



# SENATE BILL 844, 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 Mono County		STATE FINANCING REQUESTED \$ 25,000,000		
SMALL COUNTY (Below 200,000 GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>	MEDIUM COUNTY (200,000 - 700,000 GENERAL COUNTY POPULATION) <input 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 Mono County Jail				
PROJECT DESCRIPTION Replacement jail facility that will provide adequate housing and appropriate program and treatment space.				
STREET ADDRESS 221 Twin Lakes Road				
CITY Bridgeport		STATE CA	ZIP CODE 93517	
C. SCOPE OF WORK – INDICATE FACILITY TYPE <u>AND</u> CHECK ALL BOXES THAT APPLY.				
FACILITY TYPE (II, III or IV) II	<input checked="" type="checkbox"/> NEW STAND-ALONE FACILITY	<input type="checkbox"/> RENOVATION/ REMODELING	<input 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, remodeled	4	20	22	2
TOTAL BEDS (A+B+C+D)	48	E. BEDS REMOVED/ DECOMMISSIONED		F. NET BEDS AFTER COMPLETED PROJECT
		0		48

<b>E. APPLICANT'S AGREEMENT</b>			
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.			
<b>PERSON AUTHORIZED TO SIGN AGREEMENT</b>			
Leslie Chapman		County Administrative Officer	
AUTHORIZED PERSON'S SIGNATURE		DATE	
<i>Leslie R. Chapman</i>		2/22/17	
<b>F. DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR</b>			
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.)			
<b>COUNTY CONSTRUCTION ADMINISTRATOR</b>			
Garrett Higerd		County Engineer	
DEPARTMENT Public Works		TELEPHONE NUMBER 760-924-1802	
STREET ADDRESS P.O. Box 457			
CITY Bridgeport	STATE CA	ZIP CODE 93517	E-MAIL ADDRESS ghigerd@mono.ca.gov
<b>G. DESIGNATED PROJECT FINANCIAL OFFICER</b>			
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.)			
<b>PROJECT FINANCIAL OFFICER</b>			
Janet Dutcher		Finance Director	
DEPARTMENT Finance		TELEPHONE NUMBER 760-932-5494	
STREET ADDRESS P.O. Box 457			
CITY Bridgeport	STATE CA	ZIP CODE 93517	E-MAIL ADDRESS jdutcher@mono.ca.gov
<b>H. DESIGNATED PROJECT CONTACT PERSON</b>			
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.)			
<b>PROJECT CONTACT PERSON</b>			
Garrett Higerd		County Engineer	
DEPARTMENT Public Works		TELEPHONE NUMBER 760-924-1802	
STREET ADDRESS P.O. Box 457			
CITY Bridgeport	STATE CA	ZIP CODE 93517	E-MAIL ADDRESS ghigerd@mono.ca.gov

## SECTION 2: BUDGET SUMMARY

### **Budget Summary Instructions**

**(This must be part of the 35 page narrative)** 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) 844, 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. In the small county category the lead county may request up to an additional 10% of the maximum amount as an incentive to build a regional facility:

- **\$70,000,000** for large counties;
- **\$30,000,000** for medium counties; and,
- **\$25,000,000** 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 844 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 844 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 844 Financing Program proposal is authorized to proceed in its entirety when and if state financing is awarded for the Project within the SB 844 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.**

**D. Agreement Not to Lease Beds if Increasing County Capacity**

If the proposed project results in a net increase in rated beds in the county, will the county certify and covenant in writing that the county will not lease housing capacity from the proposed SB 844 project to any other public or private entities for a period of 10 years beyond the completion date of the adult local criminal justice facility?

**Yes. The County agrees that if the project results in a net increase in rated beds, the County will not lease capacity in the SB 844 financed adult local criminal justice facility to any other public or private entity for a period of 10 years beyond the completion date of the adult local criminal justice facility. The County further agrees to certify and covenant in writing to this requirement in future agreements as provided by the BSCC and/or SPWB.**

**No. (Project not eligible for SB844 funding)**

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

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$ 21,114,000	\$ 200,000		\$ 21,314,000
2. Additional Eligible Costs*	\$ 1,045,000	\$ 95,000		\$ 1,140,000
3. Architectural	\$ 2,321,000	\$ 525,000		\$ 2,846,000
4. Project/Construction Management	\$ 520,000	\$ 545,000		\$ 1,065,000
5. CEQA	\$ 0	\$ 0		\$ 0
6. State Agency Fees**	\$ 0	\$ 116,000		\$ 116,000
7. Audit		\$ 13,000	\$ 0	\$ 13,000
8. Needs Assessment		\$ 119,000	\$ 40,000	\$ 159,000
9. Transition Planning		\$ 0	\$ 150,000	\$ 150,000
10. County Administration			\$ 250,000	\$ 250,000
11. Land Value			\$ 0	\$ 0
<b>TOTAL PROJECT COSTS</b>	<b>\$ 25,000,000</b>	<b>\$ 1,613,000</b>	<b>\$ 440,000</b>	<b>\$ 27,053,000</b>
<b>PERCENT OF TOTAL</b>	<b>92.41%</b>	<b>5.96%</b>	<b>1.63%</b>	<b>100.00 %</b>

\* 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 cost of construction is estimated to be \$21,314,000 including cost escalation to the anticipated mid-point of construction and a construction contingency. Total construction cost estimate was prepared by a professional cost estimator with knowledge of jail construction and costs. The estimate is based on conceptual building and site plans that were prepared by Nacht & Lewis Architects in conjunction with the County and Sheriff's Office for the new facilities. The conceptual planning identifies all site work, infrastructure and utility improvements within the project boundary and offsite improvements that are required for the new construction. The County is estimating State reimbursement to be \$21,114 for construction within the

project boundary. The County is contributing a cash match of \$200,000 for demolition of existing structures on the site.

2. **Additional Eligible Costs (specified allowable fees, moveable equipment and furnishings, and public art)** A total need of \$ 1,140,000 is estimated for additional costs, of which the county is requesting state reimbursement of \$1,045,000 and a match of \$ 95,000.
  - a) **Define each allowable fee types and the cost of each:** State Reimbursement: \$345,000 for Construction Testing and Inspection and \$60,000 for Consultant Plan Checking Services. County Cash Match: \$70,000 for Geotechnical Study and Topographic Surveying and \$25,000 for Permits and Fees.
  - b) **Moveable equipment and moveable furnishings total amount:** State Reimbursement: \$640,000 for Furniture Fixtures & Equipment, County Cash Match: \$0
  - c) **Public art total amount:** \$0
  
3. **Architectural(state reimbursement/cash match):**
  - a) **Describe the county's current stage in the architectural process:** The County has completed conceptual planning and programming for the new facilities. The County is prepared begin schematic design.
  - 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 is seeking reimbursement for the cost of design services through Preliminary Plans and Working Drawings, Bidding and Construction Support for construction within the Project Boundary.
  - c) **Define the budgeted amount for what is described in b) above:** \$2,846,000
  - d) **Define which portion/phases of the architectural services the county intends to cover with county contribution dollars:** The County intends to cover a portion of the cost of architectural and engineering design services.
  - e) **Define the budgeted amount for what is described in d) above:** \$525,000
  
4. **Project/Construction Management - Describe which portions/phases of the construction management services the county intends to claim as:** The County will hire an experienced Construction Management Firm to assist the County with development of construction contracts Division 0 and 1 specifications, marketing and bidding the project, review of bids, construction phase support including but not limited to construction inspection, change order review and negotiation, pay application review and processing, project closeout and commissioning. The County will seek state reimbursement of \$ 520,000 for these services.
  - a) **Cash** \$545,000
  - b) **In-Kind** \$0.00
  
5. **CEQA – may be state reimbursement (consultant or contractor) or cash match**

The County has completed CEQA requirements for this project. The County is not including the cost of CEQA as part of its match.
  
6. **State Agency Fees – Counties should consider approximate costs for the SFM**

**review which may be county cash contribution (match).** The County is budgeting a cash match of \$100,000 for State Fire Marshal review and \$16,000 for due diligence costs. The County will not seek State reimbursement for state agency review fees and due diligence costs.

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:** A cash match of \$13,000 is budgeted for a contracted Auditor to audit the grant.
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 hired an experienced Jail Architecture team to prepare the needs assessment. The cost of \$119,000 has been identified as cash match. The County utilized in house staff for an additional \$40,000 in-kind match.
9. **Transition Planning – Define work performed by county staff (in-kind), define the staff hired specifically for the proposed project (cash match):** The County plans to utilize county staff for transition planning with costs totaling \$150,000 over the course of the project.
10. **County Administration – Define the county staff salaries/benefits directly associated with the proposed project.** The Project Management Team’s efforts to manage and administer the project is expected to cost \$250,000.
11. **Site Acquisition - Describe the cost or current fair market value (in-kind):** N/A



## 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 June 2017 board meeting.

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	6/8/2017	8/7/2017	
Real estate due diligence package submitted <u>within 120 days of award</u>	6/8/2017	8/7/2017	
SPWB meeting – Project established <u>within 18 months of award</u>	8/7/2017	10/11/2017	
Schematic Design with Operational Program Statement <u>within 24 months of award</u> (design-bid-build projects)	8/30/2017	2/1/2018	Includes 1-month for BSCC and CSFM Review
Design Development (preliminary drawings) with Staffing Plan	2/1/2018	10/29/2018	Includes 4-months for BSCC, CSFM reviews and DOF approval
Staffing/Operating Cost Analysis approved by the Board of Supervisors	1/30/2018	10/9/2018	
Construction Documents (working drawings)	10/31/2018	9/26/2019	Includes 5-months for BSCC, CSFM reviews and DOF approval
Construction Bids or Design-Build Solicitation	9/30/2019	11/19/2019	30 days for bidding and 2-months for review of bids, and BOS approval and award of contract.
Notice to Proceed <u>within 42 months of award</u>	11/19/2019	12/23/2019	Allows 16-days for DOF approval prior to NTP.
Construction (maximum three years to complete)	1/6/2020	4/30/2021	16-months for construction and project closeout.
Staffing/Occupancy <u>within 90 days of completion</u>	4/30/2021	7/29/2021	

## 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 3 in Section 4 Fact Sheet).

**Table 1: Provide the following information**

1.	County general population	14,202
2.	Number of detention facilities	1
3.	BSCC-rated capacity of jail system (multiple facilities)	48
4.	ADP (Secure Detention) of system	27
5.	ADP (Alternatives to Detention) of system	47%
6.	Percentage felony inmates of system	0.66%
7.	Percentage non-sentenced inmates of system (this is not for the pretrial information that is requested in the rating criteria Section 5)	56%
8.	Arrests per month	55
9.	Bookings per month of system	40
10.	“Lack of Space” releases per month	0

**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.	Mono County Jail	48	28
2.			
3.			
4.			
5.			
6.			
7.			
8.			

**Table 3: List of the offender assessments used for determining programming**

<b>Assessment tools</b>		<b>Assessments per Month</b>
1.	Offender Registration Survey	5 to 10
2.		
3.		
4.		
5.		
6.		

## SECTION 5: NARRATIVE

Section 5 is limited to 35 pages (the budget narrative from Section 2 must be included in the 35 page limit) 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.

If the project is for a regional ALCJF (must meet the requirements outlined in the “Eligible Projects” section, “Limit on Number of Projects/Set Asides” (pages 9 and 10) section of the RFP), clearly indicate so. Include the names of the partnering counties and their individual data that support the project and respond to the requested narrative points.

In order for a proposal to be able to compete and be rated by the ESC, it must include the following:

- Any locked facility constructed or renovated with state funding awarded under this program shall include space to provide onsite, in-person visitation capable of meeting or surpassing the minimum number of weekly visits required by state regulations for persons detained in the facility. (Gov. Code § 15820.946 subd. (f))
- Any county applying for financing authority under this program shall include a description of efforts to address sexual abuse in its adult local criminal justice facility constructed or renovated. (Gov. Code § 15820.946 subd. (g))

The Proposal structure is designed to allow county applicants to demonstrate how their proposed project meets the need for ALCJFs as stated in SB 844, and how proposed expenditures of public funds meet the identified need and are justified. The presentation of information about the proposed project should allow both applicants and raters to make a step-by-step connection between the need addressed by the project and its associated budget request.

The raters will ask many questions about the proposed project as they evaluate, including but not limited to:

- What need is the project designed to meet?
- What construction work does the county propose is necessary to meet this need?
- How will offender programming and/or treatment be served in the proposed new or renovated facility?
- What is the county plan of action to accomplish the legal, design, and build steps required for this project?
- What is the total project cost, what are the funding sources, and how will the county allocate expenditures of these funds?

- Will the county be prepared to proceed with the project in a timely manner if financing is approved?

SB 844 describes the purpose for which ALCFJ construction financing is to be awarded. Additionally, the legislation states specific factors to be considered in assessing how well a proposal suits those purposes. In each section of the proposal, the rater (1) assesses how well the narrative addresses the general merit factors that apply to this section, and (2) assesses special factors mentioned in the SB 844 legislation as criteria for funding.

- General merit is assessed on a 13-point scale:
  - 0 Fails to meet minimum standards for financing
  - 1-3 Reaches minimum standards despite deficiencies
  - 4-6 Generally adequate
  - 7-9 Good
  - 10-12 Excellent
- Special merit factors are scored from 0 to 4; depending on the factor, it may be scored on a 0-4 range, or as yes/no (0/4).

For an ALCJF construction project, county applicants must answer the following questions:

- 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.**

General Merit Factors

- To what extent does the need described in the proposal match the legislative intent of SB844?
- Does the applicant provide a compelling case for the use of state financing to meet this need?
- How well is the description of need supported by evidence provided by the applicant?

- 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.**

General Merit Factors:

- How will the planned replacement, renovation, or new construction meet the needs described in Question 1 (Statement of Need)?
- How well does the proposed project plan suit general operational requirements for the type of facility in the proposal, including factors such as safety, security and efficiency?
- Where applicable, how well does the proposed project meet specific needs for programming and treatment space?

Special factors (Gov. Code, §15820.946, subd. (c)) Funding consideration:

- A. Does the county plan for seeking to replace compacted, outdated, or unsafe housing capacity that will also add treatment space; or,
- B. Does the county plan for seeking to renovate existing or build new facilities that provide adequate space for the provision of treatment and rehabilitation services, including mental health treatment.

**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.**

General Merit Factors:

- A. How clearly described are the facility's current programming and/or treatment services?
- B. If improvements to programming and/or treatment services are expected as a result of the planned construction project:
  - Are the improvements to programming and/or treatment services clearly described?
  - How strong is the evidence provided by the applicant that the programming and/or treatment services planned for inmates upon project completion will help reduce recidivism or meet inmates' health and treatment needs while incarcerated?
  - What are the applicant's current efforts and the plan to provide a post-release continuum of care? Describe the applicant's efforts to collaborate with community based partners in this effort.
- C. If improvements are designed to replace compacted, outdated, or unsafe housing capacity:
  - How are the program and treatment service needs of the facility population expected or planned to be met?
  - Are the improvements to housing deficiencies clearly described?
  - To what extent will the deficiencies be remedied by the proposed construction?
- D. How thoroughly does the staffing plan and lines of authority (including interagency partnerships, if relevant) in program and treatment management meet operational objectives?

Special Factors (Gov. Code, § 15820.946, subd. (b)) Mandatory Criterion:

- A. The county provided documentation that states the percentage of its inmates on pretrial status between January 1, 2015 and December 31, 2015 in the narrative of question 3.
- B. Provided a description of the county risk-assessment-based pretrial release program is provided in the narrative of question 3.

**4. Administrative Work Plan: Describe the steps required to accomplish this project. Include a project schedule, 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.**

General Merit Factors:

- A. How clearly described are the elements of the work plan: timeline, assigned responsibilities, and coordination?
- B. Can the scope of work described in Question 2 (Scope of Work) feasibly be accomplished within the time allotted?

**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 if the amount of state financing requested and how operational costs (including programming costs) for the facility will be sustained.**

General Merit Factors:

- A. Is the allocation of effort in the budget appropriately matched to the objectives described under project need, scope of work, offender treatment and programming, and administrative work plan?
- B. Are the budgeted costs an efficient use of state resources?
- C. Rate the applicant's plan for sustaining operational costs, including programming over the long term.

**6. Readiness to Proceed (Gov. Code, § 15820.946, subd. (b)(2)) Funding Preference:**

- A. Did the county provide a board resolution: 1) 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 (SPWB) to the BSCC, to effectuate the financing authorized by the legislation, 3) authorizing the appropriate signatory or signatories to execute those documents at the appropriate times. The matching funds mentioned in the resolution shall be compatible with the state's lease revenue bond financing. See page 2 of the Proposal Form and Instructions for more information regarding "compatible funds".

Note: Finance and the SPWB will ultimately make the final determination of any fund sources compatibility with the SPWB's lease revenue bond financing. For multi-county proposals or regional proposals, applicants must attach their MOUs. All partners in the regional application must provide a board resolution.

- B. Did the county provide documentation evidencing CEQA compliance has been completed? Documentation of CEQA compliance shall be either a final Notice of Determination or a final Notice of Exemption, as appropriate, and a letter from county counsel certifying the associated statute of limitations has expired and either no challenges were filed or identifying any challenges filed and explaining how they have been resolved in a manner that allows the project to proceed as proposed.

The evaluation factors to be used and the maximum points that will be allocated to each factor are shown in the table below.

EVALUATION FACTOR		Scoring Method	Percentage	Weighted Score
1.	Statement of Need	0-12	15%	18
2.	Scope of Work	0-12	15%	18
	SF A/B: Feasible plan to replace compacted housing/expand program/treatment space	0-4		4
3.	Programming and Services	0-12	25%	30
	SF A: Documents pretrial inmate percentage	0/4		4
	SF B: Describes risk assessment-based pretrial release process	0/4		4
4.	Administrative Work Plan	0-12	10%	12
5.	Budget Narrative	0-12	10%	12
6.	A. Readiness: Board Resolution	0/12	10%	12
	B. Readiness: CEQA Compliance	0/12	15%	18
<b>TOTAL POINTS</b>		<b>96</b>	<b>100%</b>	<b>132</b>

Notes:

SF                      Special Factor  
0-12                    Scored on a 0 to 12 pt. range  
0-4                     Scored on a 0 to 4 pt. range  
0/4                     Scored 4 if pass, 0 if fail  
0/12                    Scored 12 if pass, 0 if fail



## 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.*

The Mono County Sheriff's Office operates the County's only jail facility which is located at 100 Emigrant Street in downtown Bridgeport, California. It is located on a downtown block bound by Emigrant, Sinclair, Bryant, and School Streets. The jail shares the block with the Mono County Sheriff's Office, the Mono County Office of Education, the Mono County Library, the historic jail facility, and a Frontier Communications substation and warehouse.

The jail is rated as a Type II detention facility by the Board of State and Community Corrections (BSCC) with a current rated capacity of 48 beds. When the jail was constructed in 1988 it had a design capacity of 24:

The original design also featured non-rated beds in isolation cells and a small female holding area. The kitchen and laundry were only designed to accommodate 24 inmates. The board rated capacity has since been increased. The maximum security pod has been double bunked to double the capacity and the dormitory capacities have been increased to the minimum limits allowed by code (10). Additionally, the female holding was expanded to incorporate the required dayrooms space for a dormitory, and an interview room was converted to an inmate worker dormitory. Finally, the isolation cells have become rated beds. The existing board rated capacity is illustrated in the following table:

<b>Inmate Housing Classification and Unit Bed Capacities</b>			
<b><i>Housing Unit</i></b>	<b><i>Classification</i></b>	<b><i>BSCC Rated Capacity</i></b>	<b><i>Total Number of Fixed Beds</i></b>
A	Max Male/Female	16	16
B	Min/Med Male Dorm	10	10
C	Min/Med Male Dorm	10	10
D	Min/Med Female Dorm	4	4
Isolation	All Male/Female	4	4
E	Inmate Workers	4	4
<b><i>Total</i></b>		<b><i>48</i></b>	<b><i>48</i></b>

At first glance, the jail may seem adequate because it is not overcrowded and the facility has been very well maintained. A closer examination, however, reveals that the jail [REDACTED] that are required of a modern jail, post realignment. Furthermore, because of changes in the building code, the existing building has [REDACTED] deficiencies which would need to be improved if the facility was encumbered as part of an SB844 renovation project. The cost of these improvements would require the majority of any available state funding and therefore would not be a cost-effective approach. If there were site area available, a detached building addition (which is the norm for past state-funded projects) would be possible. However, since the existing jail site has no space for expansion, a replacement jail on a new site is the only realistic option. We believe this application will show that this is the most responsible use of state funding and best allows for the incorporation of inmate programs and services which are the focus of the SB844 funding.

Currently there is no dedicated space for inmate programs. Inmate programs therefore occur in a portion of the corridor where intake and classification occurs at the entry to the jail facility. [REDACTED] but is a result of the outdated facility design.

While a holding cell has been converted into a medical examination room, it is too small to provide anything other than triage processes. There is no dental suite. Because Bridgeport a small community, remote from metropolitan areas, they currently lack all local services to provide medical, mental health, or dental services. Inmates are transported approximately an hour one-way to receive any of these services, and when snow is present (as it often is in winter), transportation to and from services may take an entire day. The most appropriate solution would be to provide proper medical, dental, and mental health spaces at the jail facility; but there is no room on the site to expand the existing facility.

In 2016 the County retained a consultant team to prepare a 2017 Jail Needs Assessment Update. The effort for the Jail Needs Assessment Update focused on compiling and analyzing historical jail inmate population trends which have been used to prepare an updated jail inmate profile with average daily population (ADP) inmate projections through 2034 [REDACTED]

[REDACTED] This information was used to determine the continued operability and overall economic viability of the structure. The Assessment focused on factors that included (a) configuration and intended security levels, (b) defined uses of the facility, (c) physical condition of the building elements, (d) quality of the space, and [REDACTED]

[REDACTED]

Unlike many county jails throughout the State, overcrowding has not been an issue for the Mono County Jail. The County does not foresee a need to add any beds beyond the current rated capacity of 48. It is important to note that most of the crime in Mono

County is committed by tourists who live outside the area. Because of this, the bed capacity is not impacted by population trends in Mono County itself. Spikes in ADP are driven by events which draw tourists to Mono County; Mammoth Lakes in particular.

However, the findings of the Needs Assessment Update indicates that the AB 109 sentenced (N3) inmates have and will continue to affect the jail system since their sentences are generally longer than traditional county sentenced inmates. According to the findings, the Mono County jail has booked an average of one AB 109 newly sentenced felon a month into the jail facility. This is significant for the small County Jail. [REDACTED]

[REDACTED]

***In-Person Visitation***

- *The proposed SB 844 Jail Replacement project includes ample in-person visitation for inmates. Refer to Question 2 – Scope of Work response on page 16.*

***County’s Sexual Abuse Prevention Efforts***

- *See Attachment 3: Mono County’s Sexual Abuse Prevention Plan relative to strategies for preventing sexual abuse in the jail.*

As part of the Needs Assessment Update study, the existing jail was assessed for

[REDACTED]

***Mono County Jail  
2017 Jail Needs Assessment Update Findings and Conclusions***

**Background**

The jail facility affronts Emigrant Street to the north and is surrounded on all other sides by existing buildings. East of the jail, on the same block and separated by

approximately 10 feet is a metal warehouse owned and operated by Frontier Communications. Directly to the south, physically connected to the jail (and mostly separated by a fire wall) is the Sheriff's Office. Directly to the west, on the same block and separated by approximately 20 feet is Mono County Office of Education. It is important to note that the attached Sheriff's Office, constructed in 1963, is required to be an essential services building. While that building is mostly constructed of concrete, it does have some wood framing making it a non-compliant, archaic structure by current standards. This means that the jail is bound on all sides by Type V buildings of combustible construction, with no room to expand.

**BSCC Operational Safety Requirements**

- [REDACTED]  
[REDACTED]
- [REDACTED]  
[REDACTED]
- [REDACTED]  
[REDACTED]  
[REDACTED]
- [REDACTED]  
[REDACTED]  
[REDACTED]

**Fire and Life Safety Requirements**

[REDACTED] *Doors along corridors use sliding doors which are not*  
[REDACTED]. *Transfer ducts allow for air passage from the corridor to cells and*

other rooms including the kitchen. Some corridor walls are [REDACTED]  
[REDACTED]

- [REDACTED] the corridor door to the walk-in-refrigerator area of the kitchen has been removed.
- The lobby, designed as a corridor, [REDACTED]  
[REDACTED]
- Central control, which also acts as the Sheriff's 911 dispatch and therefore is the location that fire alarms alert to, is not properly separated from the remaining jail by 2-hour construction.
- Some portions of the jail are [REDACTED]  
[REDACTED]
- [REDACTED] The recreation yard is [REDACTED]  
[REDACTED]
- The vehicle sallyport was constructed south of the fire wall [REDACTED]  
[REDACTED]  
[REDACTED] the interior portions of the Sheriff's Office – [REDACTED]
- [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

### **Access Compliance Requirements**

- [REDACTED]
- █ [REDACTED]
- █ [REDACTED]
- █ [REDACTED]
- █ [REDACTED]
- █ [REDACTED]
- █ [REDACTED]
- *No accessible maximum security cells are provided.*
- [REDACTED]
- █ [REDACTED]
- *Some portions of the corridor along the exit route are not wide enough to accommodate door clearances.*
- [REDACTED]
- █ [REDACTED]

### **Efficiency**

- *Inmate program functions are held in the corridor where inmates circulate between housing, intake, the kitchen, and laundry.*
- *Inmates need to be transported at least 55 miles for any medical and dental exams.*
- *The kitchen was only designed for 24 inmates.*

### **Programming and Treatment**

- *There are [REDACTED] to be used as classrooms and a wide variety of programming and evidence-based counseling.*

- *There is insufficient treatment space and support staff areas which can be used for inmates with medical, dental and mental health treatment needs.*

**Physical Plant and Functional Needs**

In order to better understand and identify space deficiencies in the Mono County Jail, the Needs Assessment Study compared a summary breakdown of the amount of square feet per rated inmate bed in each functional use area from a database. The database contains functional use area space allocations by rated bed capacity for 78 new generation adult jail/detention facilities constructed with State bonds beginning in the early 90s. The following table provides a comparison of the Mono County Jail to the 27 jails in the small county jail database.

<b>Comparison of Mono County Jail Functional Use Allocations with Other California Small County Jails</b>					
<b>Functional Use Area (FUA)</b>	<b>California Small County Jail Database</b>			<b>Mono County Jail</b>	
	<b>Number of Facilities</b>	<b>Average Square Footage (GSF)</b>	<b>Percent (%) of Total Square Footage</b>	<b>Gross Square Footage (GSF)</b>	<b>Percent (%) of Total Square Footage</b>
1 Administration	22	2,896	7.05%	1,142	14.16%
2 Visiting/Lobby/Public	21	2,993	7.29%	377	4.67%
3 Food Service	18	4,401	10.72%	691	8.57%
4 Central Control	19	729	1.78%	256	3.17%
5 Maintenance/Utility/Storage	23	1,879	4.58%	336	4.17%
6 Laundry	16	661	1.61%	194	2.41%
7 Intake/Release	23	3,727	9.08%	275	3.41%
8 Medical/Mental Health	19	1,453	3.54%	84	1.04%
9 Inmate Programs	21	1,285	3.13%	0	0.00%
10 Housing/Dayroom	27	17,992	43.83%	3,943	48.89%
11 Interior Circulation	25	3,034	7.39%	767	9.51%
<b>Total Interior Jail Space</b>		<b>41,050</b>	<b>100.00%</b>	<b>8,065</b>	<b>100.00%</b>

*Note: Areas shown for the California Small County Jail Database are averaged. Small county jails are those with an inmate population of less than 200.*



The information shows that the Mono County Jail contains 8,065 square feet of interior space while the state-wide average of 27 facilities is 41,050 square feet. Even though the Mono County Jail facility is highly efficient, there is no room for growth in any of the defined functional use spaces, particularly in inmate programs and services. Based on this comparative data, the 29 year old jail facility has nearly three times less operational space for inmate functions compared to other modern, new generation jail facilities in California. The Comparison also shows that the average floor area per bed among small counties is 365.2 square feet while the Mono County Jail only contains 188.7 square feet per bed/bunk.

**Medical/ Mental Health and Dental Care Needs**



*The jails only medical exam room is located in the jails Intake area*

Two critically deficient areas in the jail are: (1) medical / mental health / dental care; and (2) inmate program space. The Mono County Jail Medical Unit consists of a single 80 sf exam room with zero dedicated medical or mental health treatment space and housing. [REDACTED]

[REDACTED]

[REDACTED] The facility offers no x-ray or other advanced medical service to inmates. There is no telemedicine currently being offered within the facility. There is no office space for treatment staff. Inmates needing even the most basic medical

and dental care are transported 55 miles away for these services, which can be an all-day trip during the winter. The Mono County Jail could contract with regional medical and dental providers to service inmates in the jail if they had space within the facility for the necessary procedure rooms and support areas.

**Inmate Programming Space Needs**

Another example of the space deficiencies in the jail occurs relative to inmate program space. There is no dedicated space for programming and the existing practice of holding programs in the [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



***Jail programs are run in the jails booking area corridor.***

[REDACTED] The jail needs a dedicated program space that can accommodate small and larger group counseling sessions and treatment programming for incarcerated inmate populations. With the implementation of AB 109, which is shifting inmate populations to longer term offenders, the lack of program space severely limits the jail's ability to provide offenders the variety of programming options that criminal justice research has shown will aid in reducing offender recidivism. The average building area dedicated to program space in similarly sized detention facilities throughout California is 1,285 square feet. The Mono County Jail essentially has no useable programming space and instead uses a [REDACTED]

[REDACTED]

[REDACTED] In an era where evidence-based programming is seen as the key to rehabilitation, this is a huge disparity.

**Summary Observations**

The jail lacks medical and dental exam rooms, mental health service support space, and appropriate space to conduct evidence based programs that are necessary to reduce recidivism. Community service providers have expressed full support for expanding inmate services but the current lack of program and treatment space does not support the services offered at the jail by these agencies.

[REDACTED]  
[REDACTED]  
[REDACTED] The nearest hospital facility offering medical and mental health services is 55 miles away.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
Relative to fire and life safety, the facility has no rated corridors, [REDACTED] and relies on a vehicle sallyport which is part of an [REDACTED] building which is not entirely separated. [REDACTED]

[REDACTED] Exiting is compromised by programs and detox functions.

[REDACTED] Cells and dormitories are not constructed per [REDACTED]

There is no space on the existing site to expand the facility in any direction, and too many [REDACTED] in the existing jail to allow for a renovation.

Therefore a replacement jail facility where evidence-based programs and medical and mental health services can be successfully delivered efficiently and cost effectively is necessary. The construction of this new facility fulfills a critical need of the Mono County jail and it provides a safe, highly structured and service focused custody environment where inmates of all security classifications can receive services and participate in evidence based programs.

## 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.*

[REDACTED]

[REDACTED] The remote location of the jail requires that clinical support areas be located on-site. Furthermore, the existing jail building and site cannot be expanded. For these reasons, we believe that a replacement jail facility is the only viable solution. The proposed project will provide a secure, efficient, and compliant facility which includes the following program elements:

- (a) 48 replacement beds (2 administrative segregation beds, 22 maximum security beds, 24 dormitory beds)
- (b) New program rooms directly adjacent to housing.
- (c) New visitation space including a contact family visitation room.
- (d) A respiratory isolation cell with an ante room.
- (e) A safety cell.

- (f) New weather protected/enclosed recreation yards directly accessible from the dayrooms of the four large housing units plus an additional large exterior yard.
- (g) A new Central Control with visual control over new housing and program areas.
- (h) A new clinic area supporting medical, dental, and mental health services. The clinic will serve both jail inmates, probationers and potentially the public.
- (i) A new intake area with a covered vehicle sallyport, property storage, and laundry.
- (j) A new kitchen properly sized for 48 inmates.
- (k) New parking including accessible spaces for sheriff staff, the public, and clinical staff.

The SB 844 jail project will remedy the deficiencies that impact operations at the Mono County jail. The new facility will provide not only adequate housing but also appropriate program and treatment space. These spaces can provide inmates with a wide range of education, prevention and intervention services and opportunities to develop job skills. When inmates with this type of preparation return to the communities, they typically meet with much greater success and have much lower rates of recidivism. The foregoing offers a more detailed description of the SB 844 Project Scope.

### **Project Overview**

The project consists of two new buildings on a new 3-acre site. The main building contains approximately 18,260 sf of Type I-B construction. This locked facility includes housing, control, administration, the public lobby and visitation, program space, a medical/dental/mental health clinic, and intake area. A stand-alone 2,100 sf kitchen building attaches to the main building with a secure covered walkway. The kitchen has free egress into a secure yard, which allows for more economical Type V construction.

Separate public and staff parking lots are located on the north side of the building which is the public face. The housing and yards all face south which is the secure side of the facility. The vehicle sallyport is attached to intake and is located on the west side of the facility with dedicated access from Twin Lakes Road. **(See Attachments 1 & 2: Mono County Jail Proposed SB 844 Project Concept Plans)**

### **Central Control**

Central control is located in the center of the main building and has a 270 degree view of all inmate spaces and circulation. Central Control has CCTV coverage of remote areas of the jail which will decrease incident response time and improve staff and inmate safety. The Central Control room will also house the County's 911 answering point. This will allow the Sheriff to continue to use the current correctional deployment plan. This is an essential service and as such, requires the appropriate construction standards.

### **Housing**

The new facility is planned for 48 board-rated beds. These beds can be classified as follows:

- Two 11-bed maximum security pods; each includes five standard double cells and one single ADA compliant cell. The cells are equipped with rear chases. The dayrooms include dining/game tables, a sink, an ADA shower, a janitor closet, and space for a video-visitation kiosk. Dedicated covered yards are directly accessible from the dayrooms. These pod design allows inmates to remain outside their cells as much as possible. Direct access to yards maximizes their recreation time.
- Each of the two 10-bed medium security dormitories includes five double bunks. The dayrooms are open to the sleeping area. The dayrooms include dining/game tables,

a sink, an ADA toilet, an ADA shower, a janitor closet, and space for a video-visitation kiosk. Dedicated covered yards are directly accessible from the dayrooms. These pods are designed to maximize recreation time.

- Each of the 2-bed administrative segregation pods includes one single standard cell and one single ADA compliant cell. The cells have rear chases. The dayroom provides a built-in counter with a sink and seating area, an ADA shower, and a janitor closet. The security level of the pod indicates the likelihood that these inmates spend far less time out of their cells than those inmates in other less secure pods.
- A 4-bed minimum security dormitory with two double bunks has dayrooms which are open to the sleeping area. The dayrooms include a dining/game table, a sink, an ADA toilet, and an ADA shower. Inmates in this dormitory are expected to work in the kitchen or the laundry area much of the day.
- The four large housing units have small dedicated yards. An additional large (over 600 sf) yard is accessible from the main secure corridor. This yard is open to the sky, except for a small portion covering the ADA comby toilet.

### **Medical, Dental and Mental Health Treatment**

The new facility will accommodate medical and dental treatment as well as the mental health treatment needs of jail inmates and probationers. A respiratory isolation room (with ante room) and a safety cell facilitate delivery of these clinical services. [REDACTED]

[REDACTED] The formal clinic area includes an exam room and dental exam/procedure room. A small interview room allows for private interviews, use as a small program room, remote video interviews or tele-psych. There is also space for medical records storage, clean/soiled utility, equipment storage, pharmaceutical storage,

and other support spaces. An inmate toilet, which is located along the main inmate corridor, facilitates urinalysis testing. The clinic design allows separation from other jail functions such as accessibility to probationers who are no longer in custody, but who may require medical, dental, or mental health services.

### **Programming and Services Rooms**

The two program rooms are immediately adjacent to the housing pods. Each is large enough for 8 inmates and has access to a storage closet for materials and equipment. The rooms also have access to an inmate toilet, which is just outside of those rooms and adjacent to central control. The nearby family/contact visit room also may be used as a program room whenever visitation does not occur.

### **Administration/Staff Services**

The Administration/Staff Services area is located between the accessible staff parking and the public lobby. This area includes a reception station, Sergeant's Office, Lieutenant's Office, a print/copy/mail alcove, a storage room, and file alcove. Two ADA compliant uni-sex toilets with showers and changing benches flank a shared locker room. This arrangement accommodates all genders and sexual orientations. An open conference area with seating for 10 and a kitchenette is located in the middle of the space. Central control has views into the conference area. Other spaces in administration include a security electronics room, an MDF room, a staff toilet, janitor/storage room, and a staff entry which includes space for gun lockers.

### **Public Lobby/Visitation**

The building has a connected public lobby that serves the jail and visitation. This public area includes a uni-sex toilet and a janitor closet. The lobby has access to two non-



contact visitation rooms; one is ADA compliant. The lobby also accesses a family/contact visitation room which can be used for family visits, plea bargaining, or other program uses.

### **Intake**

The intake area includes an enclosed, covered, drive-through vehicle sallyport capable of accommodating a full size van. Inside are two report stations, a staff toilet, an inmate toilet, an exam/interview room, a booking counter with live scan, two sober cells, an ADA compliant cell, 2 small cells which can hold between 1 and 4 inmates, and a safety cell. There is a dedicated classification office to facilitate interviews with inmates during booking. Intake is arranged so that access into the secure part of the jail is through a vestibule which includes an accessible shower, access to clothing and fish kit, a clothing/property drop, and a sterile holding cell. The clothing and fish kit area as well as the clothing/property drop back up to a storage room, laundry, and long term storage. The long term storage is located along the release route for inmates from intake and housing.

### **Kitchen**

The kitchen is located in a remote building, connected by a secure covered walkway. The kitchen has two doors located in the direction of the jail to accommodate the flow of food carts to the jail and dirty carts as they return through separate doors. There is a dishwashing area which includes storage racks, a prep area, a cooking area with a hood, and a beverage area. There is a walk-in refrigerator, walk-in freezer, and walk-in dry storage. Kitchen amenities also include a chef office, uni-sex toilet, janitor closet, and dressing area. The kitchen has free exiting into a large yard which is also where deliveries occur.

### **Expansion**

The jail building is designed for expansion, primarily along the east-west secure corridor. There is room to expand upon the clinic or provide additional services to the west. Additional housing wings can be located at the east end of the corridor. The staff area can expand to the east for additional offices and to the north for additional locker space.

### **Additional Considerations**

This facility is designed to serve the County and the community as well as the needs of the jail facility itself. The site is directly adjacent to an existing medical clinic owned by the County that recently closed. The County is actively looking for a permanent health care provider to re-establish local medical service to the public and inmates. With the addition of dental and mental health space in the jail clinic, assuming inmates use the clinic in the morning, this area can be secured and made accessible to the public in the afternoon; not just to probationers, but to any of the County's citizens. This may help the County to attract service providers who would otherwise be unwilling to serve Bridgeport for a few inmates, but may be willing to serve the community if they could expand their client base.

Likewise, the kitchen can be used to cook meals in emergencies, such as for firefighters battling wildfires or other community events. It is located so that it can be secured from the jail and made accessible on the public side. The kitchen could even be used to prepare meals for senior services events held across the parking lot in the conference room of the existing clinic.

### 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.*

#### **Current Programs and Services**

Mono County Jail currently does not have any space [REDACTED]

[REDACTED] a converted holding cell is used for medical visits. In spite of having [REDACTED] appropriate medical space, the jail provides programs to inmates to the maximum degree possible. The jail provides Title 15 programs including (a) law library/legal resources, (b) recreational reading library, (c) in-person visitation, (d) recreation, (e) religious services, (f) telephone access, and (g) medical and mental health services.

Following is a list of current programming and treatment services provided in the Jail.

These programs and services are provided [REDACTED]

- *High School Diploma GED and remedial education* - This program is run under the supervision of the Mono County Office of Adult Education. The focus of the Jail Program is to enable inmates in the Mono County Jail the opportunity to continue or enhance their education, obtain a high school diploma, prepare for the General Education Development Test, or complete remedial education in Junior High School/Elementary subjects.
- *Narcotics Anonymous (NA)* - This program is facilitated by volunteers from the community who meet with groups of inmates. The group atmosphere offers an

ongoing support network for addicts who wish to pursue and maintain a drug-free lifestyle.

- *Alcoholics Anonymous (AA)* - This program is facilitated by volunteers from the community who meet with groups of inmates. Its primary purpose is to help alcoholics "to stay sober and help other alcoholics achieve sobriety."
- *Bible Study* - This program is facilitated by volunteers from the community, who meet with groups of inmates and study various religious beliefs.
- *Attorney Visits* - The jail provides a room where attorneys can meet with their clients in private. Attorneys arrive at the jail and request to meet with their client on a first come, first served basis.
- *Mental Health Crisis Counseling* - Mono County Health & Human Services meets with inmates who have been placed on suicide watch for harming themselves or making threats to harm themselves, or demonstrate behavior which leads staff to believe behavioral health intervention is necessary. The clinician assesses the inmate and makes recommendations for continued observation or clears them to return to general population.
- *Re-Entry and Medi-Cal Counseling* – Mono County Sheriff's Office contracted with a local non-profit to create our re-entry program. Twice a week, a re-entry coordinator meets with inmates who have no health care coverage and assists them in getting enrolled. The coordinator also ensures that inmates already enrolled in Medi-Cal know how to get their benefits reinstated upon release from custody. In addition, the coordinator works with inmates individually to arrange and ensure continuation of treatment and counseling that the inmate began while in custody, including setting up

medical and mental health counseling services and finding group programs near where the inmate will be residing once released. The coordinator also finds transportation and assists with temporary housing for indigent inmates.

- *Drug and Alcohol Treatment* - The jail provides programs run by Mono County Behavioral Health. Drug and Alcohol counselors facilitate the programs. The program addresses the nature of addiction, underlying causes of addiction, relapse, and finding sober supports.
- *Evidence Based Programming* - Moral Recognition Therapy (MRT) is the only Evidence Based Program currently being offered due to a lack appropriate programming space. MRT is a cognitive-behavioral counseling program that combines education, group and individual counseling, and structured exercises designed to foster moral development in treatment-resistant clients. As long as clients' judgments about right and wrong are made from low levels of moral reasoning, counseling them, training them in job skills, and even punishing them will have little long-lasting impact on their behavior. They must be confronted with the consequences of their behavior and the effect that it has had on their family, friends and community. Poor moral reasoning is common within at-risk populations.

### **Pretrial ADP**

During the period of January 1, 2016 through December 31, 2016 the Mono County Jail had an Average Daily Population (ADP) of 28 inmates. The ADP of inmates on pretrial status over this period was 16. The percentage of inmates on pretrial status for this time period was 57%.

### **Mono County's Risk-assessment-based Pretrial Release Program**

Mono County's methodology for reducing the need for jail custody beds is a product of collective efforts among local agencies including the Sheriff's Department, Superior Court, District Attorney and Probation. The primary alternative to incarceration program has been substantially expanded with the implementation of realignment. Mono County has developed a pre-trial release plan that incorporates a "two tier plan" for releases. A lower tier is implemented when the jail facility is under 90% rated capacity and an upper tier is added when the facility is 90% or over its rated capacity. Lower tier releases account for 47.5% of all Mono County Jail releases during 2016. The basis for these releases include:

- *Intoxication Only Release:* Under normal conditions, Mono County releases all inmates on their Own Recognizance or, in some instances per Penal Code Section 849(b), who are arrested only for intoxication, including first time driving under the influence misdemeanor offenses, once the subject is sober and deemed no longer a public safety risk.
- *PC 4030 Release:* In order to protect human dignity, Mono County will release, on their Own Recognizance, any arrestee who does not meet the Penal Code section 4030 criteria allowing for pre-arraignment strip searching and housing within the facility.
- *District Attorney Pre-arraignment Release:* The District Attorney may, after careful review and determination that the inmate/arrestee is not a continuing danger to others or property and has local ties to the community, issue an order to release the subject on their Own Recognizance pre-arraignment.

- *Court Ordered Conditional Own Recognizance Release*: The Court working with the District Attorney, Probation and Public Defender may order a release requiring a subject to comply with Court-ordered conditions beyond those normally associated with a traditional pre-arraignment Own Recognizance Release (such as a stay away order).
- *Presumptive Bail Schedule Releases*: Any arrestee who is not intoxicated and able to care for him/herself may arrange to be released on bail, before arraignment, at the amount contained in the schedule of bail for the offense, if so allowed by law.
- *Bail Release per PC 1270/1275*: The Court shall set, raise, reduce or deny bail after taking into consideration the protection of the public, the seriousness of the offense charged, the previous criminal history of the defendant, and the probability of the defendant appearing at trial or hearing. In all cases, public safety shall be the primary concern.
- Once the jail population reaches 90% of the rated capacity of the facility a second tier release plan is implemented in order to manage and control the need for custody beds.
- *Pre-Trial/Sentencing Felony Agreement to Appear*: The Mono County Sheriff, the Superior Court and the District Attorney have entered into an agreement whereby lower level pre-trial/sentenced felony offenders may be released from the Mono County Jail on an agreement to appear after having met criteria set by the Court in conjunction with the District Attorney. This review for felony release usually applies to offenders who live locally in the area (Mono and adjoining counties) and have no failures to appear in their arrest history. The arrestee would be disqualified if on felony probation or parole or have any other felony arrests on their record. Arrestees will

also be disqualified if they are a serious threat to public safety or arrested on felony violence charges. Also, there cannot be a reasonable likelihood that the arrestee will continue the criminal conduct for which initially arrested. Preference will be given to inmates who currently are employed.

- *Alternative Custody Programs:* Currently, through the Mono County Probation Department, drug court/diversion is being offered to qualified inmates.
- *Alternative Sentencing Program (ASP):* The Mono County Court, in conjunction with the District attorney's Office, regularly modifies sentences to allow inmates who are employed to continue their employment. We believe that this effort helps reduce recidivism substantially by allowing the offender to remain employed and thus return to a stable release status.
- *Alternative Work Program:* This is an in-house program that allows inmates who work either within the jail or on County or non-profit projects to receive a reduced sentence on a scale commensurate with the time spent working.

### **Project Objectives for Programs and Services**

The new jail facility will provide Mono County [REDACTED] medical, dental, telepsych/telemedicine, and programming space. The program rooms of different sizes will be used for a wide range of evidence based programs, group therapy, education, prevention and intervention services and opportunities to develop life and vocational skills that will prepare inmates for their return to the community.

### **Medical, Dental and Mental Health Treatment**

Inmate services space is planned to accommodate the medical, dental and mental health treatment needs of the jail population.



- *Medical Exam:* The medical exam room will improve inmate access to medical services. Unlike the existing medical exam room, which was re-purposed from a holding cell, the new room will be appropriately sized and equipped to support the needs of our medical providers. In addition, this exam room is located such that inmates do not need to cross circulation paths with new arrestees (the current exam room is in the intake area). It will allow for greater access to inmates and to service providers in a more secure, efficient manner.
- *Dental Exam:* The dental exam room will allow basic dental services to be provided at the jail and thereby eliminate the current practice of transporting inmates out of the jail for basic preventative dental services. This will not only allow for greater access of dental services to inmates but also eliminate the security risk associated with inmates leaving the jail. Providing a dental exam room in the jail will also reduce an unnecessary burden on staffing due to transportation.
- *Respiratory Isolation:* The respiratory isolation room will allow inmates with contagious diseases to remain at the jail with appropriate treatment and medical isolation. This room will be far superior to our current limited ability to isolate contagious inmates in a sobering cell which is not adequately designed for sick inmates, or keeping them in the general population which allows spread of disease among other inmates.
- *Safety Cell:* The safety cell will provide a safe location to temporarily hold an inmate in mental health crisis. Without such an amenity, an inmate is at greater risk of harming themselves or others.
- *Telemedicine room:* The telemedicine/telepsychiatry room will allow for one-on-one interviews and/or treatment in a private setting via video conference equipment.

Currently, there is not a secure, private location in the jail for counseling or medical discussions. Telemedicine is vitally important to our inmates due to our remote location and extreme weather, which prevents some providers from reaching us during the winter months.

- *Classification / Re-entry Coordinator Office:* This space will allow our classification team to interview inmates in a private, secure space and will also house our re-entry team, who provide the inmates with the best transition opportunities for success after incarceration. Currently such interviews are conducted in an open hallway.

### **Resolving Outdated Housing**

The Mono County Jail was built in 1988. It is outdated and a retrofit of the existing building would be cost prohibitive. See Statement of Need. The bed count for the facility would remain the same at 48.

- A new jail will allow the staff greater flexibility to manage higher security inmates by utilizing the double bunked cells for single occupancy when needed. The new jail will also have [REDACTED] that are compliant with today's expectations and laws. The new jail will also meet our needs to classify and appropriately house inmates with housing space designed for inmate worker housing, administrative segregation, protective custody and medical isolation.
- Finally, the new housing will provide Inmates with direct access to recreation yards and programs spaces from their dayrooms, which maximizes opportunities for inmates to be outside of their cells, with less security risk than currently. These yards will be heated and covered, allowing inmates the opportunity to recreate in our extreme

winter weather conditions. We will also be able to provide a multi-use outdoor recreation area with natural sunlight, meeting Title 15 requirements.

### **Staffing for Programming, Treatment Services, and Housing**

Mono County Sheriff's Office and their justice community partners through the Community Corrections Partnership (CCP) share a common interest in the successful pursuit of SB 844 funding. These partners have collaborated in the planning and development of the conceptual project and will soon begin planning for the staffing needs of new evidence based programs and treatment services at the new facility.

Inmate Programming Services: The justice partners and community service partners, including Mono County Office of Education, Mono County Behavioral Health Department, the County Social Services Department, and Probation will continue to support programming needs at the jail. Funding for these programs will be provided through existing revenue sources such as the Mono County CCP. The CCP has discussed and supports in-custody programming but the lack of programming space at the current jail has stifled the development of new programs. When new programming space is available, the Community Corrections Budget managed by the CCP will be able to fund staffing for unmet jail programming needs.

Medical Services: The County is actively looking for a permanent health care provider to re-establish local medical service in the existing clinic directly adjacent to the proposed project site. The addition of dental and mental health space in the jail clinic, assuming the area can be secured and made accessible to the public at regularly scheduled times, may help the County to attract service providers who would otherwise be unwilling to

serve Bridgeport for a few inmates, but may be willing to serve the community if they could expand their client base.

Mental Health Treatment Services: The Mono County Behavioral Health Department would be able to provide more comprehensive services (including telepsychiatry) once we have appropriate facilities to do so. Psychiatry services are very limited in our remote county and our inmate population would benefit from counseling opportunities unavailable due to lack of resources.

Housing and Custody Staffing: The new facility will not drastically change the day-to-day duties of the correctional officers. Given that the new facility has no increase in beds, we expect to operate at our current staffing levels.

The conceptual design for the new facility includes a fixed post/control room that will become the primary control center. No new space for jail supervision or administration will be created and the new facility will function efficiently with no additional jail staff.

#### 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.***

Mono County has developed a project management, construction and administrative work plan specifically to address the needs of the proposed SB 844 Mono County Jail Programs, Treatment and Replacement Housing project. This work plan leverages County resources to the fullest while assuring the project scope, project schedule, construction budget, and construction quality are maintained. The work plan methodology described below is consistent with other capital improvement projects

undertaken by the County and has been successfully utilized for other adult detention facilities throughout the state.

- County Contracts for Architectural and Engineering Services;
- County contracts with a construction management firm for the construction oversight of the project;
- County submits site assurance and real estate due diligence package;
- County Board of Supervisors contracts with an architectural firm development of plans and specifications, and assistance during the design-bid-build process;
- County submits Project Establishment documents for the State Public Works Board (SPWB) approval and Project Establishment;
- County staff work with the architectural firm to prepare preliminary plans;
- County prepares an Operational Program Statement and Staffing Plan including anticipated operating costs;
- County submits preliminary plans to Board of State and Community Corrections (BSCC) and the State Fire Marshal for review and approval. The submittal will include an Operational Program Statement and Staffing Plan;
- County staff work with the architectural firm to prepare working drawings;
- County submits construction documents to Board of State and Community Corrections (BSCC) and the State Fire Marshal for review and approval;
- Department of Finance approves working drawings and issues a Proceed to Bid;
- Bids are received and evaluated;
- County Board of Supervisors awards a construction contract;

- Department of Finance approves Construction Contract and Issues a Notice to Proceed for construction;
- Construction is initiated;
- Construction, including punch list, is completed;
- Facility is commissioned and construction contract is closed out;
- Occupant move-in proceeds;
- Operation of new facility begins;

**Project Management**

The Mono County SB 844 Jail Replacement project will be handled from start to finish by a Project Oversight Team and a Project Management Team supplemented by a construction management (CM) consultant and architect/engineer (A/E) consultant.

The County has organized a Jail Construction Committee that has been involved in the programming and conceptual planning of the SB 844 project. The team members consist of representatives of County Administration, Public Works, the Sheriff's Office and County Financial Services.

**Jail Construction Committee:** John Peters – Mono County Supervisor; Ingrid Braun – Mono County Sheriff; Leslie Chapman – County Administrator; Janet Dutcher – County Finance Director, Stacey Simon – County Counsel, Garrett Higerd – County Engineer.

The Committee is responsible to provide regular updates and review to the Board of Supervisors and provide oversight, direction and guidance to the Project Management Team. Garrett Higerd has also been designated as the County Construction Administrator. The Project Management Team members will consist of representatives

of the Sheriff's Office, Administrative Office and representatives of other County agencies as needed.

**Project Management Team:**

Shawn Minder – Jail Manager; Garrett Higerd – County Engineer; Representatives of other County Agencies as needed including County Counsel, County Administration, Behavioral Health, Information Technology, Community Development, etc.

The Mono County Public Works will provide the overall coordination of the project and provide direct administration and oversight of the Project Management Team. They will also oversee and manage the contracted (CM) firm and (A/E). Garrett Higerd, County Engineer, will serve as construction project management lead.

Sheriff's Office members of the team will represent the interests of the Sheriff and provide technical assistance and operational expertise, and will form the Transition Team. In addition to other responsibilities the Transition Team will be responsible for planning and implementation of new programs and hiring and training new staff.

Finance Director Janet Dutcher will serve as the Financial Officer for the project coordinating with other County offices on all financial aspects of the project, including close coordination with the Auditor-Controller and Treasurer Tax-Collector for cash management of project costs. The Project Management Team will also include the expertise, as needed, of staff from other County Agencies and Departments: Sheriff, Facilities, County Administrative Office, County Counsel, County Probation, Health, and Human Services, and others.

Clerical support for accounting, project record keeping and documentation will be provided by Public Works and the Sheriff's Office. A full-service CM firm will be contracted

to provide construction management throughout the complete project. A contracted A/E will be responsible for the development of the design and construction documents and assisting the county in bidding and construction administration.

Public Works will process consultant and contractor payment applications, and in turn, submit them to the State for reimbursement. Designated County staff will respond to the Board of State and Community Corrections (BSCC) on all contract matters, and the Architect will respond to all minimum codes and standards issues. The construction management firm will assist with the monitoring, scheduling, and coordinating all activities on behalf of the County and Sheriff's Office. **(See Attachment 4: Mono County Jail Proposed SB 844 Project Schedule)**

## 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 of Mono, and planning consultants worked collaboratively to determine the project costs identified in the budget summary table. The following narrative provides an overview of these costs:

*Construction Cost (\$21,314,000):* With these construction dollars, the County will have the necessary funds to carry out the objectives of this project by constructing the new standalone facility with programming and treatment space and replacement housing. Additionally, the county will construct a new parking area for staff and new accessible parking stalls for visitors. The estimated cost of construction was determined in February 2017 dollars and then escalated to the mid-point of construction based on the anticipated project schedule. Included in the construction (bid) costs are; fixed equipment and



furnishings, change order contingency, and a geographic location factor. Construction cost estimates were provided by a Vanir, a firm experienced with jail construction, and based on a conceptual building plan and site layout prepared by Nacht & Lewis. The County has included \$200,000 to demolish and remediate existing structures on the site as part of its cash contribution.

*Additional Eligible Costs (\$1,140,000):* Additional eligible costs include: *Furniture fixtures and equipment (\$640,000):* Includes moveable furnishings for the new facility including furnishings for dayrooms and inmate programs and treatment space. In addition audio visual equipment and office furnishings, shelving will be purchased. Medical equipment such as exam table and tele-med and tele-psych equipment, as well as dental equipment are included; *Materials Testing and Inspection (\$345,000):* For construction materials and testing and full time inspection services during construction; *Building Department Plan Check Fees (\$60,000):* The County will contract with a service provider to review the plans for compliance with the Building Code. The County has included (\$95,000) for utility upgrades and site due diligence services occurring prior to project establishment as part of its cash contribution.

*Architectural (\$2,846,000):* The County will contract with an Architectural firm experienced in Jail design and construction to provide planning, design and construction contract documents as well as construction administration services. All required engineering services will be provided under this contract. The Architect will assist the county with services needed for project establishment. The County has included \$525,000 for these services as part of its cash contribution.

*Construction Management (CM) (\$1,065,000)*: The County intends to contract with an experienced CM firm to support the County's project management efforts and construction phase management of the construction contract. The CM will also provide an independent opinion of construction costs. The CM will assist the county with services needed for project establishment. The County has included \$545,000 for these services as part of its cash contribution.

*CEQA (\$0)*: The County is not including the cost of CEQA as part of its match.

*State Agency Fees (\$116,000)*: The County is budgeting \$100,000 for State Fire Marshal review and \$16,000 for due diligence costs. Both are part of the cash match.

*Audit (\$13,000)*: The County is budgeting a cash match of \$13,000 for an audit.

*Needs Assessment (\$119,000)*: The County hired an experienced Jail Architecture team to prepare the needs assessment. The cost of \$119,000 has been identified as cash match. The County utilized in house staff for an additional \$40,000 in-kind match.

*Transition Planning (\$150,000)*: The County plans to utilize county staff with costs totaling \$150,000 of in-kind match over the course of the project.

*County Administration (\$250,000)*: The County plans to utilize county staff with costs totaling \$250,000 of in-kind match over the course of the project.

*Land Value (\$0)*: The County is not claiming land value as in kind match.

### **Cash Match**

The Board of Supervisors has unanimously approved submitting this application for SB 844 fund and has acknowledged the funding requirements, including \$1,613,000 in cash match. The County has appropriated, or will appropriate the amount of cash contribution funds after conditional project award but before state/county funding

agreements. The Project proposed in the County's SB 844 Financing Program proposal is authorized to proceed in its entirety when and if state financing is awarded for the Project within the SB 844 Financing Program.

**Sustaining the Cost of Operations:**

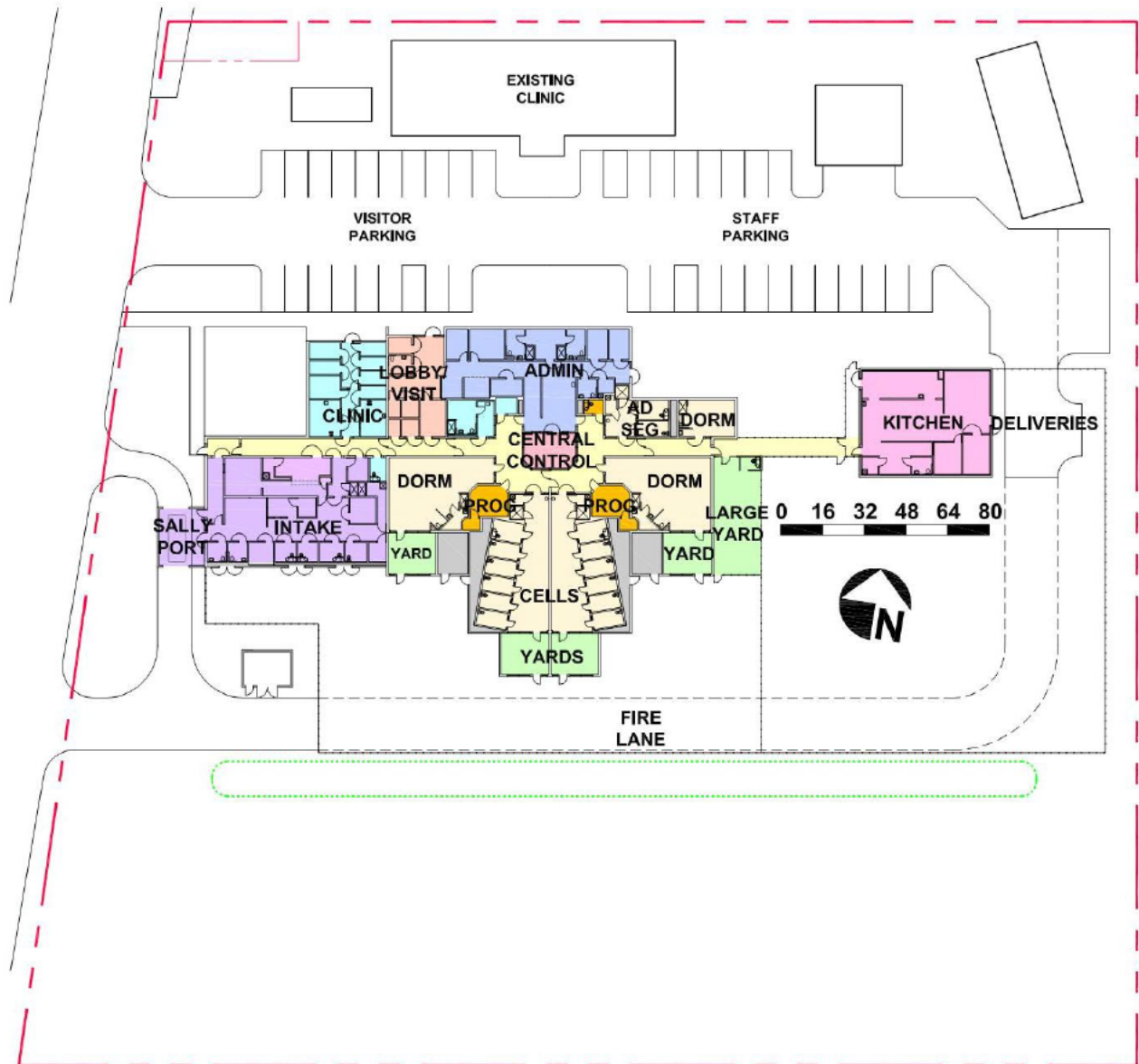
The Sheriff's Office and County construction staff are seeking building designs with minimum staffing cost that will translate into the lowest long-term lifecycle cost expense to community taxpayers. The Sheriff's Office has prepared an estimate of staffing needs for the new facility and no new Correctional Officer positions will be required. It is anticipated that the increase in energy costs for the larger new facility will be offset by higher energy efficiency standards.

The County, through its submittal of this SB 844 funding proposal, is committing to staff and operate the new facility. With a conditional funding award the County will commit, through its budgetary practices and long range financial planning, the funding to operate the new facility. This will include a planning effort of the County CCP to fund the necessary staffing and support for evidence based programs and mental health treatment.

**6. READINESS TO PROCEED**

Mono County's Board of Supervisors has approved a resolution which is included with this application. The resolution adopts an Addendum to the Environmental Impact Report (EIR) prepared in conjunction with the Regional Transportation Plan and General Plan Update in 2015 evidencing CEQA compliance. The resolution also contains all of the required components outlined in paragraph A through I of the Proposal Instructions.

### Site and Building Plan



**Bird's Eye View**



**View from Public Lot and Road**



**View from Staff Lot**

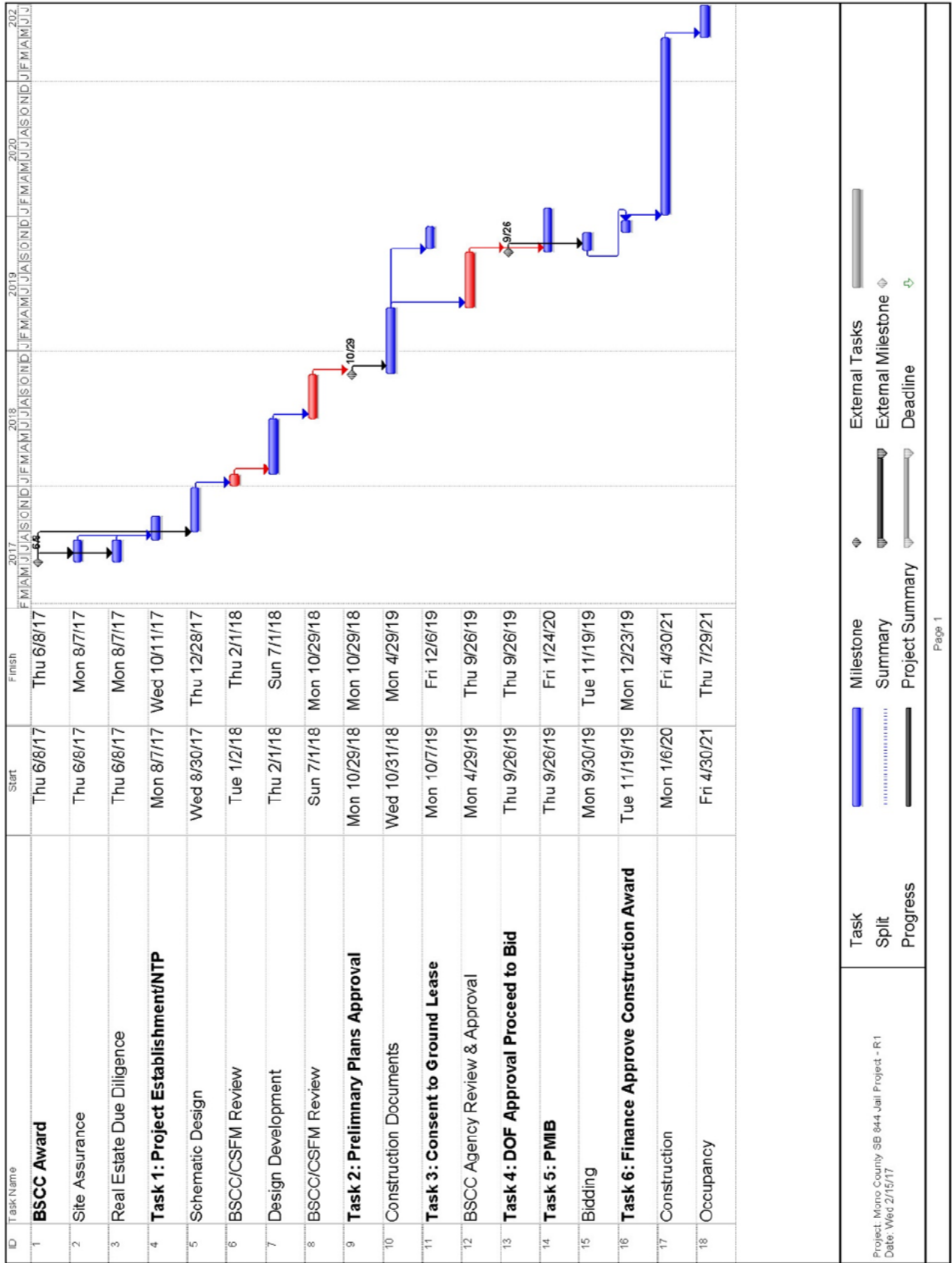


### **Mono County Sexual Abuse Prevention Program**

*Following are the key elements of Mono County Sheriff's Office Sexual Abuse Prevention Program for the County's current and proposed new Jail Facility.*

- All Staff, Service Providers and volunteers who have access to inmates undergo training including mandatory reporting.
- All reported violations are investigated by our multi-agency, sexual assault team.
- All staff and providers, whether employees or volunteers, receive additional training on sexual harassment, and sexual victimization prevention and awareness.
- Classification and medical screening at intake to determine level of risk.
- Separation of those inmates determined through our classification system that are likely to victimize or be victimized.
- Good lighting to inmate areas of the facility.
- Recorded video surveillance of inmate areas, with the exception of privacy areas.
- Regular reviews of phone audio recordings and viewing of all non-legal mail for potential victimization.
- Signage throughout the facility notifying inmates of their rights to be free from sexual abuse and harassment.(English and Spanish).
- Pamphlets and handbooks providing inmate information about their rights and resources regarding victimization. This includes information on how to report and gives options of who to report to. (English and Spanish)
- Phone number to sexual abuse hotline is displayed on all written information, including wall mounted signage.

# Attachment 4: Mono County Jail SB 844 Project Schedule



## SECTION 6: BOARD OF SUPERVISORS' RESOLUTION

All counties applying for SB 844 financing must include a Board of Supervisors' resolution with the proposal submittal. The resolution must include the requisite components as outlined below. For counties submitting multiple proposals (which requires participation in a regional ALCJF as described in the RFP), separate resolutions for each proposal, with the necessary language contained in each resolution, are required.

**The Board of Supervisors' resolution for the project shall be attached to the original proposal and must contain all of the following:**

- A. Names, titles, and positions of county construction administrator, project financial officer, and project contact person.
- B. Approving the forms of the project documents deemed necessary, as identified by the board (SPBW) to the BSCC, to effectuate the financing authorized by the legislation.
- C. Authorization of appropriate county official to sign the applicant's Agreement and submit the proposal for funding.
- D. Assurance that the county will adhere to state requirements and terms of the agreements between the county, the BSCC, and the SPWB in the expenditure of state financing and county match funds.
- E. Assurance that authorizes an adequate amount of available matching funds to satisfy the counties' contribution. The identified matching funds in the resolution shall be compatible with the states' lease revenue bond financing. (see page 2 of this form for description of compatible funds)
- F. Assurance that the county will fully and safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations, Chapter 1, Subchapter 6 section 1756 (j) 5) within 90 days after project completion.
- G. All projects shall provide the following site assurance for the county facility at the time of proposal or not later than 90 days following the BSCC's notice of Intent to Award: 1) assurance that the county has project site control through either fee simple ownership of the site or comparable long-term possession of the site and right of access to the project sufficient to assure undisturbed use and possession of the site; and, 2) will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the BSCC, for so long as the SPWB lease-revenue bonds secured by the financed project remain outstanding.
- H. Attestation to \$\_\_\_\_\_ as the current fair market land value for the proposed new or expanded facility. This can be claimed for on-site land value for new facility



construction, on-site land value of a closed facility that will be renovated and reopened, or on-site land value used for expansion of an existing facility. It cannot be claimed for land value under an existing operational facility. (If claimed as in-kind match, actual on-site land value documentation from an independent appraisal will be required as a pre-agreement condition.)

- I. Regional ALCJF projects only: A Board of Supervisors' resolution from all counties in the regional partnership containing the items identified above, along with a Memorandum of Understanding (MOU) or Joint Powers Agreement (JPA) between each of the partner counties. Please consider the information about regional ALCJFs for the purposes of this funding program as described in the "Eligible Projects" section, "Limit on Number of Projects/Set Asides" sub-section of the RFP, before developing these documents. If preliminary MOUs and JPAs are submitted, final documents must be submitted within 90 days following the notification to the lead county of conditional Intent to Award state financing.

Note: Additionally, refer to "Section 5: Narrative - Readiness to Proceed."



R17- 17

**A RESOLUTION OF THE MONO COUNTY  
BOARD OF SUPERVISORS AUTHORIZING  
APPLICATION FOR ADULT DETENTION FACILITY  
CONSTRUCTION FUNDS UNDER SB 844  
FROM THE BOARD OF STATE AND COMMUNITY  
CORRECTIONS AND ADOPTING A GENERAL PLAN  
EIR ADDENDUM**

**WHEREAS**, the existing Mono County Jail (the "Jail") was constructed in 1988; and

**WHEREAS**, the Jail lacks the appropriate programming and treatment space to provide services to inmates, including services to reduce recidivism and prepare inmates for reentry into society; and

**WHEREAS**, the Jail is the only facility in Mono County used to house and treat in-custody adult offenders and is nearing the end of its useful life; and

**WHEREAS**, the Board of Supervisors desires to apply for state financing through SB 844 to assist in replacing the Jail with an adequate facility which will serve the needs of the County into the future, have adequate space to provide services to reduce recidivism and address the physical and mental health needs of inmates, and comply with current health and safety standards (the "Jail Replacement Project");

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO FINDS, RESOLVES and ATTESTS** that:

**SECTION ONE:** The Board has considered the Addendum to the Environmental Impact Report (EIR) prepared in conjunction with the Regional Transportation Plan and General Plan Update in 2015 (the "2015 EIR"), together with the 2015 EIR, and finds and determines that none of the conditions calling for the preparation for a subsequent EIR for the Jail Replacement Project have occurred, that the Addendum reflects the County's independent judgment and analysis, and is conformity with the California Environmental Quality. Accordingly, the Board hereby adopts the Addendum and all findings and conclusions contained therein.

**SECTION TWO:** The following individuals are appointed as the County's representatives for the Jail Replacement Project:

1. County Construction Administrator  
Garrett Higerd, County Engineer
2. Project Financial Officer  
Janet Dutcher, County Finance Director

1  
2 3. Project Contact Person  
3 Garrett Higerd, County Engineer

4 **SECTION THREE:** The form of the project documents, including the Project Proposal,  
5 Board of State and Community Corrections (BSCC) Jail Construction Agreement, Project  
6 Delivery and Construction Agreement, Right of Entry for Construction and Operation  
7 Agreement, Facility Lease, Facility Sublease, Ground Lease, and any other forms of the project  
8 documents deemed necessary, as identified by the State Public Works Board (SPWB) to the  
9 BSCC, to effectuate the financing authorized by the legislation, are hereby approved.

10 **SECTION FOUR:** Leslie Chapman, Mono County Administrative Officer, is hereby  
11 authorized to sign the applicant's Agreement and submit the proposal for funding.

12 **SECTION FIVE:** The County will adhere to state requirements and terms of the  
13 agreements between the County, the BSCC, and the SPWB in the expenditure of state financing  
14 and County match funds.

15 **SECTION SIX:** An adequate amount of available matching funds to satisfy the County's  
16 contribution, as identified in the Proposal budget, will be obtained for the Jail Replacement  
17 Project in the form of an investment pool loan or bank line of credit having a term of  
18 approximately five-years if an award is offered. Annual loan payments will be funded through a  
19 combination of budgetary expenditure savings, expenditure deferrals and if necessary, temporary  
20 expenditure reductions. This funding is compatible with the states' lease revenue bond  
21 financing, which is set forth on page 2 of the BSCC's Proposal Instructions, which are  
22 incorporated by this reference.

23 **SECTION SEVEN:** The County will fully and safely staff and operate the jail facility  
24 that is constructed (consistent with Title 15, California Code of Regulations, Chapter 1,  
25 Subchapter 6 section 1756(j)5) within 90 days after project completion.

26 **SECTION EIGHT:** The County has project site control through fee simple ownership  
27 of the site and right of access to the project sufficient to assure undisturbed use and possession of  
28 the site and will not dispose of, modify the use of, or change the terms of the real property title,  
29 or lease the facility for operation to other entities, without permission and instructions from the  
30 BSCC, for so long as the SPWB lease-revenue bonds secured by the financed project remain  
31 outstanding.

32 **SECTION NINE:** The County is not claiming land value as in kind match. Therefore,  
for purposes of this proposal, the current fair market land value for the proposed facility is \$0.

**PASSED, APPROVED and ADOPTED** this 21st day of February, 2017, by the  
following vote, to wit:

**AYES: Supervisors Corless, Gardner, Johnston, Peters & Stump.**  
**NOES: None.**  
**ABSENT: None.**  
**ABSTAIN: None.**

  
**John Peters**  
Mono County Board of Supervisors  
(for Chairwoman Corless)

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ATTEST:  
Shannon Kendall  
Clerk of the Board

APPROVED AS TO FORM:  
[Signature]  
County Counsel

**County Counsel**  
Stacey Simon

**Assistant County Counsel**  
Christian E. Milovich

**Deputy County Counsel**  
Anne M. Larsen

**OFFICE OF THE  
COUNTY COUNSEL**

*Mono County*  
South County Offices  
P.O. BOX 2415  
MAMMOTH LAKES, CALIFORNIA 93546

**Telephone**  
760-924-1700  
**Facsimile**  
760-924-1701

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**Paralegal**  
Jenny Senior

February 27, 2017

John Prince  
Board of State and Community Corrections  
2590 Venture Oaks Way, Suite 200  
Sacramento, CA 95833

RE: Mono County SB 844 Proposal – CEQA Compliance for New Jail Project

Dear Mr. Prince:

This letter serves to confirm that on February 21, 2017, the Board of Supervisors determined that the Environmental Impact Report (EIR) approved on December 8, 2015 in conjunction with the County's General Plan Update adequately addressed the environmental impacts associated with the proposed jail replacement project and that no new information or changed circumstances required the preparation of a subsequent or supplemental EIR.

No challenges to the 2015 EIR were filed or received by Mono County and, pursuant to 14 CCR 15112, the time in which to challenge the EIR has now passed. No one appeared in opposition to the jail replacement project at the Board's February 21, 2017 meeting and no challenge to the Board's findings are anticipated. However, if a challenge is filed before March 30, 2017 (the date on which the statute of limitations expires), this office will notify the BSCC immediately. Additionally, this office will send a letter attesting to the expiration of the statute of limitations on March 30, 2017, which is well in advance of the May 17<sup>th</sup> ranking committee meeting. Please refer to Attachment A for copies of the Notices of Determination.

Please feel free to call me at 760-924-1704 if you have any questions or concerns.

Sincerely,



Stacey Simon  
County Counsel

Mono County  
Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
www.monocounty.ca.gov

NOTICE OF DETERMINATION

RECEIVED

To:  Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

From: CDD/Planning Division  
Mono County  
P.O. Box 347  
Mammoth Lakes, CA 93546

FEB 27 2017  
MC 17-001  
OFFICE OF THE CLERK

County Clerk  
Mono County  
P.O. Box 237  
Bridgeport, CA 93517

Lead Agency (if different from above):

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number (if submitted):**

**Project Title:** Mono County New Jail Facility Project (SB 844 Proposal)  
**Project Applicant:** Mono County Public Works  
**Project Location (include county):** Bridgeport, Mono County

**Description of Project:**

Replace existing jail with new jail facility containing the following structures and facilities:

- A main building that includes housing, control, administration, public lobby and visitation space, program space, medical/dental/mental health clinic, and intake area, as well as a detached kitchen building connected to the main building by a secure covered walkway, with free egress into a secure yard. The total interior area is approx. 20,360 sf.
- Separate public and staff parking lots on the publicly facing side of the building (north side).
- A secure yard on the secure side of the building (south side).
- Vehicle Sallyport attached to the main building intake and located on the west side of the facility with dedicated access from Twin Lakes Road.
- Medical provider offices and a public lobby will be provided in the existing Twin Lakes Annex building.

The old general hospital building will be demolished in order to accommodate the new jail structure. Demolition will occur according to applicable standards and regulations, including Mono County building permits and inspections. Any hazardous waste material removal, handling and disposal (e.g., potentially asbestos) shall also comply with applicable standards and regulations, such as permits and inspections by the Great Basin Unified Air Pollution Control District.

The new construction, parking and driveways occur primarily on the footprint of the old general hospital building and/or pavement or hardened dirt used for parking and interior circulation. A small portion of the detached kitchen building (less than 1,900 sf) and some hardened surface for interior vehicle circulation will be constructed on existing irrigated turf. All of these surfaces are previously impacted. Proposed future uses shown on the site plan also occur on previously impacted surfaces, primarily on paved or hardened dirt surfaces currently used for parking, interior circulation, or as the helipad. Construction shall utilize best management practices to prevent impacts from run-off or dust, and stormwater management shall be incorporated into the site design.

The proposed building is anticipated to have a maximum height of 25' and not exceed 35'. This height is similar to the old general hospital building to be demolished, and consistent with the maximum allowable height of a single-family residence. Exterior lighting shall be dark sky compliant (Chapter 23 of the General Plan), and the complex oriented in such a manner that outdoor inmate presence and use is screened by the buildings and covered walkway from public uses (residential, school, public clinic use and parking) to the north and east. Potential Bi-State sage-grouse habitat will be protected by incorporation of applicable conservation measures as indicated in the General Plan Conservation/Open Space Element, particularly Action 2.A.3.e.

This is to advise that the Mono County Board of Supervisors (Lead Agency) has approved the above described project on February 21, 2017, and has made the following determinations regarding the above described project:

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT)  
Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs)

Posted thru 3/29/17

# ATTACHMENT A

1. The project **will not** have a significant effect on the environment.
2. An **Addendum to the Environmental Impact Report** prepared in conjunction with the 2015 General Plan Update was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were not** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was not** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA that the 2015 EIR adequately analyzed the project and that none of the conditions that would require the preparation of a subsequent or supplemental EIR are present.

This is to certify that the Environmental Analysis, comments and record of project approval are available to the general public at:  
Mono County Offices, 437 Old Mammoth Road, STE P, Mammoth Lakes, CA 93546 \_\_\_\_\_

Signature: \_\_\_\_\_

  
Wendy Sugimura, Senior Analyst

Date: Feb. 27, 2017

Title: \_\_\_\_\_

Wendy Sugimura, Senior Analyst

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 2100-21174, Public Resources Code.



State of California - Department of Fish and Wildlife  
**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

# ATTACHMENT A

[Print](#)   [StartOver](#)   [Finalize&Email](#)

RECEIPT NUMBER:  
 00 — 02/27/17 — 003  
 STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>Mono County Planning</b>	LEAD AGENCY EMAIL	DATE <b>02/27/17</b>
COUNTY/STATE AGENCY OF FILING <b>CDFW</b>	DOCUMENT NUMBER <b>MC 17-001</b>	

PROJECT TITLE  
**New jail facility project (SB 844 proposal)**

PROJECT APPLICANT NAME <b>Mono County Planning Wendy Sigamora</b>	PROJECT APPLICANT EMAIL <b>wsigamora@mono.ca.gov</b>	PHONE NUMBER <b>(760) 924-1800</b>
PROJECT APPLICANT ADDRESS <b>P.O. Box 347</b>	CITY <b>Mammoth Lakes</b>	STATE <b>CA</b>
		ZIP CODE <b>93546</b>

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$3,078.25      \$ \_\_\_\_\_ 0.00
- Mitigated/Negative Declaration (MND)(ND)      \$2,216.25      \$ \_\_\_\_\_ 0.00
- Certified Regulatory Program document (CRP)      \$1,046.50      \$ \_\_\_\_\_ 0.00

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only)      \$850.00      \$ \_\_\_\_\_ 0.00
- County documentary handling fee      \$ \_\_\_\_\_
- Other      \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash  
  Credit  
  Check  
  Other

**TOTAL RECEIVED**      \$ \_\_\_\_\_ 0.00

SIGNATURE <b>X</b> <i>Debra VandeBrake</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Debra VandeBrake Deputy Clerk/Recorder</b>
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# ATTACHMENT A

**MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PROPOSED 2015 REGIONAL TRANSPORTATION PLAN, GENERAL PLAN, COUNTYWIDE  
INTEGRATED WASTE MANAGEMENT PLAN, AND NOISE ORDINANCE UPDATES; AND  
REPEAL OF THE CONWAY RANCH SPECIFIC PLAN**

**FINAL EIR**

**FILED**



DEC 10 2015

MC 15-007

MONO COUNTY CLERK

**NOTICE OF DETERMINATION**  
State Clearinghouse SCH #2014061029

**TO:** State Clearinghouse  
Office of Planning & Research  
Post Office Box 3044  
Sacramento, CA 95812-3044

**FROM:** Mono County Community Devt. Dept.  
Post Office Box 347  
Mammoth Lakes, CA 93546

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code §21152

**PROJECT TITLE:** 2015 Mono County Regional Transportation Plan, General Plan, Countywide Integrated Waste Management Plan, and Noise Ordinance Updates; and Repeal of the Conway Ranch Specific Plan

**COUNTY CONTACT:** Wendy Sugimura, 760.924.1814

**CONSULTANT:** Sandra Bauer, Bauer Planning & Environmental Services, Inc. 714.508.2522

**LOCATION:** All unincorporated areas and communities of Mono County, California; and the incorporated town of Mammoth Lakes for portions of the Regional Transportation Plan and Countywide Integrated Waste Management Plan

**DESCRIPTION:** The 2015 Mono County Regional Transportation Plan, General Plan, Countywide Integrated Waste Management Plan, and Noise Ordinance Updates; and Repeal of the Conway Ranch Specific Plan (2015 Updates and Repeal of the Conway Ranch Specific Plan) includes a comprehensive update to the Land Use, Circulation, Conservation/Open Space, Safety, and Noise elements, and appendices of the General Plan; as well as the Regional Transportation Plan (RTP), including the Regional Blueprint, Bicycle Transportation Plan, and Trails Plan; three elements of the Countywide Integrated Waste Management Plan (CIWMP); Noise Ordinance; and the repeal of the Conway Ranch Specific Plan. The project is a comprehensive and overarching policy document that will guide policy decisions throughout the 3,132-square mile planning area over the coming years, and includes goals, objectives, policies, actions, programs, maps and figures. The General Plan and RTP update continue to focus growth in and adjacent to existing communities to avoid growth in environmentally sensitive areas and agricultural lands, and support sustainable, healthy, and livable communities. The 2015 Updates will replace the current General Plan elements, RTP, CIWMP and Noise Ordinance.

**This Notice is to advise that the County has approved the proposed 2015 Updates and Repeal of the Conway Ranch Specific Plan Project, and has made the following determinations regarding the project in its approved form:**

posted thru 1/11/15

# ATTACHMENT A

1. The project would have a significant adverse effect on the environment.
2. An Environmental Impact Report (EIR) was prepared for the project pursuant to CEQA.
3. Mitigation measures were made a condition of the project in the form of project goals, policies, and actions that were directly incorporated.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR, with comments and responses and a record of the project approval, is available to the general public at the Mono County Community Development Department, located in Minaret Mall at 437 Old Mammoth Road, Suite P, in the Town of Mammoth Lakes, California.

Signature: Wendy Sugimura

Name & Title: Wendy Sugimura, CDD Associate Analyst

Date Received for Filing and Posting: \_\_\_\_\_

# ATTACHMENT A

MONO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PROPOSED 2015 REGIONAL TRANSPORTATION PLAN, GENERAL PLAN, COUNTYWIDE  
INTEGRATED WASTE MANAGEMENT PLAN, AND NOISE ORDINANCE UPDATES; AND  
REPEAL OF THE CONWAY RANCH SPECIFIC PLAN

FINAL EIR



**NOTICE OF DETERMINATION**  
State Clearinghouse SCH #2014061029

---

**TO:** Mono County Clerk Recorder  
P.O. Box 237  
Bridgeport, CA 93517

**FROM:** Mono County Community Devt. Dept.  
Post Office Box 347  
Mammoth Lakes, CA 93546

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code §21152

**PROJECT TITLE:** 2015 Mono County Regional Transportation Plan, General Plan, Countywide Integrated Waste Management Plan, and Noise Ordinance Updates; and Repeal of the Conway Ranch Specific Plan

**COUNTY CONTACT:** Wendy Sugimura, 760.924.1814

**CONSULTANT:** Sandra Bauer, Bauer Planning & Environmental Services, Inc. 714.508.2522

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**This Notice is to advise that the County has approved the proposed 2015 Updates and Repeal of the Conway Ranch Specific Plan Project, and has made the following determinations regarding the project in its approved form:**

# ATTACHMENT A

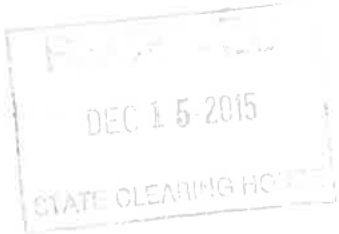
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- 2. An Environmental Impact Report (EIR) was prepared for the project pursuant to CEQA.
- 3. Mitigation measures were made a condition of the project in the form of project goals, policies, and actions that were directly incorporated.
- 4. A Statement of Overriding Considerations was adopted for this project.
- 5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR, with comments and responses and a record of the project approval, is available to the general public at the Mono County Community Development Department, located in Minaret Mall at 437 Old Mammoth Road, Suite P, in the Town of Mammoth Lakes, California.

Signature: Wendy Sugimura

Name & Title: Wendy Sugimura, CDD Associate Analyst

Date Received for Filing and Posting: \_\_\_\_\_



## PROPOSAL CHECKLIST

- a. Page 1 of the Proposal Form is the first page of your proposal. Please use standard copy paper. Do not use heavyweight, card stock, or glossy paper. Covers, table of contents, introductory letters, tabs, or dividers are not allowed.
- b. The formal proposal includes the Proposal Form, narrative, and required attachments (needs assessment, board resolution, regional project MOU's or JPA's, one (1) additional attachment with a limit of 4 pages of schematics, graphs or charts) as a combined document.
- c. Provide one original proposal with Applicants Agreement signed by proper authority on page 2 section E.
- d. In addition to the wet signature original and 1 electronic copy (read only). The electronic version should be an Adobe Acrobat file (pdf) on a standard CD ROM.
- e. Two whole punch the top of the original copy of the proposal.
- f. Use a clip to secure the proposals. (Do not put proposals in binders or use staples.)
- g. The Arial font used for the proposal and the appendices can be no smaller than 12 point.
- h. The narrative for Sections 5 must be double-spaced with one-inch margins.
- i. The entire narrative (Section 5 and Section 2) cannot exceed 35 pages.
- j. The only attachments are the board resolution, needs assessment, regional project MOU's and JPA's, and one (1) attachment with a limit of four (4) pages of schematics, graphs or charts.
- k. Attach to the original proposal the Board of Supervisors' resolution (original or copy), fully executed, containing the language cited in Section 6 of the Proposal Form. Please include an additional copy of the resolution.
- l. Provide one copy of a needs assessment study (as described previously in the RFP) if the county intends to build a new facility or add bed space to an existing facility. Projects for renovation and program space only are not required to submit a separate needs assessment study but are required to comprehensively document the need for the project in the proposal.
- m. For regional ALCJFs, provide one copy of the MOU or JPA and the Board of Supervisors' resolution from all participating counties.