

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

CHIEF EXECUTIVE OFFICE

DEPT: \_\_\_\_\_  
Urgent \_\_\_\_\_ Routine X

BOARD AGENDA # B-5

AGENDA DATE February 13, 2001

CEO Concurs with Recommendation YES dit NO \_\_\_\_\_  
(Information Attached)

4/5 Vote Required YES \_\_\_\_\_ NO \_\_\_\_\_

SUBJECT: APPROVAL TO SUBMIT GRANT APPLICATION TO THE BOARD OF CORRECTIONS FOR JUVENILE DETENTION FACILITY RENOVATION CONSTRUCTION FUNDING

STAFF RECOMMENDATIONS:

1. APPROVE STAFF RECOMMENDATIONS TO SEEK \$1.24 MILLION FROM THE BOARD OF CORRECTIONS FOR FUNDING LOCAL JUVENILE DETENTION FACILITY RENOVATION CONSTRUCTION.
2. APPROVE THE ATTACHED RESOLUTION THAT APPOINTS PATRICIA HILL THOMAS AS CONTRACT ADMINISTRATOR, THE AUDITOR AS THE COUNTY FINANCIAL OFFICER, ATTESTS THAT THE COUNTY WILL ADHERE TO ALL LAWS AND REGULATIONS AND TO THE TERMS OF FUTURE CONTRACTS, AGREES TO SUPPLY MATCHING FUNDS IN THE AMOUNT OF \$309,070 WITHIN 60 DAYS OF GRANT AWARD, CERTIFIES THAT THE BOARD HAS REVIEWED AND

(Continued on next page)

FISCAL IMPACT:

California counties are eligible to apply for state and federally funded grants to perform construction affecting local juvenile detention facilities. State general funds are currently available for renovation and deferred maintenance of local juvenile detention facilities. The Board of Corrections is the designated funding agency. Request for grant proposals were let in September 21, 2000, and are due for submission by February 20, 2001. The grant award date is scheduled for May 17, 2001. The total project including hard and soft match requirements is estimated to be \$1,545,351. The Grant application will request \$1,236,281 in

(Continued on next page)

BOARD ACTION

No. 2001-106

On motion of Supervisor Simon, Seconded by Supervisor Mayfield, and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso and Chair Paul  
Noes: Supervisors: None  
Excused or Absent: Supervisors: None  
Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) \_\_\_\_\_ Denied
- 3) \_\_\_\_\_ Approved as amended

Motion:

*Christine Ferraro*

File No.

APPROVAL TO SUBMIT GRANT APPLICATION TO THE BOARD OF CORRECTIONS FOR JUVENILE  
DETENTION FACILITY RENOVATION CONSTRUCTION FUNDING

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STAFF  
RECOMMEN-  
DATIONS:

(Continued)

APPROVED THE STAFFING PLAN AND OPERATIONAL COST ASSOCIATED WITH OPERATING THE FACILITY CONSISTENT WITH TITLE 15 REGULATIONS, AND CERTIFIES THAT THE COUNTY HAS OWNERSHIP OF THE CONSTRUCTION SITE.

FISCAL  
IMPACT:

(Continued)

funding from the Board of Corrections and will makeup the construction and contingency costs of the project. The grant requires a minimum 25% total match or \$309,070 which includes a hard cash contribution in the amount of \$171,345. It is anticipated that the hard match will be funded from one or more of a number of sources. These include carryover project funds remaining from the 30 bed unit addition. Another source may be Proposition 172 growth, or other potential year-end savings. The County's cash contribution is a very prudent investment of County dollars in that it gives us the opportunity to fund 75% of facility needs from grant funding, that would otherwise be a full general fund obligation. The County will budget the hard match (\$171,345) after award and before signing the contracts. The grant will only fund renovations to the portion of the building that is Juvenile Hall. It is anticipated that the work would be completed for the entire Juvenile Justice facility, and would require an additional \$90,000 in funding. Funding sources for this portion of the cost will also be identified once the grant is awarded. Probation Department staffing and operational costs are not expected to increase due to the proposed facility renovation improvements.

DISCUSSION:

The Board has previously adopted the Juvenile Justice Master Plan on the Stanislaus County Juvenile Justice System. The Plan covered a broad spectrum of juvenile justice issues and included a needs assessment of what bed space was needed over time at Juvenile Hall as other components of the report were adopted. Thirty new maximum security beds were occupied in 2000, and 40 special needs beds will start construction early in 2001. The current need is for funds to extend the useful life of existing beds by replacing outdated and inefficient equipment. Older portions of Juvenile Hall opened 25 years ago and equipment installed at that time has outlived its useful life, and energy conservation is becoming an even bigger need today.

On January 6, 2001, this Board authorized hiring TRGLRS Justice for grant application assistance to allow for possible Board of Corrections funding for the renovation of portions of Juvenile Hall. These services included application development and delivery work for a grant application to the BOC by no later than February 20, 2001.

The grant consultant held a series of meetings with the project team to determine current needs and proposed solutions. Staff identified a number of deficiencies that needed to be addressed, as well as some facility or system changes that would decrease operating cost. The conceptual planning for the fire and life safety, security and environmental improvements to Juvenile Hall was completed in January 2001. Board of Corrections (BOC) and State Fire Marshal (SFM) staff reviewed the project components on January 30, 2001 and their comments and recommendations have been included in the grant application.

After the Board of Supervisors approves these recommendations, Stanislaus County will request \$1,236,281 in grant funding. The proposed project is intended to renovate and remodel existing spaces and equipment in Juvenile Hall in order to increase fire and life safety, enhance security, improve the environment and improve the delivery of programs to protect the public.

Stanislaus County has a variety of deferred maintenance and operational needs at Juvenile Hall. The original portions of Juvenile Hall were constructed in 1976. The 25-year old central plant that provides chilled and hot water to the facility is only partially operational at this time. Life cycle planning for facilities occupied 24-hours per day, 7-days per week needs to be fully considered as years pass by.

One of the grant's components being recommended for submittal to the BOC will address this problem in a more long-term manner by replacing the rooftop HVAC units on Juvenile Hall with newer mechanical equipment.

Other planned facility improvements requested with the deferred maintenance grant application include re-roofing the older portion of Juvenile Hall, refurbishing the original emergency generator, inter-connecting fire alarm systems, and remodeling the intake area. The functional use of intake will improve significantly after renovations are completed. It is estimated that recommended renovations will extend the life of the systems at Juvenile Hall by at least twenty years. This work will also better satisfy safety, security, health, program and service needs.

SCOPE OF WORK & PROJECT IMPACTS. The project team developed a scope of work and project schedule to carry this renovation project out through post-occupancy. The work plan developed by the team has addressed all grant requirements as well as project responsibilities and controls to ensure that the project can be completed on time and within budget while delivering proposed scope and quality.

The Juvenile Hall project impacts are threefold:

1. Extend the Functional Life of Juvenile Hall by Twenty Years - The extension of the functional life will insure that the sanctions currently available to the

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juvenile justice system will stay in place for at least twenty years. Thus, programs short of incarceration retain their influence and these programs will continue to protect the public.

2. **Renovation to Improve Safety and Security** - Renovation is proposed at Juvenile Hall to improve the security of a facility that was designed twenty-five years ago for a less violent and destructive population. This effort will increase the safety of the minors, the staff and visitors.

3. **Remodeling to Improve the Environment in Juvenile Hall** - The proposed remodeling will enhance the security, safety and confidentiality of the intake area.

The recommended renovation components identified in the grant application consist of the following.

1. Improve Ventilation and Install Rooftop Package HVAC Units - The Juvenile Hall Central Plant started operation in 1976 and has exceeded its useful life cycle. Currently, a 60-ton compressor is not functional because of a leaking evaporative coil, and the compressor manufacturer is no longer in business. Also older mechanical repair parts are very expensive and difficult to obtain. Existing resistive heat strips on HVAC units fail constantly and need to be sent out for repair.

We recommend that we retire the HVAC portion of the existing Central Plant by adding new rooftop package units to Juvenile Hall. We propose providing energy efficient, gas-fired rooftop HVAC units with new curb adapters, gas piping, and a PC-based HVAC control system for better monitoring and control.

In 2000, Stanislaus County spent about \$158,347 for electricity and natural gas use at Juvenile Hall. These costs are expected to increase as California energy demands continue to exceed available supply. This year's power curtailments have already impacted Juvenile Hall. It is anticipated that energy costs can be reduced by at about 30% when energy efficiency measures are implemented with the proposed renovation.

2. Replace the Existing Roof Assembly over Juvenile Hall - The existing, twenty-five year old roof is in very poor condition and in need of replacement. The roof mat is deteriorated and the roofing felt is poorly bonded. Wide spread blistering has occurred. Also, there are breaks and splits in the perimeter and projection flashing. We recommend removing the existing roof assembly, and installing about 31,000 square feet of quality roofing including new insulation and flashing.

3. Fire Alarm System Inter-Connect - The two separate existing fire alarm systems at Juvenile Hall currently are not integrated. The older of the two

systems is not addressable and does not report to an off-site monitoring service. We recommend integrating the two fire alarm systems by inter-connecting the older system with the newer addressable fire alarm system that was added with the maximum security housing unit, and providing remote alerting to an off-site monitoring service.

4. Redesign and Renovate the Intake Area - The existing intake area is functionally inefficient. The openness of the area causes security and privacy problems. Circulation patterns are convoluted and allow minors potential access to unauthorized areas and exit doors. Existing staff workstations are open to juveniles being escorted through the area and to members of the public arriving for visiting. Unauthorized access to staff areas allows disruptive juveniles to potentially damage equipment.

The proposed work scope will include a redesigned intake area to create improved circulation patterns, modifications to existing casework, construction of new transaction counters, modifications to the intercom system. These changes will provide visual and secure barriers to improve security, and provide safe ergonomic workstations for staff.

5. Refurbish the Existing Emergency Generator - The existing generator was installed twenty-five years ago and requires refurbishment. We recommend overhauling the existing 155 kW emergency generator, installing a new transfer switch, and providing an additional diesel fuel tank with modified controls for dual tank use. This will provide onsite fuel storage for up to three days of continuous operation.

6. Provide Security Upgrades to Juvenile Hall Units 3 and 4 - The core areas of Juvenile Hall were originally constructed in 1976 at a time when juvenile offenders were less destructive and violent and a lesser level of security was required. We are recommending replacing the twenty-five year old security systems in Unit 3 and 4 with new, state-of-the-art of security systems that are more effective and cost efficient. We propose to remove and replace outdated intercom equipment in forty-two sleeping rooms in Units 3 and 4, and in the intake area.

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**SCHEDULE.** The proposed renovation construction project schedule includes the following milestones.

1. Grant Award	May 17, 2001
2. Begin Design	July 10, 2001
3. Complete Staffing Plan	N/A
4. Complete Operating/Staffing Costs	August 27, 2001
5. Complete Design	October 12, 2001
6. Begin Construction Documents	October 15, 2001
7. End Construction Documents	January 21, 2002
8. Board of Supervisors Authorize Bidding	February 4, 2002
9. Begin Bidding Process	February 4, 2002
10. Open Bids	March 18, 2002
11. Award Construction Contract	April 2, 2002
12. Begin Construction	April 29, 2002
13. Complete Construction	May 30, 2003
14. Complete Occupancy	June 13, 2003

**CONSTRUCTION COST ESTIMATE.** The grant consultant has estimated the construction cost for all recommended renovation components. That estimate was then reconciled with the participation of staff from the Probation Department, Chief Executive Office, construction management staff, and the architectural and engineering consulting team. The following is a summary of renovation construction costs included in the grant application.

Probable Construction Cost by Project Component

No.	Component	Construction Cost	Totals
<b>Fire and Life Safety, Security and Environmental Improvements</b>			
1.	Improve Ventilation	\$494,828	
2.	Replace Roof Assembly	322,592	
3.	Fire Alarm System Inter-Connect	37,620	
4.	Redesign and Renovate Intake Area	239,664	
5.	Refurbish Emergency Generator	35,739	
6.	Security Upgrades in Units 3 and 4	105,838	
<b>Subtotal</b>			<b>\$1,236,281</b>
	Change Order Contingency (10%)	Included Above	
<b>Total Stanislaus County Grant Application</b>			<b>\$1,236,281</b>

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**POLICY**

**ISSUES:** This grant application is consistent with the Board of Supervisors stated goals and priorities of a safe and healthy community, and efficient government.

**STAFFING**

**IMPACT:** Successful grant application and award will not result in the addition of any staff positions at Juvenile Hall. Existing staff from the Chief Executive Office, Juvenile Hall, and Building Maintenance are dedicated to this effort.

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
STATE OF CALIFORNIA

Date: February 13, 2001

No. 2001-106

On motion of Supervisor Simon, Seconded by Supervisor Mayfield,  
and approved by the following vote,  
Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul  
Noes: Supervisors: None  
Excused or Absent: Supervisors: None  
Abstaining: Supervisor: None

B-5

THE FOLLOWING RESOLUTION WAS ADOPTED:

IN RE: APPROVAL TO SUBMIT GRANT APPLICATION FOR JUVENILE LOCAL DETENTION  
FACILITY CONSTRUCTION FUNDING FROM THE BOARD OF CORRECTIONS

WHEREAS, the Juvenile Justice Planning Committee has requested approval to submit a grant application for Juvenile Local Detention Facility Construction for a total of \$1,236,281 in grant funding through the California State Board of Corrections; and

WHEREAS, appoints Patricia Hill Thomas as the County Construction Administrator and Byron Bystrom, Auditor, as the Financial Officer for purposes of participating in the Local Juvenile Detention Facility Renovation Construction Grant Program administered by the California State Board of Corrections;

WHEREAS, authorizes said County Construction Administrator to sign assurance statement and submit the application(s) for funding in the amount of \$1.24 million for the construction of renovation improvements;

WHEREAS, assures that the County will adhere to state and federal regulations and all terms of the contract, and has appropriated, or will appropriate within 60 days of the grant award, the amount of match identified by the County on the funding application form submitted to the Board of Corrections, identifies the source of cash match when appropriated and assures that the grant and cash matching funds do not supplant (replace) funds otherwise dedicated or appropriated for construction activities;

WHEREAS, certifies that the Board of Supervisors has reviewed, approved and is committed to fully and safely staff and operate the facility subject to construction (consistent with Title 15, California Code of Regulations) within 90 days after project completion.

WHEREAS, assures that the County has a fee simple or other such estate or interest in the site of the project and rights of access sufficient to assure undisturbed use and possession of site, and will not dispose of, modify the use of, or change the terms of real property title, or other interest in the site of facility subject to construction in this project, or lease the facility for operation by other entities, without permission and instructions from the state Board of Corrections (state grant funds).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the County Board of Supervisors does hereby approve the submission of the grant application to the California State Board of Corrections, and designates Patricia Hill Thomas as Contract Administrator and the Auditor as the County Financial Officer upon approval of the grants by the Board of Corrections.

ATTEST: REAGAN M. WILSON, Clerk  
Stanislaus County Board of Supervisors,  
State of California,

Christine Ferraro

By: Deputy

File No.