

Resource Management Agency



New Juvenile Hall - Phase II Rescope Proposal

Board of Supervisors - June 9, 2020



Overview:

1. Ratify the change in Scope, Cost and Schedule for New Juvenile Hall (submitted to BSCC and CDCR)
 - a) Remove Building 2 (high security beds) and Building 5 (kitchen, laundry, storage).
 - 1) Reduce bed count from 120 to 80
 - 2) Off-site Kitchen and Laundry Services
 - b) Projected Cost of \$61.3M
 - a) Original Budget \$58.6M, Projected Budget (without change) \$68.2M
 - c) Completion Date June 2021
2. Authorize RMA Director or designee to take actions as necessary to move the Project forward, pending BSCC and CDCR approvals
 - a) BSCC Board Hearing June 11th
 - b) CDCR Board hearing June 12th
3. Approve Change Orders #246, #251-A & B, and #248-A & B – Exceed \$150,000 limit

Purpose

- Project is behind schedule and over budget
 - Original completion July 2019, Projected Completion July 2021
 - Original Budget \$58.6M, Projected Budget (without change) \$68.2M
 - Site Conditions, Plan Changes, BSCC/CSFM Changes
- Ongoing changes in State Fire Marshall (CSFM) requirements
 - Phase II roof redesign
- State Bond Issuance – November 2020
- COVID-19 impacts to County revenue

Rescope Considerations

BSCC Approval (June 11th)

- Title 15
 - Operations standards for local detention facilities
 - Programming and services for youth
- Title 24
 - California Building Standards Codes
 - Building requirements for detention facilities
- Recreation Space
- Dining, classroom and storage space

CDCR Approval (June 12th)

- Funding, Bonding

Youth population over past 5 years (Pre-COVID-19)

- Average population: 50 youth
- Maximum population: 70 youth

Operational Needs

- Food services
- Laundry
- Maintenance
- Future Design

Original Scope

Square Footage

63,986 SqFt

BSCC Bed Count

120 Beds

Library: 314 SqFt

Standard Classrooms: 3,870 SqFt

High Security Classroom: 1,659 SqFt

Recreation

Outdoor: 39,553 SqFt

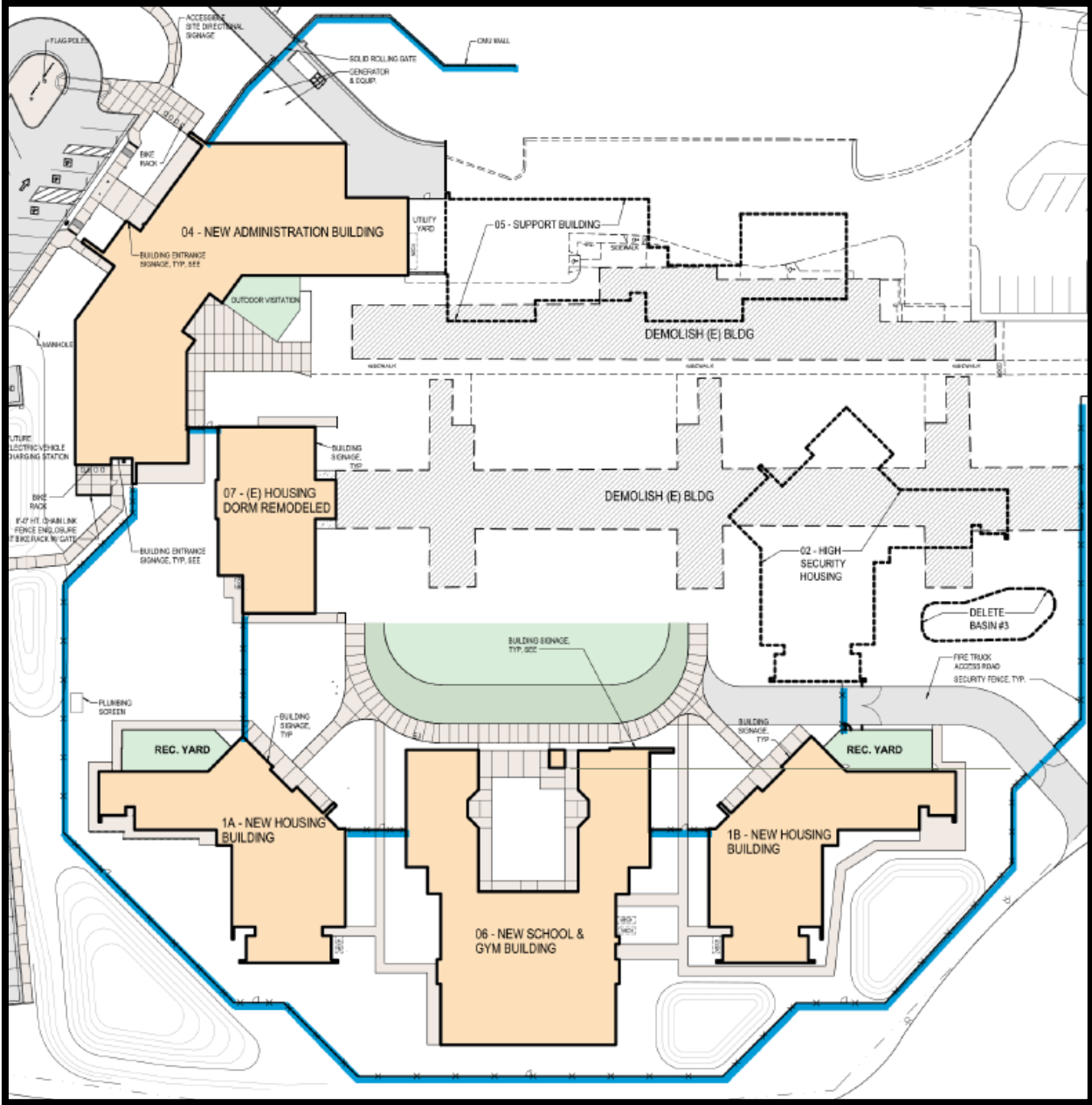
Indoor (Gym): 4,729 SqFt

Dining

1,220 SqFt



Current Project Status



Revised Scope

Square Footage

47,536 SqFt

BSCC Rated Bed Count

80 Beds

Library: 314 SqFt

Standard Classrooms: 3,870 SqFt

High Security Classroom: 0 SqFt,

Recreation

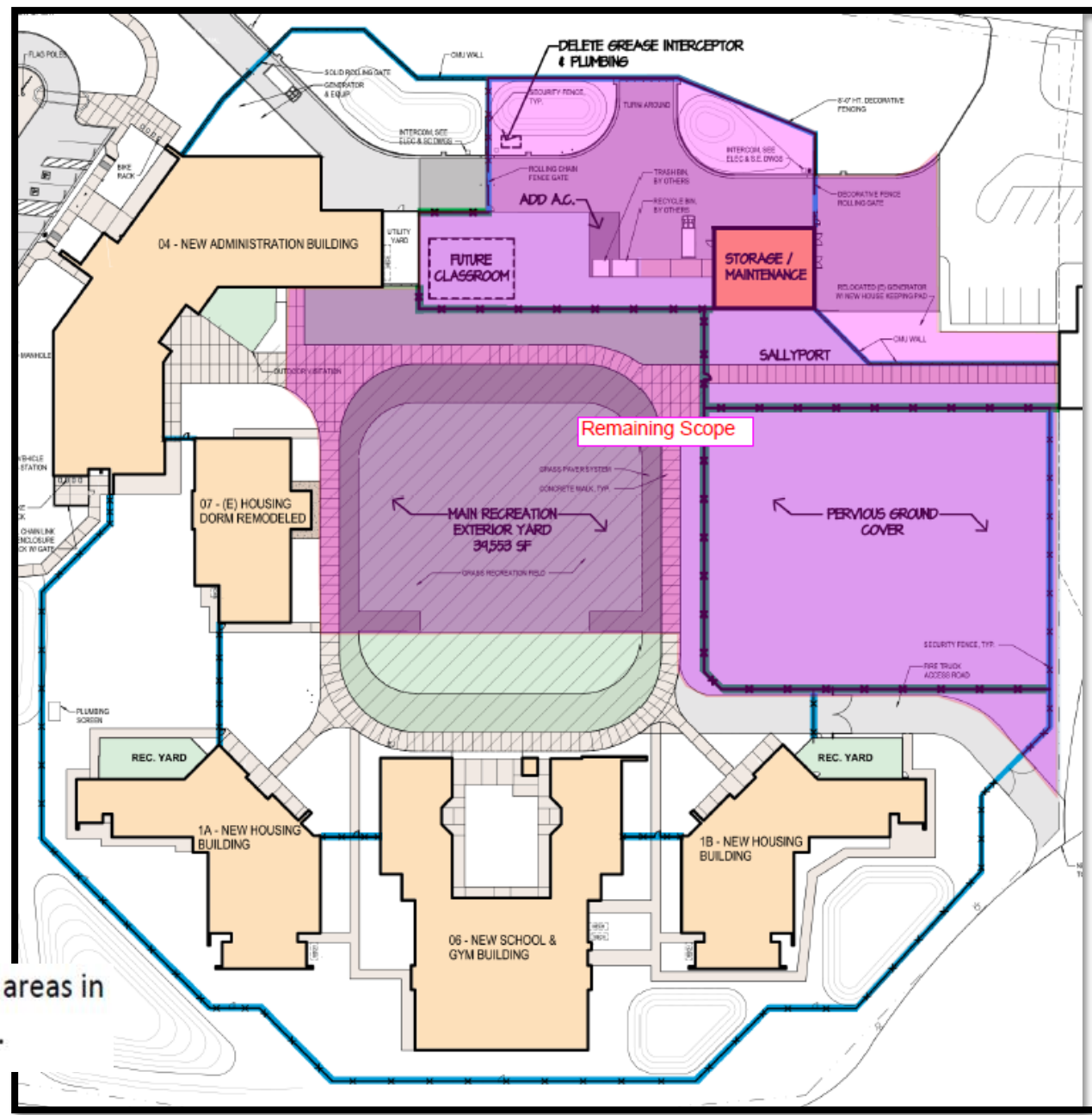
Outdoor: 39,553 SqFt

Indoor (Gym): 4,729 SqFt

Dining

0 SqFt

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



Project Budget Comparison

	Original Budget	Current Budget	Revised Scope
	120 Beds	120 Beds	80 Beds
Construction Costs	\$ 47,492,500	\$ 53,072,416	\$ 46,943,139
Soft Costs	\$ 11,178,791	\$ 15,008,902	\$ 14,328,893
Total:	\$ 58,671,291	\$ 68,081,318	\$ 61,272,032

Summary of State/County Funds

	\$ 58,671,291	\$ 68,081,318	\$ 61,272,032
Less: SB 81 Funding	\$ 35,000,000	\$ 35,000,000	\$ 35,000,000
Sub-Total:	\$ 23,671,291	\$ 33,081,318	\$ 26,272,032
Less: County Match	\$ 23,671,291	\$ 27,886,350	\$ 27,886,350
Balance:	\$ -	\$ (5,194,968)	\$ 1,614,318

Project Photos

Existing Juvenile Hall



Project Photos

Existing Juvenile Hall



Project Photos

New Juvenile Hall – Site Plan



Project Photos

New Juvenile Hall - Bldg 4 Administration



Project Photos

New Juvenile Hall - Bldg 7 Dormitory



Project Photos

New Juvenile Hall - Bldg 1A & 1B Housing Unit



Project Photos

New Juvenile Hall - Bldg 6 Gym & Classrooms



Project Photos

New Juvenile Hall - Courtyard

