



**SENATE BILL 863, ADULT LOCAL
CRIMINAL JUSTICE FACILITIES
CONSTRUCTION FINANCING PROGRAM
PROPOSAL FORM**

This document is not to be reformatted.

SECTION 1: PROJECT INFORMATION

A. APPLICANT INFORMATION AND PROPOSAL TYPE				
COUNTY NAME County of Monterey		STATE FINANCING REQUESTED \$ 40,000,000		
SMALL COUNTY (200,000 and UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input type="checkbox"/>		
TYPE OF PROPOSAL – INDIVIDUAL COUNTY FACILITY /REGIONAL FACILITY PLEASE CHECK ONE (ONLY):				
INDIVIDUAL COUNTY FACILITY <input checked="" type="checkbox"/>		REGIONAL FACILITY <input type="checkbox"/>		
B: BRIEF PROJECT DESCRIPTION				
FACILITY NAME Monterey County Adult Jail				
PROJECT DESCRIPTION The proposed project will provide a special Mental Health Treatment Unit and Vocational and Programs spaces for the prevention of recidivism. The proposed project will be located adjacent to the existing Monterey County Adult Jail				
STREET ADDRESS 1410 Natividad Road				
CITY Salinas		STATE CA	ZIP CODE 93906	
C. SCOPE OF WORK – INDICATE FACILITY TYPE <u>AND</u> CHECK ALL BOXES THAT APPLY.				
FACILITY TYPE (II, III or IV) II	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input type="checkbox"/> RENOVATION/ REMODELING	<input checked="" type="checkbox"/> CONSTRUCTING BEDS OR OTHER SPACE AT EXISTING FACILITY	
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, <u>whether remodel/renovation or new construction.</u>				
	A. MINIMUM SECURITY BEDS	B. MEDIUM SECURITY BEDS	C. MAXIMUM SECURITY BEDS	D. SPECIAL USE BEDS
Number of beds constructed	0	0	0	22
TOTAL BEDS (A+B+C+D)	22			

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 **Stephen T. Bernal** TITLE **Sheriff**

AUTHORIZED PERSON'S SIGNATURE DATE
August 25, 2015

F. 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 **Robert Murdoch** TITLE **Director of Public Works**

DEPARTMENT TELEPHONE NUMBER
Resource Management Agency- Public Works 831-755-4831

STREET ADDRESS
168 W. Alisal Street

CITY STATE ZIP CODE E-MAIL ADDRESS
Salinas CA 93901 murdochr@co.monterey.ca.us

G. 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 **Hye-Weon Kim** TITLE **Finance Manager**

DEPARTMENT TELEPHONE NUMBER
Sheriff's Department 831-755-3749

STREET ADDRESS
1414 Natividad Road

CITY STATE ZIP CODE E-MAIL ADDRESS
Salinas CA 93906 kimh@co.monterey.ca.us

H. DESIGNATED PROJECT CONTACT PERSON

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

PROJECT CONTACT PERSON

NAME **James H. Bass** TITLE **Commander**

DEPARTMENT TELEPHONE NUMBER
Sheriff's Department – Custody Bureau 831-755-3887

STREET ADDRESS
1410 Natividad Road

CITY STATE ZIP CODE E-MAIL ADDRESS

Salinas

CA

93906

bassjh@co.monterey.ca.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 “Budget Considerations” page 22 of the Senate Bill (SB) 863, Construction of Adult Local Criminal Justice Facilities (ALCJF’s) 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 D 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. It is necessary to fully include each eligible project cost for state-reimbursed, county cash, and county in-kind contribution amounts.

The in-kind contribution line items represent only county staff salaries and benefits, needs assessment costs, transition planning costs and/or current fair market value of land. An appraisal of land value will only be required after conditional award 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 requesting a reduction in county contribution must state so in part A of this section. The County contribution must include all costs directly related to the project necessary to complete the design and construction of the proposed project, except for those eligible costs for which state reimbursement is being requested.

State financing limits (maximums) for all county proposals are as follows. For proposed regional ALCJF’s, the size of the lead county determines the maximum amount of funds to be requested for the entire project:

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

A. Under 200,000 Population County Petition for Reduction in Contribution

Counties with a population below 200,000 may petition the Board of State and Community Corrections (BSCC) 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 863 RFP and Proposal process and receives a conditional award. The county (below 200,000 population) may request to reduce the required match to an amount not less than the total non-state reimbursable projects cost as defined in Title 15, Division 1, Chapter 1, Subchapter 6, Construction Financing Program section 1712.3. If requesting a reduction in match contribution, check the box below to indicate the county's petition.

By checking this box the county hereby petitions for a contribution reduction request as reflected in the proposal budget.

B. Readiness to Proceed Preference

In order to attest that the county is seeking the readiness to proceed with the proposed project, the county included a Board of Supervisors' resolution doing the following: 1) identifying and authorizing an adequate amount of available matching funds to satisfy the counties' contribution, 2) approving the forms of the project documents deemed necessary, as identified by the board to the BSCC, to effectuate the financing authorized in SB 863 3) and authorizing the appropriate signatory or signatories to execute those documents at the appropriate times. The identified matching funds in the resolution shall be compatible with the state's lease revenue bond financing. Additionally see Section 6 "Board of Supervisors' Resolution" for further instructions.

This proposal includes a Board of Supervisors' Resolution that is attached and includes language that assures funding is available and compatible with state's lease revenue bond financing. See below for the description of compatible funds.

County Cash Contribution Funds Are Legal and Authorized. The payment of the county cash contribution funds for the proposed adult local criminal justice facility project (i) is within the power, legal right, and authority of the County; (ii) is legal and will not conflict with or constitute on the part of the County a material violation of, a material breach of, a material default under, or result in the creation or imposition of any lien, charge, restriction, or encumbrance upon any property of the County under the provisions of any charter instrument, bylaw, indenture, mortgage, deed of trust, pledge, note, lease, loan, installment sale agreement, contract, or other material agreement or instrument to which the County is a party or by which the County or its properties or funds are otherwise subject or bound, decree, or demand of any court or governmental agency or body having jurisdiction over the County or any of its activities, properties or funds; and (iii) have been duly authorized by all necessary and appropriate action on the part of the governing body of the County.

No Prior Pledge. The county cash contribution funds and the Project are not and will not be mortgaged, pledged, or hypothecated by the County in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest by the County. In addition, the county cash contribution funds and the

Project are not and will not be mortgaged, pledged, or hypothecated for the benefit of the County or its creditors in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest in favor of the County or its creditors. The County shall not in any manner impair, impede or challenge the security, rights and benefits of the owners of any lease-revenue bonds sold by the State Public Works Board for the Project (the "Bonds") or the trustee for the Bonds.

Authorization to Proceed with the Project. The Project proposed in the County's SB 863 Financing Program proposal is authorized to proceed in its entirety when and if state financing is awarded for the Project within the SB 863 Financing Program.

C. California Environmental Quality Act (CEQA) compliance

Has the county completed the CEQA compliance for the project site?

Yes. If so, include documentation evidencing the completion (preference points).

No. If no, describe the status of the CEQA certification.

The Board of Supervisors approved a Categorical Exemption on August 25, 2015. The project is an infill development project under CEQA. The parcel is a public/semi-public zoning designation and consistent with the City of Salinas General Plan, the project site is less than five acres and in an urban area, project site has no value as a habitat, approval of the project will not result in any significant effect to traffic, noise, air or water quality and the site is served by all utilities. As a result of the project meeting all the conditions of an In-fill Development Project the County has completed a Categorical Exemption. Notice of Exemption filed on August 26, 2015 and the posting period will end on September 30, 2015.

D. Budget Summary Table (Report to Nearest \$1,000)

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$32,975,000	\$ 0		\$32,975,000
2. Additional Eligible Costs*	\$0	\$900,000		\$ 900,000
3. Architectural	\$2,774,000	\$400,000		\$3,174,000
4. Project/Construction Management	\$4,251,000	\$489,000		\$4,740,000
5. CEQA	\$0	\$8,000		\$8,000
6. State Agency Fees**	\$0	\$ 51,000		\$ 51,000
7. Audit		\$0	\$35,000	\$35,000
8. Needs Assessment		\$0	\$49,000	\$ 49,000
9. Transition Planning		\$0	\$200,000	\$200,000
10. County Administration			\$368,000	\$368,000
11. Land Value			\$2,000,000	\$2,000,000
TOTAL PROJECT COSTS	\$40,000,000	\$1,848,000	\$2,652,000	\$44,500,000
PERCENT OF TOTAL	90.0%	4.0%	6.0%	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)

** For State Agency Fees: State reimbursable costs include Real Estate Due Diligence only. State Fire Marshal fees may only be claimed as cash match.

Provide an explanation below of how the dollar figures were determined for each of the budget categories 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 budget category 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) (state reimbursement/cash match):** The construction dollars are based on a preliminary conceptual design for the proposed project that consisted of site plan and first and second floor plans. The dollars were calculated using current market costs multiplied by the estimated gross square footage. The costs include construction, utilities, equipment and fixed furnishings, sitework and special services. State funding will be used to support the construction of approximately 21,000 square feet of Mental Health treatment space and 15,000 square feet of vocational and programming space for a total of 36,000 square feet of new construction.

2. **Additional Eligible Costs (specified allowable fees, moveable equipment and furnishings, and public art)**
 - a) **Define each allowable fee types and the cost of each:** These costs were estimated percentages of construction cost, and solely as a Cash Contribution.
 - b) **Moveable equipment and moveable furnishings total amount:** The Costs for movable equipment and furniture are 2.7% of construction cost based on experience with similar projects or approximately \$900,000.
 - c) **Public art total amount:** No public art is planned for this project.

3. **Architectural(state reimbursement/cash match):**
 - a) **Describe the county's current stage in the architectural process:** The County has an established pool of Architectural Firms previously approved by the Board of Supervisors for correctional projects and given authority to the Director of Public Works to enter in to an agreement up to \$5,000,000. The County can have a consultant under contract and start work within a month.
 - b) **Given the approval requirements of the State Public Works Board (SPWB) and associated state reimbursement parameters (see "State Lease Revenue Bond Financing" section in the RFP), define which portions/phases of the architectural services the county intends to seek state dollar reimbursement:** The County intends to seek reimbursement for Architectural Services during preliminary plans, working drawings and construction phase services.
 - c) **Define the budgeted amount for what is described in b) above:** The County has estimated a 8.5% of construction cost for professional services fee during preliminary plans through construction phases.
 - d) **Define which portion/phases of the architectural services the county intends to cover with county contribution dollars:** The County intends to cover the Study Phase or 1.2% of construction cost for professional services prior to project establishment as a cash contribution.

Define the budgeted amount for what is described in d) above: \$ 400,000

4. **Project/Construction Management - Describe which portions/phases of the construction management services the county intends to claim as:**
 - a) **Cash** The County intends to cover Project Management services prior to Project Establishment. The County has estimated a 1.5% of construction cost prior to Project Establishment as an In-kind Contribution.
 - b) **State Reimbursement** Architectural Design services are \$2,774,000 and Project/Construction Management are \$4,251, 000.

5. **CEQA – may be state reimbursement (consultant or contractor) or cash match.** The County intends to finish CEQA prior to Conditional Award Financing is solely a Cash Contribution.

6. **State Agency Fees – Counties should consider approximate costs for the SFM review which may be county cash contribution (match). \$16,000 for the due diligence costs which may be county cash contribution (match) or state reimbursement.** The County has included State Agency Fees as a Cash Contribution. Since the County is prepared to submit Real Estate Due Diligence within one month of

conditional award, we anticipate fees of \$16,000 expended prior to Project Establishment. The County has included \$35,000 for State Fire Marshal review fees.

7. **Audit of Grant - Define whether the county is intending to use independent county auditor (in-kind) or services of contracted auditor (cash) and amount budgeted:** The County intends to use an independent County auditor and has estimated \$35,000 as an In-kind Match.
8. **Needs Assessment - Define work performed by county staff (in-kind), define hired contracted staff services specifically for the development of the needs assessment (cash match) :** The County has contracted with an independent consultant to provide a new needs assessment specific to this project and the consultants fees are \$49,000 as an In-kind Contribution.
9. **Transition Planning – Define work performed by county staff (in-kind), define the staff hired specifically for the proposed project (cash match):** The Transitional Planning will be performed by County Staff to plan the operation and occupancy of the new facility as an In-kind Contribution.

County Administration – Define the county staff salaries/benefits directly associated with the proposed project. The Resource Management Agency shall provide staff to support and oversee the management of this project, to process paperwork, provide support services such as surveying, document reviews, permitting and inspection, financial and budgetary support. Based on past experience with the County we estimate these costs to be approximately 1% of construction cost as an In-kind Match.

11. **Site Acquisition - Describe the cost or current fair market value (in-kind): The proposed site is owned by the County and is unencumbered.** The County has ownership of the property and it is unencumbered. The cost associated with the site is an estimated minimum value based on the smaller adjacent AB 900 site appraised at \$1,695,000. The site estimated value is an In-kind Contribution.

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 Public Works Board (State Capital Outlay Process)/Board of State and Community Corrections Processes and Requirements” section, page 30 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 time frames for specific milestone activities in this process. The BSCC Board intends to make conditional awards at its November 2015 board meeting.

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	November 12, 2015	February 2016	Site is County owned and clear of debt
Real estate due diligence package submitted <u>within 120 days of award</u>	November 12, 2015	March 2016	A current Title Report with supporting documents has been completed
SPWB meeting – Project established <u>within 18 months of award</u>	May 2016	September 2016	
Schematic Design with Operational Program Statement <u>within 24 months of award</u> (design-bid-build projects)	December 2016	February 2017	
Performance criteria with Operational Program Statement <u>within 30 months of award</u> (design-build projects)	N/A	N/A	
Design Development (preliminary drawings) with Staffing Plan	July 2017	November 2017	
Staffing/Operating Cost Analysis approved by the Board of Supervisors	February 2017	July 2017	
Construction Documents (working drawings)	June 2018	October 2018	
Construction Bids or Design-Build Solicitation	February 2019	April 2019	
Notice to Proceed <u>within 42 months of award</u>	April 2019	May 1, 2019	
Construction (maximum three years to complete)	May 2019	February 2021	
Staffing/Occupancy <u>within 90 days of completion</u>	February 2021	April 2021	

SECTION 4: FACT SHEET

To 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 Section 4 Fact Sheet).

Table 1: Provide the following information

1.	County general population	426,762
2.	Number of detention facilities	1
3.	BSCC-rated capacity of jail system (multiple facilities)	825
4.	ADP (Secure Detention) of system	891
5.	ADP (Alternatives to Detention) of system	395
6.	Percentage felony inmates of system	92
7.	Percentage non-sentenced inmates of system	62
8.	Arrests per month	1139
9.	Bookings per month of system	1139
10.	“Lack of Space” releases per month CRT ERL	182

Table 2: Provide the name, BSCC-rated capacity (RC) and ADP of the adult detention facilities (type II, III, and IV) in your jurisdiction (county)

	Facility Name	RC	ADP
1.	Monterey County Adult Jail	825	891
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Table 3: List the current offender programming in place and the ADP in each program

Pre-Trial Program		ADP
1.	Pre-Trial Services Program-Probation	2
2.	Own Recognizance Release (OR)	140
3.		
4.		
5.		
6.		
Sentences Offender Program		ADP
1.	Work Alternative Program (WAP)	170
2.	Alameda County Contract (Bed Space Contract)	33
3.	Penal Code Sections 4024.1 & 4018.6 Early Releases	182
4.	Supervised Home Confinement-Probation	69
5.		
6.		

Table 4: List of the offender assessments used for determining programming

Assessment tools		Assessments per Month
1.	Ohio Risk Assessment System - Probation	158
2.	Ohio Risk Assessment System – Pre-Trial	14
3.	Substance Abuse Subtle Screening Inventory (SASSI) Introspect	18
4.	Cage Questionnaire - Introspect	18
5.		
6.		

SECTION 5: NARRATIVE

Section 5 is limited to 35 pages and must be double-spaced with one-inch margins. All narrative (Section 5) must use no smaller than 12-point Arial font and be ordered in the 6 subject areas listed below. If the narrative can be written in less than the maximum 35 pages, please do so (avoid “filler”). Pictures, charts, illustrations, or diagrams are encouraged in the narrative. Data sources must be identified.

1. Statement of Need: What are the safety, efficiency, and offender programming and/or treatment needs addressed by this construction proposal? Please cite findings from the needs assessment (through 2019) submitted with this proposal.

Introduction from the 2015 Monterey County Jail Needs Assessment:

The existing Monterey County Jail lacks adequate space to conduct meaningful evidence-based programs to reduce recidivism. Worse, the inability to properly classify because of a lack of sufficient medium and maximum security beds and housing units make it difficult for the Sheriff to conduct any but the most basic programs (as identified below).

Nonetheless the programming staff is preparing for October 2018 when a 576 new bed addition will be ready for occupancy contains eight small program rooms, each accommodating up to fifteen inmates at a time, and two large program rooms, accommodating thirty inmates.

To that end, the staff has developed a mission statement that will usher in several new evidence-based programs to reduce recidivism and prepare inmates to make a positive contribution to society. Their platform/vision for programs is stated below.

Effective programming is based upon both an experiential and an empirical understanding of the inmate population. Treatment approaches and groups are designed with recognition of shared social and psychological characteristics of the

inmate population. Sufficient flexibility must be maintained in order to accommodate a wide range of special needs, groups, and functioning levels. Implementation of Psychoeducational, educational, and vocational programming is accomplished through an interdisciplinary team planning and decision making structure, i.e. the classification/program team. An integral and ongoing program evaluation system will need to be maintained in order to provide an accurate and continuing description of the inmate population, as well as to measure treatment and education efficacy. This assures that program components can be maintained in accordance with empirical data to justify our programs and to produce numbers for the courts and the public.

Mental Health Treatment and Vocational/Programing Unit:

The goal of the Special Mental Health Unit (SMHU) is to provide focused evaluation and treatment of mental health conditions which limit an inmate's ability to adjust to general population housing. The unit will provide clinical intervention, stabilization and education to support the inmate in the least restrictive environment possible and facilitate reentry into the community. The following issues will be addressed by the Project:

- Centralized and focused evaluation and treatment of mental health rather than fragmented treatment currently offered.
- Direct supervision of mental health inmates rather than indirect supervision.
- Classrooms, group rooms, individual counseling areas, and the open dayroom will create a therapeutic living and treatment focused environment.
- Stable placement for inmates with chronic mental illness whose level of functioning is insufficient to allow safe GP housing.

- Internal competency restoration services rather than the need for outside services.
- Appropriate bridging between in jail and post jail programs.
- Technological capable classrooms that would increase inmate participation.
- Vocational programs to educate and train inmates for productive employment.

The 2015 Needs Assessment identified a severe lack of mental health and educational programming space. The Sheriff's Department, Probation Department and criminal justice consultants met to discuss how Monterey County could reduce recidivism. This group started by reviewing the CCP plan, its future goals and early release programs which have yielded excellent results by reducing overcrowding and recidivism. The group then focused on two high risk areas: mental health and lack of job skills. The result was the development of a building that could address each of these issues. A Second Floor would concentrate on stabilizing the mental health of inmates and the First Floor would provide education and vocational training space. At reentry inmates would enter the "Post Release Community Supervision" program, well-grounded with a better chance of success, reducing recidivism even further.

The current Jail facility consists of several smaller areas suitable for 10-12 offenders in each space. Two larger areas in the dormitory and rehabilitation housing areas can accommodate 15-18 offenders in each space. The number of current program and treatment areas limit the time and type of programs that can be offered. New program space would allow the County to bring non-custody resources to the custody setting. This coordination of resources would offer an opportunity for conducting assessments and begin treatment to high risk offenders before they leave custody. This would

provide a seamless transition back into the community, increasing chances for success at reentering into the community.

The following gaps will be addressed by the new construction:

- The jail is currently operating as an indirect supervision jail. Mental health issues are considerably more difficult to recognize, manage and treat in an indirect supervision facility. A direct supervision model reduces conflict and allows better observation of those requiring treatment.
- Mental health care is limited since inmate-patients are dispersed in general population beds, medical out-patient beds, isolation beds, safety cells, and in the A and B housing pods.
- An isolation environment is detrimental housing for inmate-patients with mental illness.
- Interviews, medications, psychiatric assessments, and group services require staff to go to several different areas and require significant escort time by deputies.
- None of the current housing areas has adequate group rooms or individual confidential interview space to allow inmates access to therapeutic services. This fragmented care severely limits the staff's ability to provide the quality and amount of needed services for this population.
- Currently the suicide/safety cells average use rate is approximately 2 inmate-patients a day; at times all 5 cells are full. These remote cells are in the reception area and require either multiple trips by mental health staff or multiple escorts by custody each day to reach inmates.
- Admissions to acute care in the adjacent Natividad Community Hospital have increased over the last few years. If there were adequate mental health beds and a

structured mental health treatment program for Mental Health Treatment Unit some of these hospitalizations, safety cells use and ER visits could be avoided.

- Mental health contacts by RN and MSW staff have increased by 5% this year.
- During FY12/13 25% of released inmates required behavioral health assistance.
- Currently only one treatment group of 5-8 inmates can be accommodated in the dayroom area of the pod where inmates with mental illness are housed. When this group is in session, all other inmate-patients must be secured in their cells.
- 25% of the medical patient beds are utilized by mental health patients creating difficulties in medical bed placements.
- Monterey County Jail has recently been sued by the Public Defender's Office.

The suit alleges inadequate mental health care.

- Academic classrooms and vocational programs are limited.

2. Scope of Work: Describe the areas, if any, of the current facility to be replaced or renovated, and the nature of the renovation, including the number of cells, offices, classrooms or other programming/treatment spaces to be replaced or added and the basic design of the new or renovated units.

Project will replace the Current Facilities:

The intent is to move the identified inmates from A, B and J pods in the existing jail to the Mental Health Treatment area based on classification and greatest need. This would allow backfilling of vacated cells with inmates presently housed in the Rehabilitation Center, eliminating the need to use the Rehabilitation Center as a housing unit.

The closing of the Rehabilitation Center as a housing unit also frees up staff to be used in the project. Consolidating the mental health inmates into the project allows CFMG's mental health staff to be more efficient and provide a higher level of care to the inmates.

Proposed Design: As indicated in the Statement of Need, the Needs Assessment identified numerous deficiencies in the current jail system. The assessment identified a lack of adequate program space for mental health treatment, lack of classroom space for education and the lack of appropriate vocational education space, all of which are extremely fragmented within the jail. Currently each inmate has the opportunity to attend less than one educational class session a week. The Monterey County Sheriff's Office (MCSO) held initial meetings with representatives from Probation, Behavioral Health, Community Corrections Partnership, and Program Management consultants to review previously identified County needs. A site and facility evaluation was performed subsequent to this initial meeting followed by meetings with various user groups and stakeholders. Professional architects and engineers were consulted to identify space requirements. It was determined through the assessment that this project could centralize mental health housing, rehabilitation space, academic education and vocational programs. A suitable site on the existing jail campus was identified and concept plans were drawn up for both treatment and program spaces. Construction cost estimates and a construction schedule were developed.

The planned construction consists of one new two story building: the housing unit, located on the second floor, is comprised of 22 mental health beds and 2 safety cells for a total of 22 beds and clinical and program space to treat and support the inmates. This unit would be only for mentally ill inmates and would create a therapeutic milieu where all mental health care and programming would be provided. Further, this unit would provide structured activities for mentally ill inmates who, because of their illness, experience adjustment difficulties in a General Population (GP) setting, yet are not so impaired as to require 24-hour inpatient care. The first floor consists of vocational and

academic education and multipurpose rooms to facilitate skills and trade development training as well as education for future reentry in to society. The center portion of the first floor includes a work change area to facilitate the secure movement of inmates from housing units to vocational training. The proposed building would be located to the east of the current Rehabilitation Center. Appropriate security fencing would be provided to ensure secure movement of inmates. Conceptual floor plans and a site plan are included in the attachments.

The SMHU would allow for mentally ill inmate patients to receive direct observation, medication delivery and individual, group, socialization, recreation and discharge planning interventions. These are the key components of a successful mental health program. This supportive environment would assist fragile mentally ill inmate-patients to cope and even thrive in a stressful jail setting and begin to prepare them for consistent mental health interventions upon re-entry into the community. The new construction will eliminate fragmented mental health care service, save staff time and reduce custody escorts. The SMHU will reduce the quick turnaround of mentally ill inmate-patients back to county jail. The unit would also provide supportive placement for inmates with chronic mental illness whose symptoms have stabilized but whose level of functioning is insufficient to allow General Population (GP) placement. Supportive care, assistance with activities of daily living, recreational therapy, anger management, reality therapy, and programs related to symptom management and clinical pre-release planning will be offered as part of the project. The program will also provide short-term secure custodial placements with clinical resources that address behavioral problems for mentally ill inmates who are often resource draining and require frequent trips to safety cells or who are transitioning from the acute mental health unit to outside the Jail. Treatment for

these inmate-patients will focus on achieving behavioral control and the development of socially acceptable behavior so that they can function within the GP or in the community. The mental health treatment and program space (group therapy and consultation/interview) is separate from but located immediately adjacent to the mental health housing dayroom area. Outdoor recreation is likewise accessible directly from the dayroom. Mental health staff offices, medication rooms, and medical exam space are located within the housing unit as well. Food service is consistent with the model currently in place at the Jail. Hot meals are delivered to and served within the housing unit either in the dayroom or cell, depending on the risk level of the individual inmate. These adjacencies minimize the need for inmate movement. Inmates participating in the mental health program remain within familiar surroundings and the potential for disorientation is substantially reduced. At the same time, the design acknowledges limited staff resources. Centralization of housing and support/treatment space maximizes the capabilities of staff observation and custody control.

Another systems issue the SMHU will address the need to contract with outside providers for competency restoration services for inmate-patients who are unable to stand trial. These inmates will be housed in this unit, receive comprehensive treatment planning and competency training by staff trained in this area.

The need for additional vocational, educational and classroom space will be accomplished by the construction of a 14,700 sq. ft. educational building including a work change area to aid in secure movement. The building will contain vocational space for programs such as Agricultural Industries Training, Bicycle Repair/Refurbishment, Building Maintenance, Fork Lift Certification, Small Engine Repair, Plumbing, and Carpentry. It will also contain classrooms, academic education, pre-vocational

education and a music multipurpose room. The planned construction will aid in the reduction of recidivism by maximizing education and training and aiding Community Corrections Partnership (CCP) goals that assist offender transition back into the community.

The County plans to implement programs that align with the goals of the CCP and reduce recidivism in the high risk population as well as educate the general population in better job skills. The Sheriff's Department, Probation Department, Office of Employment and Training, Turning Point and Shoreline Workforce Development Service will routinely identify available jobs within Monterey County and provide both academic and vocational training. The aim will be to provide sufficient education that inmates will be able to sustain themselves in the local job market.

The integration of treatment and program space into the new mental health housing unit is conducive to centralized treatment of mentally ill inmates who are at a high risk to reoffend. The primary focus will be on treatment and rehabilitation; the secondary function is housing. Mental health and behavioral health specialists will be able to conduct one-on-one interviews with inmates, within the housing unit. Programs will be coordinated with local community organizations. Outside providers will initiate the transition to the community prior to release and will determine the required timeframe for reentry on a case by case basis. Finally there will be a family intervention space within the mental health treatment building to accommodate programs offering stable support prior to inmate release.

3. Programming and Services. Describe the programming and/or treatment services currently provided in your facility. Provide the requested data on pretrial inmates and risk-based pretrial release services. Describe the facilities or services to be added as a result of the proposed construction; the objectives of

the facilities and services; and the staffing and changes in staffing required to provide the services.

Existing Programming and Treatment Services:

The existing Monterey County Jail lacks adequate space to conduct meaningful evidence-based programs to reduce recidivism. Worse, the inability to properly classify because of a lack of sufficient medium and maximum security beds and housing units make it difficult for the Sheriff to conduct any but the most basic programs (as identified below).

Nonetheless, the programming staff already is working towards November 2018 when 576 new beds will be ready for occupancy with eight small program rooms, each accommodating up to twelve inmates at a time, and two large program rooms, accommodating thirty inmates. These new small and large program spaces will allow the Sheriff's Office to provide programs to the more difficult inmates and separate them from the rest of the population. This Project provides the ability for the balance of the inmate population to be moved to and from the vocational and programming spaces to allow for the greatest exposure to existing and new evidence-based programs. This reduces recidivism and prepares inmates to make a positive contribution to society. The county is presently providing the following Programming and Treatment services as time and space in the existing Jail allows.

Alcoholics Anonymous (AA).

Alcoholics Anonymous is offered to both men and women. This is a program designed for men and women to share their experiences, strength and hope with each other to work on solving their common problems and help others to recover from alcoholism. Offered in both English and Spanish.

B.I. Incorporated.

The B.I. Incorporated program is offered to both men and women. This program describes services that are offered to the inmates upon release. The program provides cognitive and behavioral treatment programs for probationers and prepares them for employment in the community. Clients receive additional employment assistance based on their needs as well as personalized help to overcome any obstacles, that may occur with productive employment.

Bipolar and Depression Program.

This is a scientifically based, non-therapeutic general education course that provides inmates with the facts necessary for successful maintenance of bipolar and depression disorders.

Choices, Liberty and Pride.

The Choices, Liberty and Pride program is offered to both men and women who are sentenced and are housed in the inmate areas that are assigned to a work detail. This program is designed to help with recovery inside and out. "Choices" is a two-week self-assessment intervention group designed to give the client information about addiction and the tools necessary for change. "Pride" is an eight-week intensive drug and alcohol recovery program. Topics include:

- Anger Management
- Critical Thinking
- Aptitude and Interest
- Substance Abuse Subtle Screening Inventory and other subjects

Criminon International.

This volunteer based program provides an array of courses dedicated to address the cause of criminality and restore an inmate's self-respect through effective drug

detoxification, education and common sense programs. Courses offered include: The Way to Happiness, Communication Skills, Learning Skills for Life, Successful Parenting Skills, Understanding and Overcoming Addiction, How to Deal with Ups and Downs in Life, Personal Integrity and Improving Conditions in Life.

Financial Class.

The Financial Class is offered as part of the Nutritional Curriculum on the last day of incarceration. This class teaches basic financial topics such as how to manage money, how to balance a checkbook, etc.

Forklift Training

Forklift training is offered to both men and women who are sentenced and are assigned to a work detail. This is an interactive course where inmates receive classroom and hands on instruction on the safety, parts and operation of a forklift. Inmates must be able to pass a classroom test and the practical test in order to obtain a successful certificate of completion. Once the inmate is released from custody they may go to C.E.T. (Center for Employment Training) to take their certification test in order to obtain a forklift license. This test is offered without charge to individuals that present a certificate of completion obtained during custody.

G.E.D. Training and Testing.

G.E.D. Preparation and Testing is offered to both men and women who are sentenced and housed in the inmate areas that are assigned to a work detail. This program provides inmates with five subject tests which, when passed, certify that they have successfully completed the General Educational Development (G.E.D.) equivalent to a high school diploma.

H.I.V./John XXIII Awareness.

H.I.V/John XXIII Awareness presentation and testing is offered to both men and women. The presentation offers awareness on the topic. The test is done in a private setting and is confidential.

Janitorial Instruction.

Janitorial Instruction is offered to both men and women who are sentenced and are housed in the inmate areas that are assigned to a work detail. This program is designed to provide skills in addition to simple janitorial services. Instruction topics include:

- Handling of Hazardous and Infectious Waste
- Basic Cleaning of Floor Surfaces
- Cleaning of Restrooms/Shower rooms

Kick Start Program.

The Kick Start Program is an ex-offender, re-entry employment program consisting of a series of Job Readiness Workshops. The Kick Start Program will be offered to all inmates that complete the Liberties & Pride and Choices programs.

The Workshops will consist of the following:

- Job searching
- Networking and follow-up
- How to properly fill out employment applications
- Resume and cover letter development
- Interview preparation
- Communication Skills
- How to develop a successful job search strategy

Kitchen Basics.

Kitchen Basics is offered to both men and women who are sentenced and housed in the inmate areas that are assigned to a work detail. The course objective is to prepare students for work in the food service industry. Students will be able to apply the skills learned from this program in a food service job in the community. Topics covered are:

- Personal Hygiene
- Equipment
- Sanitation
- General Safety
- Food Safety
- Production
- Storage

Each student is given a workbook for pre-work, class work and homework. A quiz is given at the end of each class with a final exam at the end of Kitchen Basics. Students must maintain an average of 75% or they will be asked to leave the course and repeat.

Library Instruction.

Library Instruction is offered to women who are sentenced and are housed in the inmate areas that are assigned to a work detail. Inmates involved with this program become eligible to serve as inmate library assistants. These inmates are assigned to keep the library organized, prepare the donated books for placement on the shelves, prepare bags with books for the library book exchange throughout the jail, return the library books to the shelves, fill the special book requests and provide cleaning services for the library and library office.

Life Skills.

Inmates in this program explore and learn basic life skills including employability, emotional wellness, relapse prevention, self-esteem development, stress reduction, anger management and conflict resolution.

Microsoft Office Training.

Microsoft Office Training is offered to both men and women. This program provides inmates with basic computer skills needed for future employment. Courses include instruction in Word, Excel, PowerPoint, etc.

Narcotics Anonymous (NA).

Narcotics Anonymous is offered to both men and women. NA is a twelve-step program. It is a program designed for men and women to share their experiences, strength and hope with each other to work on solving their common problems and help others to recover from chemical dependency. *Offered in both English and Spanish.*

Nutritional Curriculum.

The Nutritional Curriculum is offered only to female sentenced inmates in Q-pod and U-Pod. This program is designed to help the inmates make healthier food/snack choices.

Papas in Rehab.

Papas in Rehab is offered to men only. This program is designed to help incarcerated fathers continue to build a bond with their children by teaching the “6 Basics of Being a Great Dad:”

- Provide unconditional love and affection
- Spend T-I-M-E
- Communicate constantly and creatively
- Partner with Mom
- Instill moral and spiritual values

- Establish “My Fathering Legacy”

Parenting.

Parenting currently is offered to both men and women under Choices, Liberty and Pride to limited housing areas. This class provides inmates with skills in raising responsible and independent children. Features of the curriculum are ways of rethinking the approach of teaching and discipline.

Peace Education Program.

Inmates are provided cognitive tools to transform anger, acknowledge the impact of their criminal behavior, develop emotional intelligence and learn stress management techniques.

Relapse, Recovery, Reality.

This is a therapy based, comprehensive course providing inmate students with the realities of their addictions, emotions, triggers of relapse and the challenges they face to maintain sobriety and live a healthy, crime free life.

Turning Point.

Turning Point presentations are offered to both men and women. This program offers presentations of services that are available to inmates upon release. Adult employment programs help those who have an arrest record match skills and aspirations with employers in the community. They offer:

- On-the-job training
- Résumé and interviewing techniques
- Employment workshops
- Computer access
- Career counseling

- Job placement and other core services.

Veteran Orientation Workshop.

Veteran Orientation Workshop is designed to help veterans find employment and/or get connected to services. Topics will include:

- CALVET Welcome Home Program
- Veteran Benefits G.I. Bill
- Résumé and Job Search Assistance
- Disability and Pension
- Priority Job Referrals.

Voices.

The Voices program provides inmate students with tools and information pertaining to personal empowerment, emotional intelligence and self-discovery.

Women in Trauma.

This is a therapy based, comprehensive course providing inmates with a safe environment in which to better understand how traumatic experiences and events in their lives affect them, identify action plans to better achieve success without abusing drugs and alcohol, and manage Post Traumatic Stress Disorder effectively.

Pretrial Inmates and Risk Based Pretrial Release Services:

With the implementation of realignment, the County expanded its existing Own Recognizance (OR) policy, that allowed inmates to be released from jail under their "own recognizance." As a result, on average 223 persons are released each month following arrest. The Jail books on average 957 persons each month. Approximately 23% of these persons are eligible for release prior to arraignment based on arrest

charges, with some exception, on a monthly basis. This leaves more serious offenders in custody while awaiting arraignment.

These numbers do not reflect individuals released after posting bail. To augment the release of newly arrested and un-sentenced persons, Monterey County adopted a pretrial supervision program in October 2012 one year after realignment. Only individuals who are ineligible for OR release due to more serious charges or other set criteria are assessed for pre-trial release and supervision. The expansive OR release in addition to those who bail out, result in a small pool of individuals left for pre-trial supervision. While the number of individuals actually released for pre-trial supervision has remained relatively small, those that are released by the Court for pre-trial supervision are successful 90% of the time.

Involuntary Home Detention,

The California Legislature added language to statute allowing the correctional administrator to remove sentenced inmates from the County Jail to serve a portion of their sentence under home detention with electronic monitoring. This expansion does not impact individuals who voluntarily apply and participate for Supervised Home Confinement. As of June 30, 2014, twenty-one individuals were released from the Jail through this option. Utilizing this type of release is considered as a last option to address jail overcrowding and therefore it is not anticipated that a significant number of inmates will be released from the Jail through involuntary home detention. Jail overcrowding for sentenced inmates is now being managed by diverting inmates to other counties with extra bed space.

Supervised Home Confinement (SHC).

SHC is a program that utilizes electronic monitoring and supervision for those who voluntarily apply. Approved participants are released from custody with an electronic monitoring device and are supervised by the Probation Department. This program has had the largest number of participants in any program and has been an effective incarceration alternative within the county for many years. On average, 30 new participants are enrolled each month in SHC.

Custody Alternative Sanction Program

When individuals on probation or community supervision violate conditions of supervision, they may be returned to jail custody. In an effort to consistently apply the principles of evidence based practice by responding to violation behaviors swiftly and in the least restrictive manner necessary, those individuals identified that do not require Court involvement can be placed on home detention and electronic monitoring for a specified time period in lieu of jail custody. As of June 30, 2014, this program had been utilized 27 times.

Residential Substance Abuse Placement Program

Many inmates are in need of treatment in a residential setting to address substance abuse/addiction. Facilitating their application process and transporting them directly from custody to the treatment facility allows many inmates to be released from jail prior to completing their sentences. This program not only saves valuable space in the Jail, but also provides residential substance abuse treatment when needed. Since the program was implemented in October 2012, 363 individuals have been placed into residential treatment programs throughout the Central Coast and Northern California.

SB 863 Project Facilities and Services:

The SB 863 Project will provide vocational and programming space and flexibility to run existing programs on a regular basis while providing for additional programs to improve skills and education to reenter society and reduce recidivism. The Monterey County Sheriff's Office has prepared a Program Schedule listing what programs will be offered to the inmates in the project, and how programs will be delivered. The schedule is included as an attachment.

Drum Circle Group.

The ultimate goal of this program is not precise rhythmic articulation or perfection of patterned structure, but the ability to entrain and reach the state of a group mind. Drum Circle is a fun entry-level learning experience that is accessible to anyone who wants to participate. Drum Circle is the use of a rhythm-based event as a tool for unity. It is not a drum class. A drum circle is where people empower each other in the act of celebrating community and life through rhythm and music. Drum circle is created "in the moment" by all the people who participate. Cooperation and collaboration is the basic glue. The quality of the music produced in a group like this is not based on the rhythmical expertise of the players, but on the quality of their relationship with the other people in the circle. The result is those magical musical moments where one powerful voice is created out of the many. In those moments, the players stop worrying about keeping time because time as they know it has stopped. In its place is a living breathing entity, expressing timeless joy, passion and release through the power of rhythm.

Current Events Group.

A current events group operates much like a book club where members read books, poems, and article clippings, bringing them to discuss with the group. At a current events group, members will be expected to participate, socialize, and have open

discussion as well as reading a book or watching a documentary. This group will provide an avenue for inmates to offer their opinions on today's world and local issues. This group will help the inmate with public speaking, clear communication and challenge the brain to think "outside the box."

Art Programs (Therapy and Studio/Education).

Art therapy allows inmates to communicate that which sometimes is difficult to put into words. Art therapy can help inmates feel understood and help them gain artistic skills and a sense of achievement, providing ownership of their successes. Art encourages inmates to build trust in a safe environment while increasing their self-esteem and self-respect. This type of program will assist inmates in gaining a new and more objective perspective on challenges or difficult life circumstances. Inmates will begin to experiment with change that can later be applied on the outside. This therapy encourages them to find a safe outlet for feelings such as fear, guilt, pain, rage and anger. Art tends to encourage inmates to make positive choices and to find hope for the future. This therapy taps into their inner power, and uses their existing strengths to build further skills which can help them manage difficult emotions and circumstances.

Music Therapy/Education Program.

Music therapy is a form of healing that uses music to provide care in a manner that is "outside the box." Music therapy helps inmates in a physical, mental, emotional and social way. Therapists use music therapy in a variety of ways, including inmates singing along to the music, meditating and relaxing while music plays and conducting various exercises and movements with music as the catalyst. When played in conjunction with a person's thoughts or movements, music therapy can help to improve everything from an inmate's speech to their memory and physical balance. It also provides emotional

healing, helping inmates to develop positive self-image. Music Therapy aids in prioritizing stress and pain. It develops socialization skills and positive group dynamics. Inmates learn how to work together to develop a quality sound or song. Music helps inmates take their mind off negative feelings and thoughts, that can help them cope with a number of issues they are experiencing. Music decreases stress and provides an avenue for creativity and self-discovery.

Thinking for a Change (TFAC).

Correctional agencies are using "Thinking for a Change" as one option in a continuum of interventions to address the cognitive, social, and emotional needs of their offender populations. This class sets the tone for the entire program by motivating the group members to actively participate in their own learning and taking responsibility for their own life situations. This is accomplished in part by empowering each group member using appropriate positive behavioral "reinforcers." Inmates can take charge of their lives by learning more effective ways of thinking. Group facilitators demonstrate the three cognitive perspectives of the program: social skills, the skill of cognitive self-change, and problem solving skills.

Houses of Healing Program

This program utilizes a book as a guide that instructs, encourages, and speaks to inmates, providing a path to behavioral change, dignity, respect for oneself and respect for others. Through the use of mindfulness-based practices, research driven approaches to behavior change, the inspiration derived from first-hand accounts of other inmates, and the fostering of a real sense of hopefulness, the Houses of Healing book/curriculum/program has met with great success. It draws the inmates in by speaking clearly and directly to the situations and feelings that almost all incarcerated

men and women experience. It guides and supports inmates in confronting issues such as childhood wounding, grieving, managing anger, facing the impact of crime, and taking ultimate responsibility for themselves and their actions. Houses of Healing offers guidance in stress management techniques and healthy, practical coping strategies. It addresses the necessity of self-forgiveness and forgiveness of others. These are subjects often overlooked and misunderstood despite the fact that they are essential to the cultivation of empathy and emotional/spiritual maturity.

SPCA/Pet Therapy Program.

This program will facilitate communication, healing and motivation by sharing the compassion of companion animals with those life challenges. The general program sends volunteer teams to correctional facilities. These teams provide animal assisted activities and sustained work toward reachable goals. This program brings the benefits of the human-companion animal bond to our inmate population and encourages them to be responsible and caring.

Healthy Living Group.

Healthy living classes are designed to educate and offer the skills necessary to put knowledge into practice. This therapy teaches inmates the value of proper diet, exercise, how to understand caloric intake, and how our body processes food.

Horticulture Program.

The benefits that the horticulture program offers vary from person to person. This type of program enhances physical, mental and social health, often in an outdoor environment. Inmates can participate in horticulture activities, that can be varied according to their abilities and interests. Examples include the art and practice of garden management, landscaping design, installation and management, flora and fauna

selection for specific uses and climates, irrigation system design, installation and maintenance, retail horticultural operations, and landscape maintenance and scheduling.

Agricultural Industries Training.

Salinas has a large Agricultural Industry, that offers classes on planting and harvesting crops. This type of program enhances physical, mental and social health, often in an outdoor environment. Inmates learn the basic requirements of planting and harvesting a variety of crops grown in the Salinas Valley. The program is varied according to their abilities and interests.

Bicycle Repair and Restoration.

The Sheriff's Department has been collecting bicycles from auction for repair and return back to the community. This program provides the skills needed to repair and or restore a variety of bicycle types back to original operating condition and to give back to the community. This program provides the skills and sense of accomplishment needed to reenter society and obtain meaningful employment.

S.O.A.R. (Starting Over Accessing Re-Entry).

S.O.A.R. (Starting Over Accessing Re-Entry) is offered to both men and women. This is a 6-week program with the goal "re-entry orientated to break the cycle of recidivism."

Topics include:

- Transitioning into the Community
- Relapse Prevention
- Cognitive Skills and Communication
- Coping with Trauma
- Self Care

- Accessing Community Resources

4. Administrative Work Plan: Describe the steps required to accomplish this project. Include a project schedule, and list the division/offices including personnel that will be responsible for each phase of the project, and how it will be coordinated among responsible officials both internally and externally.

Upon conditional award of financing, the County will enter into negotiations with one of its pre-approved Architects that will be responsible for study phase, all design phases, and construction administration. The County has determined this project will utilize a Design-Bid –Build delivery process and will customize the submittals to BSCC and State Agencies accordingly.

Study Phase:

The County in association with the Sheriff's Department and the Architect will refine an architectural space program, conceptual design drawings, conceptual estimate of construction cost, three page Project Cost Estimate, and develop a critical path project schedule complying with the milestone dates set forth in Section 3: Project Timetable. Concurrently with the above activities, the County will assemble the documents necessary for Real Estate Due Diligence submittal to the Department of General Services.

With Site Assurance and the CEQA process complete, the County will be prepared to submit to BSCC for Project Establishment in six month or less from Notice of Conditional Award.

Prior to submittal to BSCC the County will request the Board of Supervisors approve the Project Establishment submittal package and cash match set a side in a designated account for the project.

Schematic Design Phase:

Upon approval of Project Establishment the County, Sheriff's Department and the Architect will begin schematic design immediately. Schematic Design will develop the conceptual documents to a level of 20% detailed design documents and, prepare a schematic design level estimate of construction cost reconciled with the Study Phase conceptual estimate. The County will assemble these documents and submit to BSCC and the State Fire Marshal within thirteen months of Notice of .Conditional Award for review and comment.

The Project Team will continue during the Schematic Design submittal process to develop the documents further for eventual Preliminary Plan submittal.

Preliminary Plans Phase:

The Preliminary Plan Phase will build off the documents developed for Schematic Design Phase and the review comments from BSCC and SFM. The plans will be developed to a level of 35% detailed design documents, outline specifications, opinion of probable construction cost based of construction material take-offs, reconciled three page Project Cost Estimate, redefined project scope of work, reconciled architectural space program with Project Establishment, and updated project schedule. The County will assemble the documents and submit for Preliminary Plan approval to BSCC and State Fire Marshal in July 2017.

Working Drawing Phase:

The Working Drawing Phase will build off the documents developed for Preliminary Plan Phase and the review comments from BSCC and SFM. The plans will be developed to a level of 100% detailed design documents, detailed specifications, opinion of probable construction cost, reconciled three page Project Cost Estimate, redefined project scope of work, reconciled architectural space program with preliminary plans, and updated

project schedule. The County will assemble the documents and submit for Working Drawing document approval to BSCC and State Fire Marshal in June 2018.

Prior to submittal to BSCC, the County will request the Board of Supervisors approve the Working Drawing submittal package and "Issue for Bid".

Bid Phase:

Upon approval of the State Public Works Board to "Issue for Bid", documents will be provided to a group of prequalified contractors. Bids will be due February 2019. The County will review the bids and make a recommendation on award to the Board of Supervisors. The Board of Supervisors resolution approving the award will be submitted to BSCC for approval from the State Public Works Board in April 2019. The "Notice to Proceed" will be issued to the successful contractor by May 1, 2019 to start the construction phase.

Construction Phase:

The start of construction is well timed. The AB 900 project adding 576 beds to the existing Jail will be complete and contractor staging and support areas will be gone, allowing this project to proceed smoothly without complication. The County is estimating a twenty-two month construction period for the SB 863 project with occupancy in February 2021 and project completion in April 2021.

The Department of Public Works, Project Manager and the Sheriff's Department will conduct design reviews at each phase (schematics, preliminary plans, working drawings). For this project, it is anticipated that the Project Manager will facilitate value engineering and cost oversight to ensure that the project will be completed within the mandated budget and schedule constraints. The County is prepared to provide the proper submittals to BSCC and other State agencies as well as obtain the required

approvals in a timely fashion. The County has extensive experience with the BSCC/State submittal procedures with the AB 900 and SB 81 projects that are underway and have successfully progressed to the working drawing phase for both projects. Final approval of the construction documents, as well as the award of the construction contract, is subject to the approval of the Board of Supervisors pursuant to the California Public Contract Code prior to submittal to BSCC and approval from the State Public Works Board.

Capital projects are managed by the Department of Public Works in Monterey County. A full-time Project Manager (PM) is assigned to the project and reports to the Architectural Services Manager. The PM is responsible for the project from Project Initiation through Completion and Closeout, and, in the case of AB 900, SB 81, and other projects receiving State funding, is the primary liaison with all State agencies. A Financial Manager is also assigned to the project and will assist the PM as applicable. The County's AB 900 Executive Committee, consisting of representatives from the Sheriff's Department, Public Works, County Counsel, County Public Information Office, and the County Administrative Office will also maintain oversight of the SB 863 project and will report on a regular basis to the Board of Supervisors through the Capital Improvement and Budget Committees. An independent Construction Manager will be retained from a pool of preapproved CM Firms.

5. Budget Narrative. Describe the amounts and types of funding proposed and why each element is required to carry out the proposed project. Describe how the county will meet its funding contribution (match) requirements for all project costs in excess of the amount of state financing requested and how operational costs (including programming costs) for the facility will be sustained.

The County's Mental Health Treatment Unit and Vocational/Program Project provides the best practices in treating the mentally ill patients for reentry back into society and

the vocational/programming to provide the proper learning environment for skill and trade development to return to the community and make a meaningful contribution.

Project Funding:

The estimated construction cost are based on a preliminary conceptual design for the project that consisted of site plan and first and second floor plans. The dollars were calculated using current market costs multiplied by the estimated gross square footage. The costs include construction, utilities, equipment and fixed furnishings, sitework and special services. State funding will be used to support the construction of approximately 19,340 square feet of Mental Health treatment space and 15,140 square feet of vocational and programming space for a total of 34,480 square feet of new construction at a cost of \$32,975,000. The Costs for movable equipment and furniture are 2.7% of construction cost based on experience with similar projects or approximately \$900,000. The County has an established pool of Architectural Firms previously approved by the Board of Supervisors for correctional projects and given authority to the Director of Public Works to enter in to an agreement up to \$5,000,000. The County can have a consultant under contract and start work within a month. The County will seek reimbursement for Architectural Services during preliminary plans, working drawings and construction phase services. The County has estimated an 8.5% of construction cost for professional services fee during preliminary plans through construction phases.

The Project will require a Study Phase for architectural programming, soils investigation, conceptual design development as result of programming. The County will pay the costs associated fees during the Study Phase or 1.2% of construction cost for professional services prior to project establishment as a cash contribution. And Project Management

services during the Study Phase prior to Project Establishment. The County has estimated a 1.5% of construction cost for Project Management services prior to Project Establishment as a Cash Contribution.

State Reimbursement for Architectural Design services are \$2,774,000 and Project/Construction Management are \$4,251, 000.

The County has finished CEQA prior to Conditional Award. Financing is solely a Cash Contribution.

The State Agency Fees are listed as a Cash Contribution. Since the County is prepared to submit Real Estate Due Diligence within one month of conditional award, we anticipate fees of \$16,000 expended prior to Project Establishment. The County has included \$35,000 for State Fire Marshal review fees.

The County will use an independent County auditor and has estimated \$35,000 as an In-kind Match.

The County has contracted with an independent consultant to provide a new Needs Assessment specific to this project. The Needs Assessment is complete and the fees are \$49,000 as an In-kind Contribution.

The Transitional Planning will be performed by Sheriff's Office Staff to plan the operation, staffing and transition to occupancy of the new facility as an In-kind Contribution.

The Resource Management Agency shall provide staff to support and oversee the management of this project, to process paperwork, provide support services such as surveying, document reviews, permitting and inspection, financial and budgetary

support. Based on past experience with the County we estimate these costs to be approximately 1% of construction cost as an In-kind Match.

The Project site is County owned and it is unencumbered. The cost associated with the site is an estimated minimum value based on the smaller adjacent AB 900 site appraised at \$1,695,000. The site estimated value is an In-kind Contribution.

County Funding Contribution:

Monterey County will contribute a 10% cash match of \$4,500,000. The project site is a minimum of \$2,000,000 of the County's Cash Match. The Monterey County Sheriff's Office will provide \$1,500,000 in funding from Public Safety Realignment (AB109), and \$1,000,000 funding from Health Realignment Subaccounts to meet the balance.

Sheriff's Office Operational Costs:

Monterey County projects a neutral cost for staffing provided the inmate population stays static or continues to drop to more manageable levels. The Monterey County Sheriff's Office continues to work with State and local community law enforcement partners to identify pre-trial and post-sentence programs for early release of Monterey County inmates. With the opening of the AB 900 576 bed project in October of 2018 the Sheriff's Office will be able to reallocate deputy staff to the AB 900 project as well as provide staffing for the SB 863 facility when it opens in 2021. The mental health facility will be able to utilize existing medical deputies assigned to the jail and the program/vocational space will be able to utilize the deputy staff saved by the reallocation after the opening of the AB 900 project.

6. Readiness to Proceed

Monterey County is prepared to proceed with this project in several key ways, including experience working with BSCC/State Stakeholders and experience with time line and

deliverables for BSCC/State. The County is prepared to move quickly to move this project forward.

Board of Supervisors Resolution:

On August 25, 2015 the County of Monterey Board of Supervisors approved the County staff acting on behalf of the County and authorized the Sheriff to be signatory for the proposal form. The Board of Supervisors also approved submitting the proposal and attached documentation for consideration under SB 863, approved the County's available cash match, confirmed the County will adhere to the requirements and terms of the agreements between the County and the State, assure the County will staff and operate the facility, assure County has ownership of the property and is free of encumbrances, and attest to the value of the property. A signed original Resolution is attached hereto.

County Cash Match:

The County Board of Supervisors has approved adequate amount of available matching funds to meet the counties contribution. The matching funds are compatible with the states lease revenue bond financing.

County Owned and Free Title to Property:

The proposed project site is presently owned by the County and is free and clear of encumbrances.

CEQA Process Complete:

On August 25, 2015 the County of Monterey Board of Supervisors approved the Categorical Exemption. This included in the attached resolution. The Notice of Exemption was filed with the County Clerk and the State Office of Planning and Research in Sacramento on August 26, 2015 and the posting period will end September

30, 2015. The County has provided a letter from County Counsel certifying the filing of the Notice of Exemption and indicating no challenges have been filed as of this submittal.

Real Estate Due Diligence:

Assessor's Parcel Number 003-851-033 is part of a greater parcel area that included the AB 900 Jail Housing Addition and SB 81 New Juvenile Hall. The paperwork assembled for the AB 900 and SB 81 projects is similar to what is needed for the SB 863 proposed project and can be assembled in a short period of time. The County has already ordered a title report that will be available immediately at time of notification of conditional award. The County anticipates submitting Real Estate Due Diligence to the Department of General Services within a month of notice of award.

Architectural/Engineering Design Teams:

The County, through a competitive RFQ process and with approval of the Board of Supervisors, has established a pool of Architectural/Engineering firms to select from for correctional projects over \$100,000 and has given the Director of Public Works the authority to enter in to an agreement for this project. Upon Notification of Conditional Award, the County will select an Architectural Firm and enter into fee negotiations based on the preliminary conceptual design and scope of services and have the Architect under contract within six weeks or less of Notice of Conditional Award.

County/State Agreements:

The County has already signed or approved the signing of the PDCA with the State for both the AB 900 and SB 81 projects and the Chair of the Board of Supervisors is prepared to sign the PDCA for this Project.

Commitment to Staff and Operate:

The staffing mandated by Title 15 and implemented in the County's AB 900 Jail Housing Addition will be more than adequate to observe all inmates regardless of the activity in which they are involved and thus free up staff to service this SB 863 Project. The Board of Supervisors, the County Administrative Officer and the Sheriff and his staff are committed to staffing and operating the new facility as required by the Board of State and Community Corrections.

As you can see from all the steps that have been completed and the steps that can be initiated quickly, the County of Monterey is prepared to proceed successfully on a fast pace to deliver this project in a timely manner.

SB 863 MCSO Program Schedule

Time Block	AREA	Monday	AREA	Tuesday	AREA	Wednesday	AREA	Thursday	AREA	Friday
6:00-08:00	TX RM	NPO Labs	TX RM	NPO Labs	TX RM	NPO Labs	TX RM	NPO Labs	TX RM	NPO Labs
	PODS	Breakfast	PODS	Breakfast	PODS	Breakfast	PODS	Breakfast	PODS	Breakfast
08:00-09:00	Class A	Medication Mgmt	Class A	Houses of Healing	Class A	Music Therapy / Studio	Class A	Houses of Healing	Class A	Music Therapy / Studio
	Class B	Art Therapy/Studio	Class B	Health Living Grp.	Class B	Art Therapy/Studio	Class B	Health Living Grp.	Class B	Art Therapy/Studio
	Class C	Symptom Mgmt	Class C	TFAC	Class C	ACE Overcomers	Class C	TFAC	Class C	ACE Overcomers
	Class D	Anger Mgmt	Class D	Substance Abuse	Class D	Anger Mgmt	Class D	Substance Abuse	Class D	Anger Mgmt
	Class E	Horticulture Class	Class E	Parenting Class	Class E	Horticulture Class	Class E	Parenting Class	Class E	Horticulture Class
	Class F	Current Events Grp.	Class F	SPCA/ Pet Therapy Prg.	Class F	Current Events Grp.	Class F	SPCA/ Pet Therapy Prg.	Class F	Current Events Grp.
09:00-09:50	Class A	Medication Mgmt	Class A	Houses of Healing	Class A	Music Therapy / Studio	Class A	Houses of Healing	Class A	Music Therapy / Studio
	Class B	Art Therapy/Studio	Class B	Health Living Grp.	Class B	Art Therapy/Studio	Class B	Health Living Grp.	Class B	Art Therapy/Studio
	Class C	Symptom Mgmt	Class C	TFAC	Class C	ACE Overcomers	Class C	TFAC	Class C	ACE Overcomers
	Class D	Anger Mgmt	Class D	Substance Abuse	Class D	Anger Mgmt	Class D	Substance Abuse	Class D	Anger Mgmt
	Class E	Horticulture Class	Class E	Parenting Class	Class E	Horticulture Class	Class E	Parenting Class	Class E	Horticulture Class
	Class F	Current Events Grp.	Class F	SPCA/ Pet Therapy Prg.	Class F	Current Events Grp.	Class F	SPCA/ Pet Therapy Prg.	Class F	Current Events Grp.
10:00-10:50	Class A	Medication Mgmt	Class A	Houses of Healing	Class A	Music Therapy / Studio	Class A	Houses of Healing	Class A	Music Therapy / Studio
	Class B	Art Therapy/Studio	Class B	Health Living Grp.	Class B	Art Therapy/Studio	Class B	Health Living Grp.	Class B	Art Therapy/Studio
	Class C	Symptom Mgmt	Class C	TFAC	Class C	ACE Overcomers	Class C	TFAC	Class C	ACE Overcomers
	Class D	Anger Mgmt	Class D	Substance Abuse	Class D	Anger Mgmt	Class D	Substance Abuse	Class D	Anger Mgmt
	Class E	Horticulture Class	Class E	Parenting Class	Class E	Horticulture Class	Class E	Parenting Class	Class E	Horticulture Class
	Class F	Current Events Grp.	Class F	SPCA/ Pet Therapy Prg.	Class F	Current Events Grp.	Class F	SPCA/ Pet Therapy Prg.	Class F	Current Events Grp.
11:00-11:30	MTAs	Lunches/Medication	MTAs	Lunches/Medication	MTAs	Lunches/Medication	MTAs	Lunches/Medication	MTAs	Lunches/Medication
		Orientation Group		Orientation Group		Orientation Group		Orientation Group		Orientation Group
11:30-12:30	YARD	Structured Recreation Yard	YARD	Structured Recreation Yard	YARD	Structured Recreation Yard	YARD	Structured Recreation Yard	YARD	Structured Recreation Yard
12:30-13:30	YARD	UNSTRUCTURED YARD	YARD	UNSTRUCTURED YARD	YARD	UNSTRUCTURED YARD	YARD	UNSTRUCTURED YARD	YARD	UNSTRUCTURED YARD
13:30-14:30	Class A	Peace Eduaction Program	Class A	Bike Repair Program	Class A	Peace Eduaction Program	Class A	Bike Repair Program	Class A	Peace Eduaction Program
	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	Study Hall
	Class C	Engraving Program	Class C	Engraving Program	Class C	Engraving Program	Class C	Engraving Program	Class C	Engraving Program
	Class D	Plumbing 101 - Education/Lab	Class D	Electrical 101 - Education	Class D	Plumbing 101 - Education/Lab	Class D	Electrical 101 - Education	Class D	Study Hall
	Class E	Tile&Masonry Class	Class E	Horticulture Class	Class E	Tile&Masonry Class	Class E	Horticulture Class	Class E	Horticulture Class
	Class F	Janitor Class 101	Class F	Forklift Training	Class F	Janitor Class 101	Class F	Forklift Training	Class F	Janitor Class 101
14:30-15:30	Class A	Peace Eduaction Program	Class A	Bike Repair Program	Class A	Peace Eduaction Program	Class A	Bike Repair Program	Class A	Peace Eduaction Program
	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	Study Hall
	Class C	Engraving Program	Class C	Engraving Program	Class C	CRIMINON	Class C	Engraving Program	Class C	Engraving Program
	Class D	Plumbing 101 - Education/Lab	Class D	Electrical 101 - Education	Class D	Plumbing 101 - Education/Lab	Class D	Electrical 101 - Education	Class D	Study Hall
	Class E	Tile&Masonry Class	Class E	Horticulture Class	Class E	Tile&Masonry Class	Class E	Horticulture Class	Class E	Horticulture Class
	Class F	Janitor Class 101	Class F	Forklift Training	Class F	Janitor Class 101	Class F	Forklift Training	Class F	Janitor Class 101
15:30-16:30	Class A	Peace Eduaction Program	Class A	Bike Repair Program	Class A	Peace Eduaction Program	Class A	Bike Repair Program	Class A	Peace Eduaction Program
	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	SUSD-Education/HiSet	Class B	Study Hall
	Class C	Engraving Program	Class C	Engraving Program	Class C	CRIMINON	Class C	Engraving Program	Class C	Engraving Program

	Class D	Plumbing 101 - LAB	Class D	Electrical 101 - LAB	Class D	Plumbing 101 - LAB	Class D	Electrical 101 - LAB	Class D	Study Hall
	Class E	Tile&Masonry- LAB	Class E	Horticulture Class	Class E	Tile&Masonry- LAB	Class E	Horticulture Class	Class E	Horticulture Class
	Class F	Study Hall	Class F	Study Hall	Class F	Study Hall	Class F	Study Hall	Class F	Study Hall
16:30-17:30	ALL PODS	Dinner and News	ALL PODS	Dinner and News	ALL PODS	Dinner and News	ALL PODS	Dinner and News	ALL PODS	Dinner and News
17:30-18:00	ALL PODS	AA-Program	ALL PODS	AA-Program	ALL PODS	AA-Program	ALL PODS	AA-Program	ALL PODS	AA-Program
18:00-18:30	ALL PODS	NA- Program	ALL PODS	NA- Program	ALL PODS	NA- Program	ALL PODS	NA- Program	ALL PODS	NA- Program
18:30-19:30	ALL PODS	Religious Services	ALL PODS	Religious Services	ALL PODS	Religious Services	ALL PODS	Religious Services	ALL PODS	Religious Services
19:30-20:00	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room
20:00-21:00	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room
21:00-21:45	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room	ALL PODS	Day Room

AREA	Saturday	AREA	Sunday
TX RM	NPO Labs	TX RM	NPO Labs
PODS	Breakfast	PODS	Breakfast
Class A	Dayroom	Class A	Dayroom
Class B	Library All Pods	Class B	Library All Pods
Class C		Class C	
Class D		Class D	
Class E		Class E	
Class F	Canteen Distribution	Class F	Canteen Distribution
Class A	Study Hall	Class A	Study Hall
Class B	Study Hall	Class B	Study Hall
Class C	Study Hall	Class C	Study Hall
Class D	Study Hall	Class D	Study Hall
Class E	Study Hall	Class E	Study Hall
Class F	Study Hall	Class F	Study Hall
Class A	Dayroom	Class A	Dayroom
Class B	Dayroom	Class B	Dayroom
Class C		Class C	
Class D		Class D	
Class E		Class E	
Class F		Class F	
Lunches/Medication			
	Orientation Group		Orientation Group
YARD	UNSTRUCTURED YARD	YARD	UNSTRUCTURED YARD
Class A		Class A	
Class B		Class B	
Class C		Class C	
Class D	UNSTRUCTURED YARD	Class D	UNSTRUCTURED YARD
Class E	Inmate supplies distributed all pods	Class E	Inmate supplies distributed all pods
Class F		Class F	
	UNSTRUCTURED YARD		UNSTRUCTURED YARD
Class B	Solo Programming (all pods)	Class B	Solo Programming (all pods)
Class C		Class C	
Class D		Class D	
Class E		Class E	
Class F		Class F	
Class A	Solo Programming (all pods)	Class A	Solo Programming (all pods)
Class B		Class B	
Class C		Class C	
Class D		Class D	

Class E		Class E	
Class F		Class F	
Class A		TX RM	
Class B	Solo Programming (all pods)	A POD	Solo Programming (all pods)
Class C		BPOD	
Class D		CPOD	
Class E			
Class F			
ALL PODS		ALL PODS	

PROPOSED: 8 STALLS
(PARALLEL ALONG
EXISTING ROADWAY)

PROPOSED: 20
PERVIOUS PAVEMENT
(E.G. PAVER) STALLS

PROPOSED: 21 STALLS
WITHIN EXISTING LOT W/
ISLANDS AT ENDS

EXISTING 5 STALLS TO
REMAIN

PROPOSED: 20 STALLS
PERPENDICULAR TO
BUILDING (UNDER 2ND
FLOOR) PLUS 5 TO
SOUTH OF BUILDING

BUILDING OUTLINE



COUNTY OF MONTEREY
SB 863 GRANT



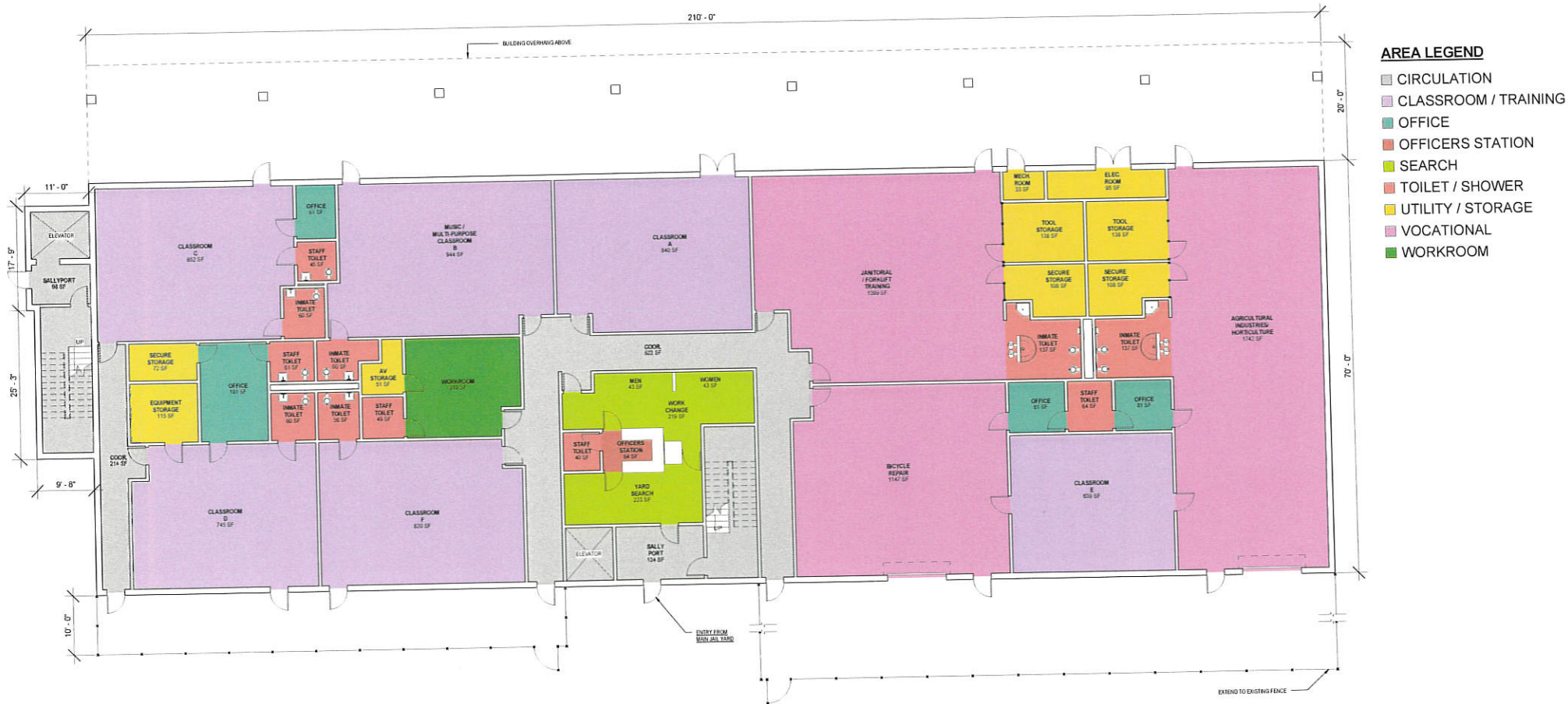
Capital Expenditure Managers

Gateway Oaks Drive | Suite 300 | Sacramento, CA. 95833 | (916) 648-9700

CONCEPTUAL PARKING LOT LAYOUT

SCALE: 1" = 40'-0"

DATE: 08/07/15



CONCEPTUAL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE: 08/07/15



COUNTY OF MONTEREY
SB 863 GRANT



Capital Expenditure Managers

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AREA LEGEND

- CIRCULATION
- CUSTODY WORKSTATION
- DAY ROOM
- EXAM / MEDICATION
- FAMILY INTERVENTION
- GROUP TREATMENT
- INMATE PATIENT
- INTERVIEW / CONFERENCE
- OFFICE
- PANTRY
- SAFETY CELLS
- TOILET / SHOWER
- UTILITY / STORAGE



COUNTY OF MONTEREY
SB 863 GRANT



Capital Expenditure Managers
Gateway Oaks Drive | Suite 300 | Sacramento, CA. 95833 | (916) 648-9700

CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

DATE: 08/07/15