will be brought to the Board of Supervisors at each phase of the project for consideration and review and approval.

DISCUSSION:

Introduction:

Stanislaus County Probation is partnering with the State of California to develop a Youth Treatment or "Commitment" Facility to provide and enhance the delivery of the County's rehabilitative programs involving "committed" wards of the court, as described in Section 602 of the Welfare and Institutions Code. The primary reasons the County seeks to develop this facility are:

- 1) As identified in The Needs Assessment Study completed by the County in April of 2008 identified an "urgent gap" in required commitment beds for the detention of minors who would benefit from specific rehabilitative programming if they were detained in appropriate facilities. Currently, the County does not have program-specific facilities to house committed wards, which have averaged 68% of the average daily custodial population (ADP) for 2007;
- 2) The average daily custodial population (ADP) of detained court-committed wards, when combined with the non-committed population housed currently at the County's Juvenile Hall consistently approaches and frequently exceeds existing bed capacity;
- 3) Of the top 20 counties by population, Stanislaus County is the only county without a commitment facility and of the 48 counties that currently operate juvenile detention facilities, Stanislaus County ranks 40th in beds per capita, and eighth among the 11 mid-sized counties identified in the referenced RFP;
- 4) Thoroughly vetted projections of detained minors, developed under a variety of industry-common methodologies, demonstrate that by 2010 the committed population will exceed the existing Juvenile Hall's capacity by 80 beds. The proposed facility would meet the criteria of a "Camp" (as defined in accordance with Section 881 of the Welfare and Institutions Code) and would be at full operational capacity and staffing levels upon opening; and

Approval of the Schematic Design of the Juvenile Commitment Facility and Related Actions

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- 5) Department of Juvenile Justice (DJJ) realignment puts further stress on the local system in that many of the juveniles previously sent to DJJ are now local responsibility and are exceptionally hard to place because of their high level of needs and their history of flight from non-secure placements. This population is at highest risk to re-offend and currently languishes in the detention facility. A commitment facility will allow for appropriate need-based services provided within the County.

On January 12, 2010, the Stanislaus County Board of Supervisors approved the Award of Contract for Professional Architectural Design Services for the Development of Plans and Specifications for the Construction of a New Juvenile Commitment Facility to Lionakis. This project is to be funded with \$18 million from the State of California Corrections Standards Authority (CSA) through the Department of Corrections 2007 Local Youthful Offender Rehabilitative Construction Funding (SB81) and with matching funds provided by the County.

In the months since this approval, the Project Team, consisting of representatives from the Stanislaus County Chief Executive Office, Capital Projects, Probation, and Lionakis' design team, has studied and evaluated various concepts for this facility. This Schematic Design Report represents the results of these studies, including the estimated costs and project schedule for the delivery of the new Juvenile Commitment Facility.

Process:

During the schematic design process, the following goals were identified:

- Minimize movement between housing units and support facilities;
- Provide an architectural environment that supports the safety of staff and youths by providing direct supervision;
- Provide a "suicide-detering" environment;
- Provide a more normalized environment;
- Enhance staff efficiency to control operational costs; and
- Provide a secure perimeter.

The catalyst for the Schematic Design phase was the County's SB81 application which documented the project scope and budget. The project team started by reviewing the goals and concepts for the project that had been developed and documented in the Juvenile Justice Facilities Master Plan from March 20, 2009. Multiple designs were drawn based on these concepts. These designs were then discuss and evaluated against criteria that included project scope, the project goals and budget.

Proposed Project Design Elements

The proposed project as designed will consist of a stand-alone 46,998 square foot Juvenile Commitment Center with the required outdoor recreation yard, a new parking lot to accommodate the facility staff and visitors, and a small amount of landscaping. The Juvenile Commitment Center includes 1 – 30 bed housing unit and 2 – 15 bed housing units. The housing units include a mix of single and double sleeping rooms, along with several 4 bed dormitory-type rooms as well as medical screening and interview rooms. The facility also includes classrooms, multi-purpose space, a culinary program classroom, food service and various support spaces for staff services.

The 100% Schematic Design Report has been reviewed by the Corrections Standards Authority (CSA) and by the California State Fire Marshal (SFM). Comments received from both agencies have been incorporated into the project and are included in this report.

Amendment to Design Contract:

On January 12, 2010, the Stanislaus County Board of Supervisors approved the award of contract for professional architectural design services for the development of plans and specifications for the construction of a New Juvenile Commitment Facility to Lionakis of Sacramento, California. During the Schematic Design Phase, staff found three issues affecting the Commitment Center that were not included in the Architects contract. Those items included a study and recommendations for two-way radio communications with the existing Juvenile Hall and other law enforcement agencies, a card access system for the control of access to the facility that is not controlled through Central Security, and an Arc Flash study of high voltage panels within the hall required by OSHA.

At this time, the Chief Executive Office is returning to the Board for acceptance of the Schematic Design Phase; and authorize the Project Manager to sign Amendment One with Lionakis for additional work for the amount not to exceed \$41,000 as outlined below:

Scope for Two-Way Radio System:

- Provide consultation and assistance in selecting the most appropriate two-way radio technology/system for the project.
- Provide radio system device plans with primary conduit routing and wiring for signal coverage of the new Commitment Center.
- Provide system block/single line diagrams and installation details sufficient for bidding.

- Provide performance based technical specifications describing system intent (basis of design) and product requirements sufficient for bidding.
- Provide opinions of cost for the radio system installation.
- Attend meetings to collect design requirements/criteria and review design intent with County's team for bidding.
- Provide construction administration support including clarifications, submittal review, and system testing.

Scope for Card Access System:

- Provide consultation and assistance in selecting the most appropriate card access system for the project.
- Provide system block/single line diagrams and installation details sufficient for bidding.
- Provide performance based technical specifications describing system intent (basis of design) and product requirements sufficient for bidding.
- Provide opinions of cost for the card access system installation.
- Attend meetings to collect design requirements/criteria and review design intent with County's team for bidding.
- Provide construction administration support including clarifications, submittal review, and system testing.

Arc Flash Study:

- Provide a comprehensive written report of the analysis.
- Printed labels for the mandated panels requiring labels within the scope of services.
- Conduct an on-site one hour seminar with electrical maintenance staff to review arc flash hazards as well as standard safety procedures. Review labels and the meaning of hazard levels. A question and answer session shall be provided.
- Provide recommendation related to the reduction of arc flash hazard, including adjustment of protective device setting to improve over current coordination intended to avoid cascading outages due to overlap of settings.
- Provide recommendation for additional arc flash analysis based upon the level hazards identified in this project.

Several major project deliverables have been completed including:

Real Estate Due Diligence:

An early requirement by the State was a Real Estate Due Diligence to ensure there are no encumbrances upon the property. Associated Engineering of Modesto, California, selected through an RFP process, surveyed the site and prepared a title exceptions map disclosing no encumbrances. Staff also reviewed the Assessor Parcel map. No

encumbrances were found. The due diligence was completed and transmitted to the State on September 14, 2009.

Appraisal of the property:

Cogdill and Giomi of Modesto, also selected through an RFP process, appraised the property as part of the due diligence process. The property was appraised for \$1,775,000, which will be used as part of the in-kind match for the grant.

Environmental Review:

M. J. Kloberdanz and Associates, of Modesto, contracted with the County to perform a Phase 1 Environmental review of the property. The Phase 1 review disclosed that the property was near the former Army Hospital. Upon the recommendation of M. J. Kloberdanz and Associates, staff elected to proceed with a Phase 2 Environmental review. Phase 2 consisted of drilling test holes on and near the site to find any evidence of underground contamination. No evidence of underground contamination was found.

Soil Testing:

Krazan and Associates of Modesto, selected through an RFP process, contracted with the County to do soil borings on and near the site and to prepare a Geotechnical Report. The soil borings show the soil can support the new facility and provides information for the Architectural team to design the foundations and structure.

Current Budget Status:

The State Construction Cost Budget for the Stanislaus County Juvenile Commitment Center (SCJCC) in the SB81 funding documentation is established at \$18,000,000, to cover all construction hard costs (site and building) and furniture, fixtures and equipment (FF&E). As part of the Schematic Design process, the information contained in the systems narratives, along with the design drawings developed with the County, were used to prepare a Cost Estimate. There were two concurrent estimates performed; one by Reliable Cost Estimating (RCE), and one by Leland Saylor (separate estimating firm contracted by County).

After the estimates were reconciled, staff hosted a one day workshop attended by the Lionakis and their consultants, a peer group of experts selected by the County, and appropriate County. The members of the workshop reviewed the Schematic Design and presented suggestions for improving the project. After review, many of those suggestions were incorporated into the Schematic Design.

With the information gathered from the Estimators and the workshop, staff believes the project will be constructed below the \$24,051,054 budget.

Schedule:

The estimated schedule for the completion of the project is as follows:

Completion of Design Development Phase	Late Fall 2010
Completion of Construction Documents	Spring 2011
Completion of Bid and Award	Summer 2011
Completion of Construction	Winter 2012

Community Meeting:

On May 1, 2010, staff held two review meetings for the Community at the Juvenile Hall. The meetings were to advise the surrounding neighbors, especially residential, of the plans for the Commitment Center and to receive and evaluate feedback. The community was interested in the proximity of the Commitment Center to residential areas. Comments received from citizens who attended the session were positive about the proposed placement of the Commitment Center on the South side of the Juvenile Hall property, facing 2nd Street, and was as far removed from the residential areas as possible. The Project Team is also working with Modesto Junior College and the Stanislaus County Office of Education (SCOE) to consider partnership opportunities at the Blue Gum site.

POLICY ISSUES:

The Board of Supervisors approval of the Schematic Design for the Juvenile Commitment Center is consistent with the Board's stated priorities of A safe community and the Efficient delivery of public services and Effective Partnerships.

STAFFING IMPACTS:

The County anticipates substantial review and interaction with the Probation Department, Chief Executive Office Capital Projects, and staff from Lionakis, Inc. There are no additional staffing requirements associated with this item.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

ATTACHMENTS AVAILABLE
FROM YOUR CLERK

AGREEMENT BETWEEN THE COUNTY OF STANISLAUS AND LIONAKIS
FOR THE ARCHITECTURAL DESIGN
OF THE JUVENILE HALL COMMITMENT CENTER

AMENDMENT NO. 1

The Agreement between the **County of Stanislaus** ("County") and **Lionakis** ("Consultant") for the Architectural Design of the **Juvenile Hall Commitment Center** dated January 12, 2010 (collectively, the "Agreement") is hereby amended as follows:

1. Scope of Work Modify Appendix A – Scope of Work, Paragraph 1 – The Project Description as follows:

Add new paragraph "**Scope for Two-Way Radio System**" with the following:

- Provide Consultation and assistance in selecting the most appropriate two-way radio technology/system for the project.
- Provide radio system device plans with primary conduit routing and wiring for signal coverage of the new Commitment Center.
- Provide system block/single line diagrams and installation details sufficient for bidding.
- Provide performance based technical specifications describing system intent (basis of design) and product requirements sufficient for bidding.
- Provide opinions of cost for the radio system installation.
- Attend meetings to collect design requirements/criteria and review design intent with County's team for bidding.
- Provide CA support including clarifications, submittal review, and system testing.

Add new paragraph "**Scope for Card Access System**" with the following:

- Provide Consultation and assistance in selecting the most appropriate card access system for the project.
- Provide system block/single line diagrams and installation details sufficient for bidding.
- Provide performance based technical specifications describing system intent (basis of design) and product requirements sufficient for bidding.
- Provide opinions of cost for the card access system installation.
- Attend meetings to collect design requirements/criteria and review design intent with County's team for bidding.
- Provide CA support including clarifications, submittal review, and system testing.

Add new paragraph "**Arc Flash Study**" with the following:

- Provide a comprehensive written report of the analysis.
- Printed labels for the mandated panels requiring labels within the scope of services.
- Conduct an on-site one hour seminar with electrical maintenance staff to review arc flash hazards as well as standard safety procedures. Review labels and the meaning of hazard levels. A question and answer session shall be provided.
- Provide recommendation related to the reduction of arc flash hazard, including adjustment of protective device setting to improve over current coordination intended to avoid cascading outages due to overlap of settings. Provide recommendation for additional arc flash analysis based upon the level hazards identified in this project.

2. Compensation Modify Paragraph 2.1 Total Compensation:

	Agreement	Amendment No. 1	Revised Agreement
Option 1, Schematic Design Option including Basic Services and ODC's	\$307,680	\$0	\$307,680
Option 2, Design Development Option including Basic Services and ODC's	\$484,370	\$19,845	\$504,215
Option 3, Construction Documents Option including Basic Services and ODC's	\$629,400	\$12,490	\$641,890
Option 4, Bid Option including Basic Services and ODC's	\$52,680	\$1,035	\$53,715
Option 5, Construction Administration Option including Basic Services and ODC's	\$393,206	\$7,630	\$400,836
TOTAL ALL FIVE PHASES	\$1,867,336	\$41,000	\$1,908,336

Except as specifically modified herein, the Agreement shall remain in full force and effect as written. To the extent that any provision of this Amendment No. 1 conflicts with any provisions of the Agreement, this Amendment No. 1 shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first mentioned above.

STANISLAUS COUNTY

By Patricia Hill Thomas
 Patricia Hill Thomas
 Chief Operating Officer/
 Assistant Executive Officer

Approved as to Form

By John P. Doering
 John P. Doering
 County Counsel

LIONAKIS

By [Signature]
 Title ASSOC. PRINCIPAL

PowerPoint Presentation

Approval of the Schematic Design of the Juvenile Commitment Facility and Related Actions



- **A Partnership between the Stanislaus County and the State of California**
- **Enhances delivery of rehabilitative programs involving “committed” wards of the Court**
- **Needs Assessment completed April 2008 identified an “urgent gap” in required commitment beds**
- **Stanislaus County is the only of the State’s 20 largest counties not to have a Commitment Facility and ranks 40th in beds per capita**

Juvenile Commitment Facility: Schematic Design Task List

- ✓ Needs Assessment *Completed Spring 2008*
- ✓ Facility Program Developed *Completed Winter 2009*
- ✓ Environmental Analysis Initiated *Started Winter 2009*
- ✓ State Grant Received & Accepted *Completed Winter 2010*
- ✓ Design Contract Awarded *Completed Winter 2010*
- ✓ State Review of Schematic Design *Completed Summer 2010*
- Board Consideration of Schematic Design *Today*
- Complete Design Development *Est. Fall 2010*
- Complete Construction Documents *Est. Spring 2011*
- Environmental Review Complete *Est. Summer 2011*
- Complete Bid and Award Process *Est. Summer 2011*
- Complete Construction *Est. Winter 2012*
- Occupy Facility *Est. Winter 2012*

Juvenile Commitment Facility: Schematic Design
Project Cost and Funding

▪ Total Projected Project Cost:	\$24,051,450
State SB81 Grant Funding	\$18,000,000
Stanislaus County “Cash Match”	3,599,650
Public Facilities Fees (PFF)	1,750,000
Criminal Justice Facilities Fund	701,800
Total County Matching Funds	\$6,051,450

Jerry Powers
CHIEF PROBATION OFFICER

Stanislaus County Probation Department

Juvenile Commitment Facility: Schematic Design
Project Cost and Funding

- **Total Projected Project Cost:** **\$24,051,450**

Project must be approved by multiple State agencies, including the State Public Works Board, State Departments of Finance, General Services and the Corrections Standards Authority

County match funds are required to pay for design and off-site improvements before State grant funds are approved or expended for the on-site construction

Juvenile Commitment Facility: Schematic Design

Description of Facility

- **Project Includes 60 Juvenile Beds**
 - **Adjacent, but separate site from Juvenile Hall**
 - **One 30-bed housing unit**
 - **Two 15-bed housing units**
 - **Interview, medical screening and dining in each unit**
 - **Classrooms and a Culinary Program Opportunity**
 - **Rooms for additional group programs**
 - **Indoor and outdoor recreation**
 - **Visitation facilities**
 - **Administrative, security and support spaces**

- **Community Meeting at Probation Open House**
 - **Conducted May 1, 2010**
 - **Review of Siting and Conceptual Design**
 - **Invited neighbors in a surrounding area and the general public**



2215 Blue Gum Avenue

Modesto, CA

Maynard Feist, AIA
ASSOCIATE PRINCIPAL / LEED AP

Lionakis





- COLOR KEY:
- HOUSING
 - CLASSROOMS
 - INDOOR REC/ PROGRAMS, VISITATION
 - ADMINISTRATION, STAFF SUPPORT
 - FOOD SERVICE
 - UTILITIES, STORAGE
 - CIRCULATION

OVERALL PLAN





COLOR KEY:

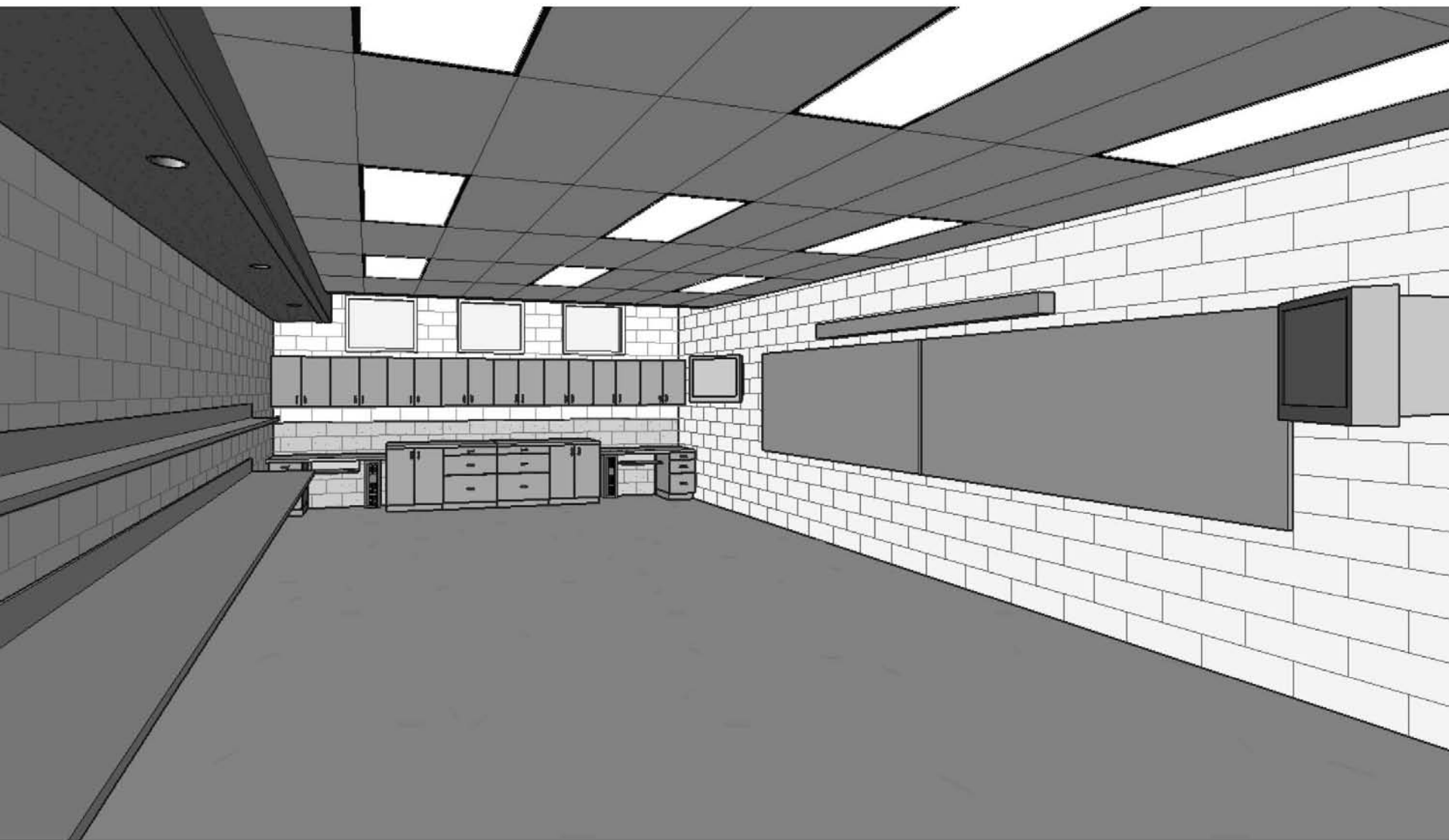
- HOUSING
- CLASSROOMS
- INDOOR REC/ PROGRAMS, VISITATION
- ADMINISTRATION, STAFF SUPPORT
- FOOD SERVICE
- UTILITIES, STORAGE
- CIRCULATION

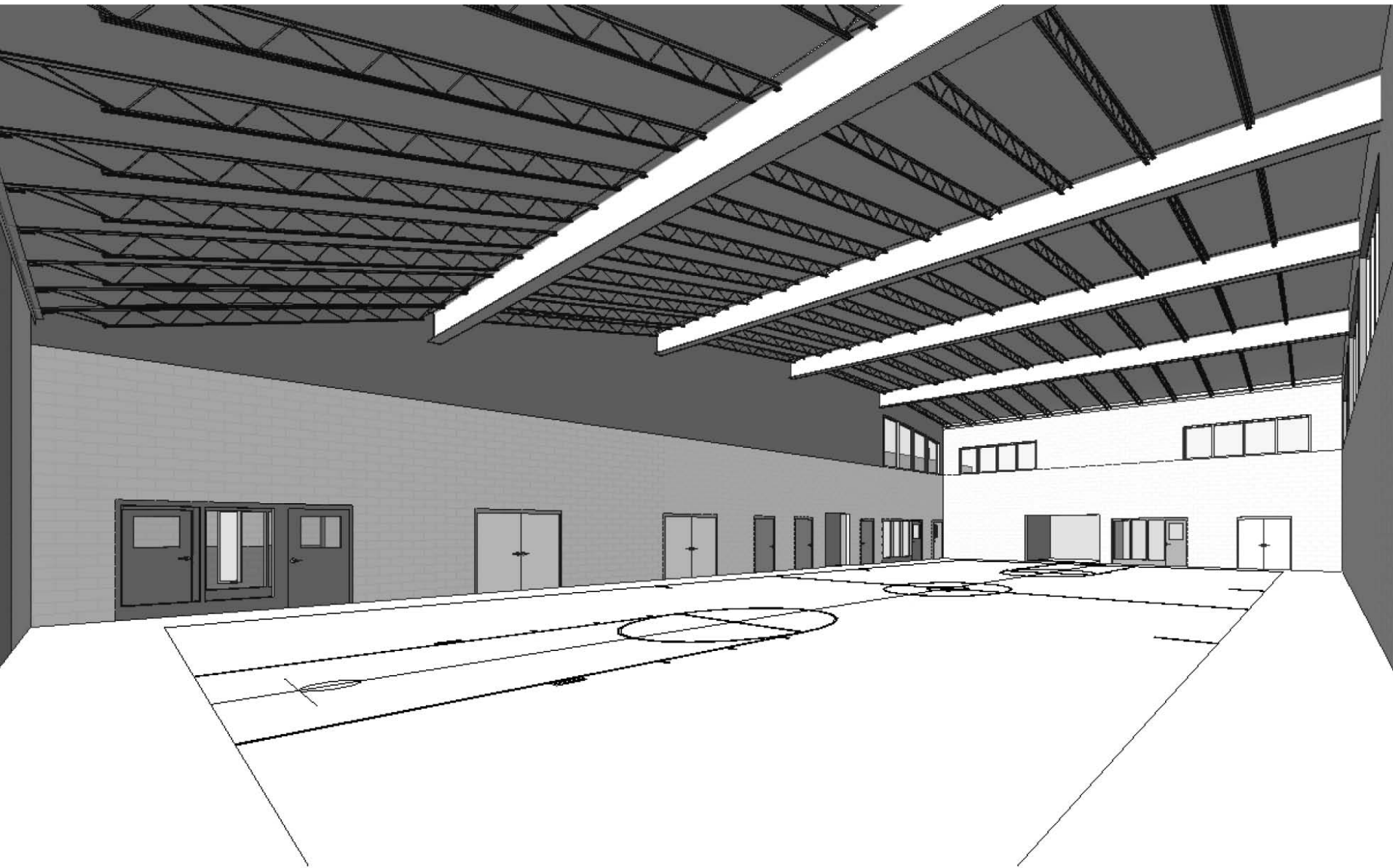


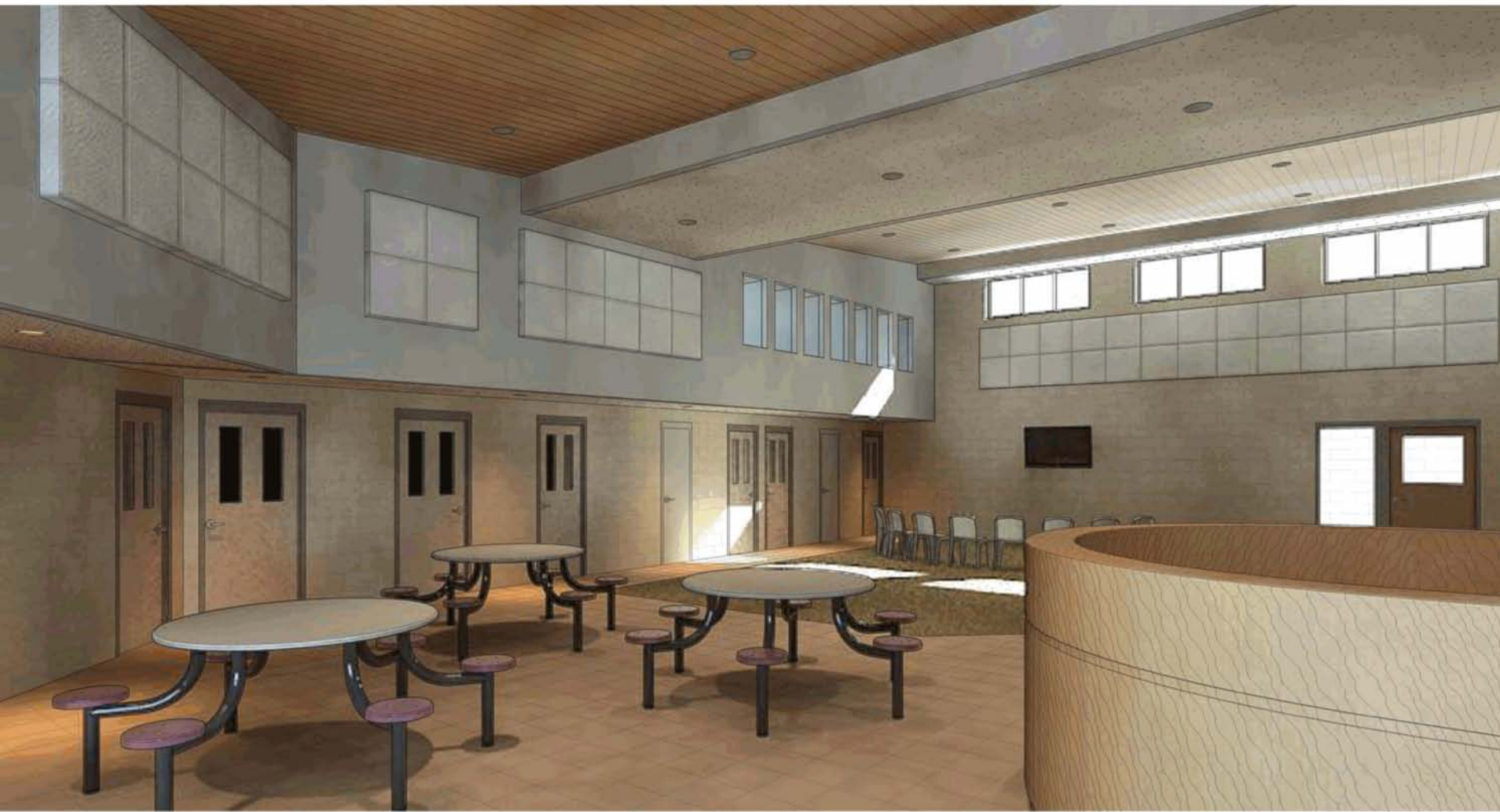
OVERALL PLAN

SCALE 1 : 30



















- **Three Additional Design Issues Identified:**
 - **Additional analysis of radio system needed to ensure coordination of communications between law enforcement agencies and Juvenile Hall**
 - **Provide central control for card access system at both Juvenile Hall and Juvenile Commitment Facility**
 - **Arc-Flash study of high voltage panels within the hall are required by OSHA**

- **Recommendations**

- 1. Accept the Schematic Design as Prepared by Lionakis and authorize the Project Team working with the Design Team to complete the Design for future Board of Supervisors Consideration.**
- 2. Authorize the Project Manager to amend the contract for professional architectural services with Lionakis for the two-way Radio System, Card Access System, and Arc-Flash Study; and authorize the Project Manager to sign Amendment One with Lionakis for additional work for the amount not to exceed \$41,000.**



