



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

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SECTION 1: PROJECT INFORMATION

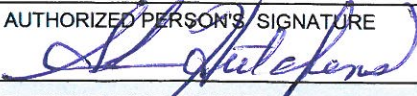
A. APPLICANT INFORMATION AND PROPOSAL TYPE				
COUNTY NAME Orange		STATE FINANCING REQUESTED \$ 35,586,000		
SMALL COUNTY (200,000 and UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input checked="" 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 Intake Release Center				
PROJECT DESCRIPTION Medical and Mental Health Renovation Project				
STREET ADDRESS 550 North Flower Street				
CITY Santa Ana		STATE CA	ZIP CODE 92703	
C. SCOPE OF WORK – INDICATE FACILITY TYPE <u>AND</u> CHECK ALL BOXES THAT APPLY.				
FACILITY TYPE (II, III or IV) II	<input type="checkbox"/> NEW STAND-ALONE FACILITY	<input checked="" 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	0	0	-192	138
TOTAL BEDS (A+B+C+D)	-54			

E. APPLICANT'S AGREEMENT

By signing this application, the authorized person assures that: a) the County will abide by the laws, regulations, policies, and procedures governing this financing program; and, b) certifies that the information contained in this proposal form, budget, narrative, and attachments is true and correct to the best of his/her knowledge.

PERSON AUTHORIZED TO SIGN AGREEMENT

NAME Sandra Hutchens TITLE Sheriff-Coroner

AUTHORIZED PERSON'S SIGNATURE  DATE 8/18/2015

F. DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR

This person shall be responsible to oversee construction and administer the state/county agreements. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

COUNTY CONSTRUCTION ADMINISTRATOR

NAME Robert Beaver TITLE Director, Research & Development

DEPARTMENT Orange County Sheriff-Coroner TELEPHONE NUMBER 714-935-8431

STREET ADDRESS 431 The City Drive South

CITY Orange STATE CA ZIP CODE 92868 E-MAIL ADDRESS rbeaver@ocsd.org

G. DESIGNATED PROJECT FINANCIAL OFFICER

This person is responsible for all financial and accounting project related activities. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

PROJECT FINANCIAL OFFICER

NAME Brian Wayt TITLE Senior Director

DEPARTMENT Orange County Sheriff-Coroner TELEPHONE NUMBER 714-647-1803

STREET ADDRESS 550 North Flower Street

CITY Santa Ana STATE CA ZIP CODE 92703 E-MAIL ADDRESS bwayt@ocsd.org

H. DESIGNATED PROJECT CONTACT PERSON

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

PROJECT CONTACT PERSON

NAME Matt Monzon TITLE Administrative Manager II

DEPARTMENT Orange County Sheriff-Coroner TELEPHONE NUMBER 714-935-8431

STREET ADDRESS 431 The City Drive South

CITY Orange STATE CA ZIP CODE 92868 E-MAIL ADDRESS mmonzon@ocsd.org

SECTION 2: BUDGET SUMMARY

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

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

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

B. Readiness to Proceed Preference

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

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

County Cash Contribution Funds Are Legal and Authorized. The payment of the county cash contribution funds for the proposed adult local criminal justice facility

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

No Prior Pledge. The county cash contribution funds and the Project are not and will not be mortgaged, pledged, or hypothecated by the County in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest by the County. In addition, the county cash contribution funds and the Project are not and will not be mortgaged, pledged, or hypothecated for the benefit of the County or its creditors in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest in favor of the County or its creditors. The County shall not in any manner impair, impede or challenge the security, rights and benefits of the owners of any lease-revenue bonds sold by the State Public Works Board for the Project (the “Bonds”) or the trustee for the Bonds.

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

C. California Environmental Quality Act (CEQA) compliance

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

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

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

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

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$29,986,000	\$ 3,828,000		\$ 33,814,000
2. Additional Eligible Costs*	\$ 460,000	\$ 0		\$ 460,000
3. Architectural	\$ 3,485,000	\$35,000		\$ 3,520,000
4. Project/Construction Management	\$ 1,655,000	\$ 0		\$ 1,655,000
5. CEQA	\$ 0	\$ 0		\$ 0
6. State Agency Fees**	\$ 0	\$ 91,000		\$ 91,000
7. Audit		\$ 0	\$ 0	\$ 0
8. Needs Assessment		\$ 0	\$ 0	\$ 0
9. Transition Planning		\$ 0	\$ 0	\$ 0
10. County Administration			\$ 0	\$ 0
11. Land Value			\$ 0	\$ 0
TOTAL PROJECT COSTS	\$ 35,586,000	\$ 3,954,000	\$ 0	\$ 39,540,000
PERCENT OF TOTAL	90.0%	10.0%	0%	100.00 %

* Additional Eligible Costs: This line item is limited to specified fees and moveable equipment and moveable furnishings (eligible for state reimbursement or cash contribution), and public art (eligible for cash contribution only)

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

Provide an explanation below of how the dollar figures were determined for each of the budget categories above that contain dollar amounts. Every cash contribution (match) line item shall be included with a reporting of the full amount budgeted unless a line item is not an actual cash contribution project cost for the county. (In that case, indicate so below.) For each budget category explanation below, include how state financing and the county contribution dollar amounts have been determined and calculated (be specific).

1. Construction (includes fixed equipment and furnishings) (state reimbursement/cash match): Construction dollar amounts will be applied to renovation work, Americans with Disabilities Act (ADA) compliance modifications and building equipment (elevators), build out of 7,500 SF, and seismic retrofit costs. Renovation, build out, and ADA compliance work was estimated using current unit/market costs for the intended scope of work and validated in terms of a rough magnitude of work by an A-E firm. Seismic retrofit cost estimates were estimated based on the results of a Tier 1 and Tier 2 seismic analysis completed by the engineer of record for the IRC facility. Construction dollar amounts include construction, utilities, fixed equipment, fixed furnishings, special operational, medical, mental health, security, programming and treatment spaces and equipment necessary for safe and secure operations that meet Title 15 and 24 CCR requirements. State financing dollar amounts will be used to cover all renovation, construction, and compliance work within approximately 80,000 square feet (SF) of the existing 295,000 SF facility.

2. Additional Eligible Costs (specified allowable fees, moveable equipment and furnishings, and public art)

a) Define each allowable fee types and the cost of each:

Building permit fees and building inspection fees have been identified as eligible costs by the county. Building permit fees were calculated using the County of Orange Planning Department's fee and valuation tables based on the construction value of the project. Based on the construction amount, building permit fees totaling \$85,000 are required for construction, electrical, plumbing, mechanical, and safety requirements of the project. Building inspection fees totaling \$145,000 are required for all County of Orange design and construction plan and site reviews to ensure that all building codes and regulations are met to the satisfaction of the County Building Department. Certified inspections and additional testing requirements total \$100,000.

Moveable equipment and moveable furnishings total amount:

Moveable equipment and furnishings total \$130,000 for this renovation project. Moveable equipment and furnishings included in this proposal support the renovated and modified housing mods and program spaces, mental health and medical areas, and nursing areas. These include non-fixed equipment and furnishings that are required to operate medical and mental health treatment areas.

b) Public art total amount: \$0

3. Architectural(state reimbursement/cash match):

a) Describe the county's current stage in the architectural process:

The County of Orange has started the RFP process to secure an A-E for the design of this project if awarded a conditional award. This selection process will be completed well ahead of the schedule for the state's conditional awards. Preliminary A-E work has been secured in an effort to prepare for the RFP. This included the review of project scope and rough order of magnitude estimates based on floor plans developed and completed by the Sheriff's Research & Development division, and the completion of a Tier 1 and Tier 2 Seismic analysis, including a scope of work and cost estimating to meet level 3 seismic performance standards.

b) Given the approval requirements of the State Public Works Board (SPWB) and associated state reimbursement parameters (see "State Lease Revenue Bond Financing" section in the RFP), define which portions/phases of the architectural services the county intends to seek state dollar reimbursement:

The County intends to seek a 100% state dollar reimbursement for all architectural services. These services include schematic design, program design, preliminary plans (design development), construction drawings, construction bid and RFI support, construction support, commissioning support, and as-built drawings.

c) Define the budgeted amount for what is described in b) above: \$3,485,000

d) Define which portion/phases of the architectural services the county intends to cover with county contribution dollars:

No portion or phases of the architectural services will be completed using county cash or in-kind contributions.

Define the budgeted amount for what is described in d) above: \$0

4. Project/Construction Management - Describe which portions/phases of the construction management services the county intends to claim as:

a) Cash

No portion or phases of the Project/Construction Management services will be completed using county cash contributions

b) In-Kind

No portion or phases of the Project/Construction Management services will be completed using county in-kind contributions

5. CEQA – may be state reimbursement (consultant or contractor) or cash match

CEQA has been completed by the County of Orange, and no costs or fees have been identified for state reimbursement or cash match. The County of Orange has a stamped Notice of Exemption on file for this proposed project.

6. State Agency Fees – Counties should consider approximate costs for the SFM review which may be county cash contribution (match). \$16,000 for the due diligence costs which may be county cash contribution (match) or state reimbursement.

\$16,000 has been identified as a cash contribution by the county to support State costs associated with Real estate due diligence reviews and approvals.

\$75,000 has been identified as a cash contribution to support State Fire Marshall costs associated with design and construction reviews, approvals, and inspections.

7. Audit of Grant - Define whether the county is intending to use independent county auditor (in-kind) or services of contracted auditor (cash) and amount budgeted:

The county intends to use independent county auditors. Therefore, no cash or in-kind contribution is identified for this line item by the county.

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) :

A Needs Assessment does not apply to the County of Orange's proposed project as the project results in a decrease in beds.

9. Transition Planning – Define work performed by county staff (in-kind), define the staff hired specifically for the proposed project (cash match):

Transition planning will be performed by county staff. Therefore, no cash or in-kind contribution is identified for this line item. Transition planning will include program development (working groups), verifications of space needs, verification of FF&E and moveable equipment, project scheduling and phasing, coordination of contractors and service providers, inmate movement and security (operational jail facility), and all other requirements to support design, construction, and occupancy.

10. County Administration – Define the county staff salaries/benefits directly associated with the proposed project.

No county administration is identified for the in-kind match associated with the proposed project. See Section 5 Administrative Work Plan for details on County Administration.

11. Site Acquisition - Describe the cost or current fair market value (in-kind):

The Intake Release Center (IRC) is a county owned and operated facility. Since the IRC is an operational jail facility, no in-kind match for the value of this project site will be requested. A land appraisal was completed, with an appraised value of \$3,942,000.

SECTION 3: PROJECT TIMETABLE

Prior to completing this timetable, the county must consult with all appropriate county staff (e.g., county counsel, general services, public works, county administrator) to ensure that dates are achievable. Please consult the “State Public Works Board (State Capital Outlay Process)/Board of State and Community Corrections Processes and Requirements” section, page 30 of the RFP for further information. Complete the table below indicating start and completion dates for each key event, including comments if desired. Note the required time frames for specific milestone activities in this process. The BSCC Board intends to make conditional awards at its November 2015 board meeting.

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>			Submitted with RFP (Board Resolution Item)
Real estate due diligence package submitted <u>within 120 days of award</u>			Submitted with RFP
SPWB meeting – Project established <u>within 18 months of award</u>	1/18/16	10/7/16	9 months from Conditional Award
Schematic Design with Operational Program Statement <u>within 24 months of award</u> (design-bid-build projects)	10/10/16	3/10/17	14 months from Conditional Award
Performance criteria with Operational Program Statement <u>within 30 months of award</u> (design-build projects)			n/a
Design Development (preliminary drawings) with Staffing Plan	5/15/17	11/17/17	
Staffing/Operating Cost Analysis approved by the Board of Supervisors	12/4/17	2/23/18	
Construction Documents (working drawings)	1/15/18	7/13/18	

Construction Bids or Design-Build Solicitation	10/15/18	2/15/19	
Notice to Proceed <u>within 42 months of award</u>	5/20/19	5/23/19	40 months from Conditional Award
Construction (maximum three years to complete)	5/29/19	7/23/21	26 months
Staffing/Occupancy <u>within 90 days of completion</u>	7/26/21	10/22/21	

SECTION 4: FACT SHEET

To capture key information from Section 5: Narrative, applicants must complete this Fact Sheet. Minimal information is requested. Narrative information or explanations are not to be included on this Fact Sheet nor as part of the tables in this section. Explanations of what is provided in these tables may be included in the Narrative section of the Proposal Form. Proposal narratives may include reference back to one or more of these specific tables (e.g., refer to Table 4 in Section 4 Fact Sheet).

Table 1: Provide the following information

1.	County general population	3,147,655
2.	Number of detention facilities	5
3.	BSCC-rated capacity of jail system (multiple facilities)	5,094
4.	ADP (Secure Detention) of system	6,237
5.	ADP (Alternatives to Detention) of system	521
6.	Percentage felony inmates of system	85%
7.	Percentage non-sentenced inmates of system	51%
8.	Arrests per month	n/a
9.	Bookings per month of system	5,150
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.	Intake Release Center	408	860
2.	Central Men’s Jail	1,219	1,245
3.	Central Women’s Jail	274	336
4.	Theo Lacy Facility	2,480	2,925
5.	James A. Musick Facility	713	871

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

Pre-Trial Program		ADP
1.	Great Escape (Pre-release Planning)	20
2.	General Education (GED)	25
3.	Workforce Preparation	25
4.	Parenting	20
Sentences Offender Program		ADP
1.	Great Escape (Pre-release Planning)	20
2.	General Education (GED)	25
3.	Substance Abuse Education	20
4.	In-Custody Transition Program – CBT/MRT/Anger Management	25
5.	Workforce Preparation	30
6.	Parenting	20

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

Assessment tools		Assessments per Month
1.	Proxy Screening (all offenders at intake)	5,150
2.	Wisconsin Risk and Needs Assessment	50
3.	Sheriff's Department Resource Center	20
4.	Probation Day Reporting Center	40
5.	Probation Center for Opportunity, Re-entry, & Education (CORE)	15
6.	HCA Substance Use Disorder & Mental Health	100

SECTION 5: NARRATIVE

The proposed project at the Intake Release Center (IRC) is an excellent opportunity for the County of Orange and the State of California to renovate an existing Adult Local Criminal Justice Facility to provide expanded program and treatment spaces to manage the adult offender population with emphasis on medical and mental health treatment. The proposed project helps the county to enhance mental health and medical care capabilities for the benefit of the entire County of Orange Adult Detention System. The proposed renovation project cost is competitive for state funding and does not rely on a maximum award for large counties. The IRC in Santa Ana California is an existing Type II adult detention facility designed and operated to serve as the primary intake and reception facility in the County of Orange Adult Detention System. The IRC is a county jail facility operated by the Orange County Sheriff-Coroner Department (OCSD) and staffed by OCSD and the County Health Care Agency (HCA). The facility accommodates the intake of offenders, release of inmates, medical and mental health treatment services, inmate records management, and housing with a total of 408 rated beds and 115 Special Use beds.

The process for determining the need for additional program and treatment space stemmed from two primary factors: 1) the need for mental health and medical special use beds for female inmates; and 2) rising medical and mental health trends and complexities for male and female offenders in the County of Orange Adult Detention System that can only be addressed with the physical plant changes and modifications proposed by this project.

An ideal mental health treatment and health care model requires space for counseling, programming, and group activities within the housing areas combined with appropriate observation and access to and from medical and mental health treatment areas. The proposed program and treatment spaces are configured to meet these demands while allowing for the efficient delivery of services.

The proposed modifications and renovations specific to treatments involve two of the four existing housing Mods of the IRC, one of which includes the intake/booking area (Mod-L). The project areas include the second floor and second floor mezzanine areas of these two Mods. The objectives of the proposed project are to provide additional medical and mental health beds, improve medical and mental treatment capabilities, improve offender safety, and improve operational efficiencies. Current mental health beds and supporting spaces will be optimized, and mental health and medical special use beds will be added to better manage current trends and demands of the adult offender population in the County of Orange. Intake area improvements are also proposed to improve the triage booking processes for medical and mental health stricken offenders. The IRC is the primary intake and booking location for the County of Orange Adult Detention System, ideal for the initial medical and mental health screenings for the county's offender population. From a population management perspective, this renovation project will allow for enhanced and centralized medical and mental health treatment that is not available in other parts of the county's jail system. The proposed project also includes seismic retrofit work that encompasses the entire facility (292,000 SF). These proposed modifications at the IRC will result in a total reduction of fifty-four (54) rated-beds.

The County of Orange Adult Detention System is managed and operated by the Orange County Sheriff-Coroner Department (OCSD) and is composed of five custodial facilities

located at three distinct sites in the County of Orange. The Central Jails, located in the City of Santa Ana, consists of the Central Men's Jail (CMJ) and the Central Women's Jail (CWJ). The Intake/Release Center (IRC) is also located in the City of Santa Ana. The Theo Lacy Facility (TLF) is located in the City of Orange, and the James A. Musick Facility (JAMF) is located in central Orange County abutting the Cities of Lake Forest and Irvine. The Central Jails have a combined rated capacity of 1,493 beds. The IRC has a rated capacity of 408 beds. TLF and JAMF have rated-bed capacities of 2,480 beds and 713 beds, respectively. The total combined rated-bed capacity in the system equals 5,094 beds. JAMF will increase to 1,225 rated beds in 2018 with the completion of the Phase 1 jail construction funded by AB 900 Phase II. The county's first phase of construction at the JAMF will add 512 rated beds to the County of Orange Adult Detention System. This Phase 1 project is in the later stages of design with construction scheduled for late 2016 and occupancy scheduled for early 2019. An additional phase of construction funded by SB 1022 will add 384 rated-beds for treatment and rehabilitation at the JAMF. The second phase (SB 1022) project is in the early stages of design with construction scheduled for late 2017 and occupancy scheduled for early 2020.

Although the proposed renovation project will not include new rated beds, the following jail system information and tables are provided for reference and information about the County of Orange adult local criminal justice facilities. With an Average Daily Population (ADP) of 6,237 in 2013, the County of Orange Adult Detention System is operating at **122%** of its rated capacity when not including ICE contract beds. In addition to rated beds, OCSD is struggling to accommodate the growing demand for "special-use", or "non-rated" beds. Rated and non-rated bed quantities are included in Table 1 (page 4). Rated bed capacities are also listed in Table 2 - Section 4 of the RFP.

Table 1 - Orange County Jail System Capacity (Rated & Special Use Beds)

Facility	Rated Capacity	Special Use Beds (non-rated)	Total Rated and Special Use Bed Capacity
Intake Release Center	408	498	906
Central Men's Jail	1,219	211	1,430
Central Women's Jail	274	74	348
Theo Lacy Jail	2,480	631	3,111
James A. Musick Facility	713	543	1,256
TOTAL	5,094	1,957	7,051

Current trends for inmate population numbers in the County of Orange have decreased significantly since 2012 peaking at 66,400, to 59,167 in 2014; a reduction of 7,233 bookings or 11%. The Average Length of Stay (ALoS) has continued to increase for the pre-trial population, hovering over 257 days since 2014. The sentenced population, which had averaged 75-91 days ALoS for the past fourteen years, jumped to 119 days in 2014; up 43%. These impacts are associated with the AB 109 population, most notably the State Prison Orange County (SPOC) subgroup which has a current ALoS of 196 days, up from 171 days; a 15% increase, and is expected to continue to increase in the future. The combination of decreased bookings may balance out the increases in ALoS (as influenced by the newly sentenced AB 109 felons) but currently the average daily population in the OCSD Adult Detention System is down.

Over the past decade, the number of felony arrests had a net increase of over 5.5%, from 31,559 in 2004 to 33,373 in 2014. In order to address inmate population increases, OCSD restructured their Cite and Release Policy, further reducing the misdemeanor arrests accepted for booking into the County of Orange Adult Detention System. With fewer and fewer inmates being sent to state prison to complete their sentences, OCSD is required to house these offenders in the County of Orange Adult Detention System. This has

greatly impacted the number of available beds for new bookings. In the past, booking agencies have been required to delay transfers of new bookings into the County of Orange Adult Detention System in an attempt to manage available bed space. This has been most evident over weekends when there is a court holiday resulting in increasing bookings and decreasing releases. The number of inmates being released or sent to state prison to serve their sentence never exceeds the number of new bookings. Monthly ADP's for calendar year 2013, ADP compared to OCSD system capacity, and ADP projections are shown in Table 2 below and Tables 3 and 4 on page 6.

Table 2 – Total 2013 Average Daily Population (Monthly)

	IRC	Central Mens	Central Womens	TLF	JAMF	ICE	Total (Less ICE)
January	815	1,191	353	3,092	1,221	784	6,672
February	867	1,232	367	3,075	1,241	686	6,782
March	940	1,296	368	3,104	1,276	729	6,984
April	930	1,341	371	3,092	1,266	744	7,000
May	946	1,306	372	3,105	1,278	721	7,007
June	919	1,320	375	3,072	1,249	627	6,935
July	943	1,270	365	3,098	1,236	476	6,912
August	924	1,325	366	3,078	1,263	603	6,956
September	992	1,366	369	3,145	1,278	723	7,150
October	904	1,327	360	3,294	1,255	750	7,140
November	898	1,271	357	3,313	1,205	754	7,044
December	860	1,281	342	3,288	1,168	751	6,939
Total by Facility	10,938	15,526	4,365	37,756	14,936	8,348	83,521
ADP	912	1,294	364	3,146	1,245	696	6,960

Source: OCSD Extracted from AJS, AJSTAR reports

Table 3 – 2013 Orange County Jail System Capacity Compared to ADP

O.C Jail Facility	Rated Capacity	Total ADP	ADP <u>Less ICE Contract Beds</u>
Intake Release Center	408	912	860
Central Men's Jail	1,219	1,294	1,245
Central Women's Jail	274	364	336
Theo Lacy Jail	2,480	3,146	2,925
James A. Musick Facility	713	1,245	871
TOTAL	5,094	6,809	6,237

Table 4 – 2013 ADP Projections 2013 - 2020: Less ICE Detainee Population

	2013	2014	2015	2016	2017	2018	2020
Forecast ADP (Total)	6,129	6,582	7,072	7,400	7,708	7,997	8,244
Orange County ADP	4,832	4,905	5,015	5,115	5,195	5,256	5,335
AB 109 ADP	1,297	1,677	2,057	2,285	2,513	2,741	2,909

Source: AECOM, February 2013

Statement of Need

The proposed renovation project funded by SB 863 will address medical and mental health demands in the County of Orange Adult Detention System that are consistent with trends reported around the nation and SB 863's legislative intent to improve housing with an emphasis on expanding programs and treatment. In 2011, mental health cases increased by 18% in comparison to the prior year, another increase of 17% in 2012, followed by an additional 3% increase in 2013. In the 1980s, researchers found about 6 percent of inmates showed signs of serious mental illness. Published surveys have found that 17% of jail inmates have serious mental illnesses and individual jails report far greater percentages than this.

In the County of Orange Adult Detention System, the average monthly number of incarcerated mental health cases housed in 2013 rose to 2,150 per month with nearly 40% of those individuals requiring the administration of psychotropic medications. The average number of “new” mental health cases identified in the intake and triage processes was 875 per month. Additionally, nearly 200 inmates per month were monitored on suicide watch.

The scope of severity of mental illness in the County of Orange Adult Detention System is also on the rise. For those inmates with a mental health diagnosis, approximately 76% also have a substance dependence issue, which further complicates care, treatment, and rehabilitation. This phenomenon is known as “Co-occurring disorders” or “dual diagnosis”. Individuals with co-occurring disorders typically have more medical problems, poorer treatment outcomes, more negative social consequences and decreased quality of life. To improve outcomes, it is essential for the following services to be provided:

- 24/7 healthcare
- Case management
- Psychological/psychiatric assessment and evaluation
- Crisis intervention
- Discharge planning

The frequency and severity of medical illness sick calls in the County of Orange Adult Detention System jail is also high with ever-increasing complicated diagnoses. Medically related sick call visits conducted by medical doctors, nurse practitioners, and registered nurses have totaled nearly 200,000 annually over the past three years. Annual visits increased by nearly 50,000 in 2011 and have remained steady since that time. The most challenging inmate diagnoses fall into a category of “chronic care” which is known to

require frequent and ongoing management of the associated conditions throughout incarceration. Diagnoses include diabetes, asthma, coronary disease, hypertension, HIV, hepatitis C, cancer, renal failure, and seizure disorders.

The proposed County of Orange SB 863 renovation project addresses various safety, efficiency and offender treatment needs at the IRC while directly increasing treatment space in this facility. Safety improvements are accomplished for the benefit of offenders and staff. Safety improvements include enclosed mezzanine level catwalks, widened catwalks for mezzanine level gurney movement, improved inmate observation by the nursing staff for recurring inmate safety checks, CCTV coverage, improved connections between the two medical/mental health Mods, and seismic retrofit improvements to the IRC facility to meet or exceed level 3 seismic performance standards. Efficiency improvements center on intake/booking area layout changes that allow for improved offender evaluations while meeting Health Insurance Portability and Accountability Act (HIPPA) requirements during the booking process, medical wards for offender health care and treatment, and elevators that streamline inmate movement from intake to medical/mental health housing while enhancing the facility's ADA capabilities. ADA related issues in correctional facilities has been a topic of great scrutiny and concern over the last decade for both state and county correctional facilities in reference to Armstrong litigation. The proposed SB 863 project at the IRC includes ADA improvements for the benefit of the offender population.

Offender treatment is greatly enhanced with separate medical/mental health housing and treatment for male and female offenders, an increase in the number of acute psych beds, an increase in the number of transitional/chronic step down beds with integrated programming spaces, new mental health transitional beds, additional respiratory

isolation/negative pressure cells, additional safety cells, Tuberculosis cells, and O.B./Gynecology rooms for improved specialty care.

Scope of Work

The scope of work for this current jail facility includes modifications, renovations, and construction that will take place in two (2) of the four (4) pods at the IRC jail facility, including open space between the two housing mods (Mod-L and Mod-M). The first is modifications/renovations at Mod-L which is currently made up of mental health special use beds (115 beds) for male inmates only. Mod-L will be modified and renovated to improve and add medical and mental health special use beds to accommodate female offenders. Improvements include additional nursing stations, improved observation capabilities, expanded Crisis Stabilization Units (CSU) for mental health treatment, new transition beds, new secure programming spaces, a medical ward, and improved intake and booking operations. The second is modifications/renovations at Mod-M which is currently made up of male inmate housing (192 rated-beds). Mod-M will be modified/renovated to create new medical and mental health special use beds for male inmates and will mirror improvements made to Mod-L for the provision of medical and mental health care and treatments. These changes will ultimately re-purpose the current rated beds, converting them to special use beds with integrated programming spaces. Modifications to the intake area include expanded X-Ray space and capabilities, improved health screening areas, and improved HCA staff work spaces for medical and mental health intake and assessment functions. Security and offender management during the booking process is also improved with the proposed changes to the intake area. Table 5 on the following pages (page 10 & 11) shows the breakdown of

operational/functional areas to be impacted and improved as a result of the proposed renovation project at the IRC.

Table 5 – IRC Facility and Renovation Details (Comparison)

Intake Release Center	Current Totals	SB 863 Modified/Renovated Totals
IRC FACILITY		
Total IRC facility Square Footage	292,054	299,596
Total Inmate housing – beds	905	851
• Rated Beds	408	216
• Non-Rated beds	382	380
• Special Use Beds (Medical/Mental)	115	257
MODS L & M		
Mods L & M Square Footage	75,490	83,329
Mods L & M Inmate housing – beds		
• Rated Beds	192	0
• Special Use Beds (Medical/Mental)	115	257
Mods L & M HOUSING		
Mental Health		
• Crisis Stabilization Unit (CSU)	10	40
• Acute care beds	42	88
• Transitional beds	0	30
• Chronic beds	60	86
• Safety cells (rubber)	3	7
• CSU Safety cells (rubber)	2	3
Medical		
• TB cells	0	3
• Examination rooms	0	3
• OB/Gynecology room	0	1
Health care staff offices	2	11
Conference rooms	0	1
Nursing stations	1	8
Counseling spaces		
• Individual	0	3
• Group	0	12
Staff Break room	0	1
Multi-purpose rooms	4	3

INTAKE & BOOKING		
Health care interview and screening booths	0	2
Triage booths for health care screening	0	4
Exam/procedure room	0	1
Conference room	0	1
Staff break room	0	1
Health care staff Offices	0	4
Offender search areas for safety and privacy	0	2
Property verification and storage area	0	1
Biometric identification	0	1
General Facility		
CCTV Coverage – Cameras/Recording	0%	100%
Elevators	0	2
Seismic retrofit	N/A	Level 3 Performance Standard

The proposed Mod-L and Mod-M design and construction will also include new ADA improvements necessary to meet current ADA standards, including the addition of vertical elevators for mobility impaired inmates. New constructed areas between Mod-L and Mod-M (build out space) will include the addition of respiratory isolation cells, CSU cells, safety cells, secure nursing stations, offices, storage rooms, interview rooms, and specialized cells for inmate care. Additionally, Mod-L and Mod-M will be connected with new corridors to promote efficiency and improvement for the delivery of medical and mental health care for the offender population. This corridor space will include new medical/mental health staff offices, a dental suite, health records storage, and support spaces for HCA medical/mental health staff. See pages 13 and 14 for the proposed project floor plan layouts.

Seismic retrofit and modifications are included in the scope of this project based on the results of a Tier 1 and Tier 2 seismic analysis completed for the IRC facility. The seismic evaluation is conducted using the criteria provided by ASCE 41-13. This standard is

based on criteria developed from observation of structural and non-structural damage occurring in previous earthquakes and means to identify general deficiencies based on anticipated behavior of specific building types.

A Tier 1 analysis is a screening phase to assess primary components and connections in the seismic force resisting system through the use of standard checklists and simplified structural calculations. A Tier 2 analysis is a deficiency-based evaluation phase using the items determined to be potential deficiencies by Tier 1 analysis. Non-compliant items are evaluated for calculated linear seismic demand as determined by ASCE 41-13. If the elements are compliant per Tier 2 analysis, the Tier 1 deficiency is waived. However, if the element remains non-compliant after the more detailed Tier 2 analysis, repair or remediation of deficiency is recommended. The completed seismic evaluation for the IRC resulted in the following structural findings and recommendations to bring the building seismic performance to the stipulated performance level: 1) local strengthening of diaphragms and improved connection from diaphragm to braced frames; 2) strengthening of select braced frame members and connections; 3) insertion of new braces at select locations; and 4) local strengthening of atypical precast panel connections. These retrofits and modifications are necessary to meet or exceed level 3 seismic performance standards, greatly improving the safety of the IRC facility.

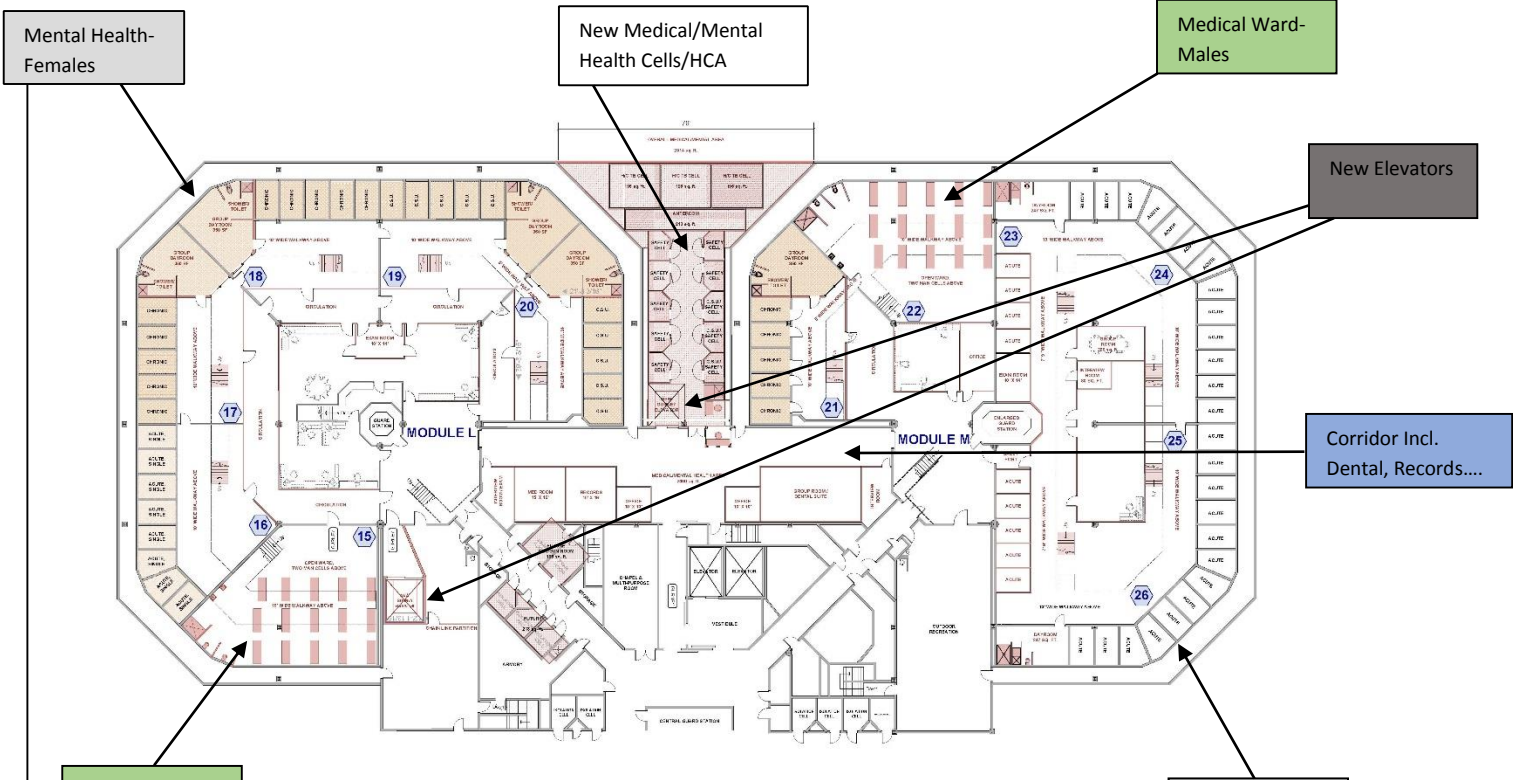
Fixed equipment items, moveable equipment items, furniture, security equipment, medical equipment, fees, utilities/infrastructure, project management, architectural and engineering design, construction management services, construction, transition planning, commissioning, furniture, fixtures, and equipment (FF&E) and other eligible costs to support the modification and renovation for a fully operational jail and treatment facility are included in the scope of work. The jail design and construction will comply with

operational, fire-life-safety, ancillary spaces, and physical plant standards as contained in Titles 15 and 24, California Code of Regulations (CCR), State Standards for County jail facilities. Floor plans for the IRC renovation project are on the following pages 14 and 15.

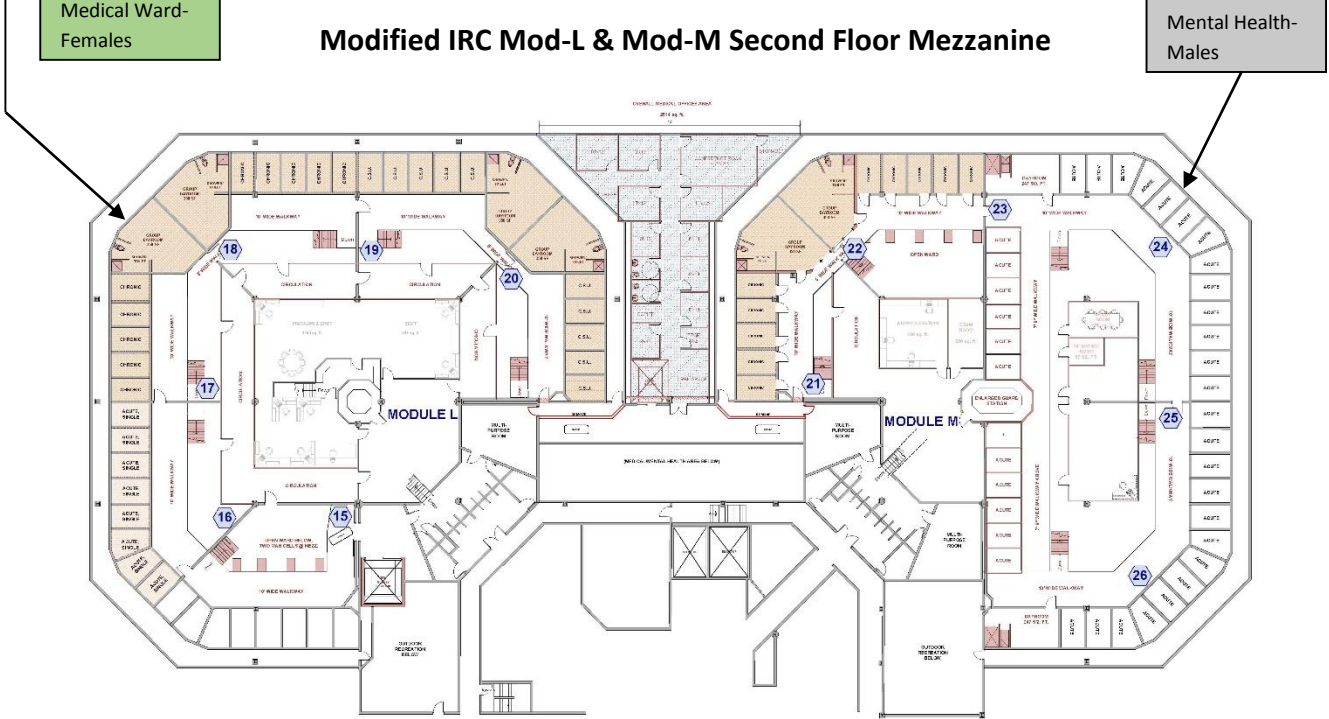
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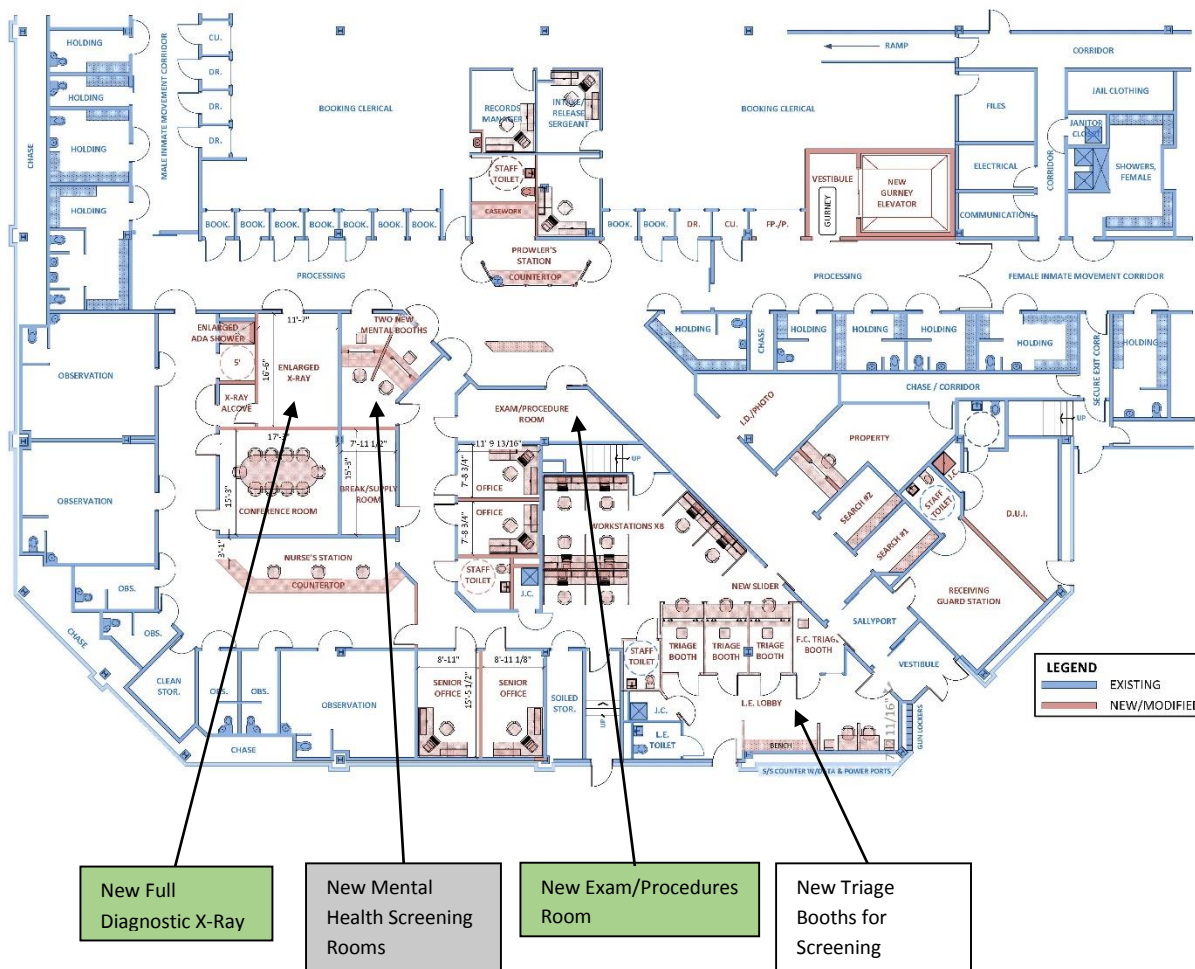
Modified IRC Mod-L & Mod-M Second Floor



Modified IRC Mod-L & Mod-M Second Floor Mezzanine



Modified IRC Intake Booking Area (Mod-L First Floor)



Programming and Services:

The IRC is a county facility operated by the OCSD and staffed by OCSD and HCA. This facility is the primary intake and release point for offenders in the County of Orange Adult Detention System. Current security and custody operations include booking, housing, medical care, mental health treatment, inmate records, kitchen operations, and programming activities.

Per California Code of Regulations, Title 15, Article 11, responsibility for health care services rests with the OCSD. OCSD ensures the provision of emergency and basic health care services to all inmates through a Memorandum of Understanding (MOU) with the HCA. Under the MOU, Correctional Health Services (CHS) provides quality emergency and basic health care services 24 hours per day, seven days per week to inmates to appropriately meet the immediate welfare of the inmate or to maintain the health of the inmate. Inmates are provided health care from the time of their admission, throughout their period of incarceration, and until released.

The key health care areas of the existing IRC are Triage and Module L. Triage is the central area that provides intake health (medical and mental) screening of all arrestees, as well as emergency and routine health care services for all inmates housed in the IRC, including the booking loop. Module L is the acute psychiatric unit for male inmates with mental health issues. A wide range of psychiatric and crisis intervention services is provided by a multi-disciplinary mental health team. In Module L, there is a 10-bed designated Crisis Stabilization Unit (CSU) for the voluntary and involuntary evaluation and treatment of mentally disordered individuals pursuant to Welfare & Institutions Code Division 5 and Title 9.

The County of Orange Adult Detention System incorporates many programming elements for the benefit of the offender population. During the fiscal year of July 1, 2013 through June 30, 2014, OCSD had over 70,000 instances of inmate attendance and participation using in-custody programs. These programs include general education, computer business skills, financial literacy, English as a second language, parenting skills, self-esteem, anger management, substance abuse, domestic violence, food services, workforce preparation, Moral Reconciliation Therapy, and other life skills programs. In

addition, community volunteers provided over 19,500 hours of service to County of Orange inmates including religious services, Narcotics Anonymous and Alcoholics Anonymous meetings. Offender assessments and other interventions to address jail population management and offender populations will be addressed by the County of Orange.

The OCSD Correctional Programs staff uses a PROXY to identify inmate's level of risk to reoffend as soon as they enter the County of Orange Adult Detention System. Offenders that are identified as high-risk-to-reoffend are given an assessment to determine their needs while in custody. The assessment tool currently used by OCSD is the Wisconsin Risk and Needs Assessment. Programming and treatment referrals are developed for each offender so as to positively influence behaviors or combat dysfunctions such as addiction or behavioral issues.

The County of Orange Adult Detention System also utilizes several programs to minimize the need for beds and provide effective alternatives to incarceration. Examples include the Own Recognizance Program in cooperation with the Orange County Superior Courts (2014 average: 92 releases per month), CJ-1 Court in cooperation with the Orange County Superior Courts (2014 average: Over 1,900 appearances per month), a Community Work Program (2014 average: 283 participants per month), Supervised Electronic Confinement Program (2014 average: 225 participants per month), Drug Diversion Programs (2014 average: 82 releases per month), and a Cite and Release Program (2014 average: 434 issued per month). Many of these programs direct offenders to other programs and treatment thus eliminating the need to house these offenders. These alternatives to incarceration provide flexibility for the County of Orange Adult Detention System.

The County of Orange has a current risk-assessment-based pre-trial release program in place. The purpose of the pretrial program are two-fold: 1) to assist judicial officers in making informed pretrial release decisions by providing relevant information and a validated assessment; and 2) to provide the option to issue pretrial release order with a community supervision component. The target population includes in-custody adult defendants with felony charges for non-prison eligible offenses as defined under California Penal Code 1170(h) who are awaiting their initial appearance in court. Eligibility criteria include non-prison eligible 1170(h) PC offenses, District Attorney assessment that the defendants do not pose an unreasonable risk to public safety, and non-existence of conditions that will preclude a release (such as defendants are in custody on a “no bail” case, defendants were on felony release on own recognizance or bail when arrested... etc.). The projected number of persons to be served by the program over the next 25-month period is 1,800 persons. This figure is based on current statistics that estimate a yearly average of 900 defendants that meet program eligibility. Persons with a mental illness or substance abuse/dependence issue will not be automatically excluded from the pretrial program. This is a multi-agency collaborative effort to enhance pretrial release recommendations to the court that is based on assessed risk level and type, and it has a community supervision component to ensure program compliance and reduce risk to public safety. Table 6 (page 19) shows data and percentages for pre-trial inmates for calendar year 2013:

Table 6 - 2013 Average Daily Population Pre-Trial Inmates

	IRC	Central Mens	Central Womens	TLF	JAMF	ICE	Total	Percentage of Pre-Trial Inmates
January	508	770	186	1,586	345	0	3,395	61.6%
February	531	783	194	1,618	359	0	3,485	61.6%
March	583	810	185	1,556	348	0	3,482	62.5%
April	574	861	184	1,547	368	0	3,534	62.7%
May	579	851	180	1,576	366	0	3,552	62.6%
June	548	872	176	1,626	359	0	3,581	62.4%
July	560	832	169	1,690	352	0	3,603	62.0%
August	540	882	172	1,635	372	0	3,601	62.3%
September	611	923	182	1,611	430	0	3,757	62.8%
October	544	924	181	1,626	424	0	3,699	62.4%
November	543	901	171	1,601	397	0	3,613	62.5%
December	530	904	163	1,627	395	0	3,619	62.4%
Total by Facility	6,651	10,313	2,143	19,299	4,515	0	42,921	62.3%

Source: OCSO Extracted from AIS, AISATR report

Services to be added as a result of the proposed renovation include: 1) new medical and mental health beds for female offenders; 2) improved medical service delivery using medical ward environments for male and female offenders; 3) consolidation of offender care and treatment services at the IRC; 4) improved mental health treatment utilizing acute through transitional/chronic step down beds with integrated programming spaces; 5) a new comprehensive dental suite to provide dental services integrated into the project area; 6) new specialty medical areas such as respiratory isolation/negative pressure cells, safety cells, and O.B./Gyn.; 7) additional conference rooms and multi-purpose rooms to support programming, training, and meetings with internal and external stakeholders, group activities, including integrated programming spaces; 8) additional offices for mental health Riese hearings, probable cause hearings, and individual counseling for inmates.

The objectives of the facilities and services of this proposed project include: 1) improved delivery of health care treatment; 2) improved delivery and management of mental health

treatment; 3) improved safety for offenders with mental health diagnoses; 4) improved nursing and observation capabilities; 5) improved intake and assessment capabilities for offenders with medical and mental health needs; and 6) improved offender movement and physical plant ADA capabilities.

Staffing for the proposed IRC renovation project relies mostly on staffing already in place to operate this jail facility. This includes current staffing for a) OCSD Security/Custody staff – custody and security operations, administration, inmate records, classifications; b) OCSD programming staff – screening, programming, education, assessments, case management, discharge planning; c) County HCA medical staff – treatment programs, medications, inmate care and treatment; d) County HCA mental health staff – treatment programs, medications, inmate care and treatment, case management, discharge planning; (e) OCSD food and kitchen staff – food preparations and feeding; (f) OCSD maintenance staff – maintenance, care, and compliance of the physical plant; and (g) community partners – therapies, treatment, and curriculum.

Staffing identified to support additional mental health and medical treatment capabilities in support of this proposed renovation project includes an additional seven and one-half (7.5) HCA positions and an additional four (4) Security/Custody positions. These positions will be required in the later phases of renovation, as staffing demands at the IRC will decrease during the planned and scheduled construction periods. Recruitments for staffing will be planned to coincide with the start-up schedule, taking into account training, commissioning, and orientation periods. Table 7 (page 21) shows current staffing levels and new staffing levels required to support the proposed project at the IRC facility.

Table 7 – Current and New Staffing Levels: IRC Mods L and M

OCSD Position Titles	Current Mod-L/M Staffing	New Mod-L/M Staffing
Deputy Sheriff I	13	13
Custody Service Assistant	8	8
Custody Service Technician	8	8
Deputy Sheriff II	7	11
OCSD Total	36	40
HCA Position Titles	Current Mod-L Staffing	New Mod-L/M Staffing
Supervising RN	1	1
Senior RN	1	1
RN	13	15.5
LVN	5	10
Mental Health Specialist	3	3
LCSW/MFT	2	2
Psychiatrist	4	4
Nurse Practitioner	1	1
MD	2	2
HCA Total	*32	39.5

(*) Current Mod-L staffing from HCA also supports the Female Observation Unit in the Central Women’s Jail. This staffing is consolidated into the New Mod L/M staffing plan.

Administrative Work Plan:

The County of Orange and the OCSD have a clear and comprehensive plan for designing, constructing and managing the proposed renovation project at the IRC following the Sheriff-Coroner Department’s Management and Programming for Large Construction Projects. This management and programming approach focuses on county commitments and responsibilities for technical and operational staff that will be involved in all stages of the project. This team will be made up of county staff from the following areas; custody, medical, project management, mental health, maintenance, communications, network/IT, programming, financial and county budget. The assignment of team members is completed after conditional award and the Management and Programming plan for this

specific project is reviewed and approved by the Sheriff of Orange County and the Assistant Sheriff of Custody Operations.

The plan and execution of project management rests with the Sheriff-Coroner Department's Research & Development Division responsible for the department's physical plant. The Facilities Planning Section of the Research & Development Division is responsible for the completion of studies, designs, construction management, project management and construction/modification/renovation of new or existing buildings and facilities that directly benefit the Sheriff-Coroner Department. The section is made of different classifications of project managers and section managers responsible for project administration, project management, and project execution. This proposed renovation project will be assigned to a Senior Project Manager, with support from a Project Manager III. The Senior Project Manager will have primary responsibility and authority for the project and will manage all aspects of design, construction, construction management, budget management, solicitations, scheduling, and coordination with the state. The Project Manager III will assist the Senior Project Manager in all of these areas, but will also serve as the primary liaison with internal department and county agencies. Contracted services, also managed by the Facilities Planning project management team, include design, construction management, commissioning, and construction. Project administration will be managed by the OCSD Research & Development Division Director, the OCSD Research & Development Division's Facilities Planning section manager, the OCSD's Research & Development Division's Budget Manager, and the Sheriff-Coroner Department's Financial-Administration Division.

Additionally, the County's SB 863 Executive Committee serves as the administrative body responsible for operational and project guidance and oversight. This oversight body

includes the Sheriff-Coroner Department's Custody and Operations Command, Administrative Services Command, County Chief Executive Office, and County Health Care Agency. The County's SB 863 Executive Committee includes Don Barnes (OCSD Assistant Sheriff, Administrative Services Command), Steve Kea (OCSD Assistant Sheriff, Custody and Court Operations Command), Brian Wayt (OCSD Senior Director, Administrative Services Command), Toni Bland (OCSD Commander, Custody and Court Operations Command), Mike Krueger (OCSD Captain, James A. Musick Facility), Paul D'Auria (Captain, Intake Release Center), Noma Crook (OCSD Director, Financial & Administrative Services Division), Robert Beaver (OCSD Director, Research & Development Division), Dana Schultz (Orange County CEO Budget Office, Manager, County Executive Office/Budget/Public Protection & Community Services), Kim Pearson (Deputy Agency Director, Correctional Health Services, Orange County Health Care Agency), and Erin Winger (Chief of Operations, Orange County Health Care Agency).

Coordination of the project and program requirements with internal and external stakeholders and service providers are managed entirely through the OCSD's Research & Development Division. Specifically, the assigned Senior Project Manager, assigned Project Manager III, the assigned County Project Administrator, and the Facilities Planning section manager.

The IRC construction project timeline includes key milestones that meet the requirements of the County of Orange, OCSD, and the State of California. Significant schedule milestones are included in Table 8 (page 24) showing conditional award, project establishment from the State Public Works Board, schematic design with operational program statement, design development with staffing plans, construction documents, notice to proceed, construction, and staffing and occupancy.

Table 8 – Project Schedule

Task/Event	Start Dates	Completion Dates
BSCC Conditional Award	11/12/15	1/18/16
SPWB Project Establishment (9 months from conditional award)	1/18/16	10/7/16
Schematic Design with Operational Program Statement (14 months from conditional award)	10/10/16	3/10/17
Design and Preliminary Drawings	5/15/17	11/17/17
Construction Documents	1/15/18	7/13/18
Construction bids	10/15/18	2/15/19
Notice to Proceed (40 months from conditional Award)	5/20/19	5/23/19
Construction (26 months)	5/29/19	7/23/21
Staffing and Occupancy	7/26/21	10/22/21

Budget Narrative:

The total cost of the proposed renovation project is \$39,540,000 (See Section 2 – Budget Summary Table). The total state reimbursed funding request is \$35,586,000. Construction costs are required for physical plant renovations required in the intake area, Mod-L and Mod-M. Additionally, ADA improvements and seismic retrofits are required to meet current regulatory and compliance standards. Seismic retrofits will apply to the entire IRC Facility. Design costs are required to create and validate physical design characteristics and specifications required to meet Title 15, Title 24, Fire-Life-Safety, seismic, and current state and local regulatory requirements. Design costs also include detailed cost estimating used to validate design and guide budget constraints. Construction Management costs support owner requirements such as constructability reviews, cost estimating, project scheduling, and field supervision during construction in support of the OCSD project team. State agency fees include State Fire Marshall review

and inspection services and the Department of General Services requirements associated with Real Estate Due Diligence.

The county’s funding contribution is in the form of a 10% cash match. The cash match total is \$3,954,000. The county will meet its funding contribution using funding from Proposition 172 revenue growth for custody operations, while any amount in excess of funds available will be funded through the County General Fund. The Health Care Agency is funded through the County General Fund. Operational costs for this current jail facility will be sustained using County general funds prior to and following construction. Table 9 below demonstrates the current operational budget compared to budgeting for the proposed project at the IRC:

Table 9 – Current versus New Operating Budget at the IRC (Annual Budgets)

County Department	Current Operating Budget	New Operating Budget
OCSD	\$52,446,000	\$58,605,000
HCA	\$15,400,000	\$18,013,000
Totals	\$67,846,000	\$76,618,000

Note: New operating budget includes 2% escalation per year (5 years)

Current programs for the county’s offender population are funded by the County General Fund and the Inmate Welfare Funds which are non-county revenue funds from operational surpluses in sales via inmate commissary operations. The County of Orange has leveraged other sources of funds for program delivery as well. In April 2013, the County of Orange applied for Second Chance Grant in the amount of \$340,500. This funding award is being used for an allocation of staff plus a number of treatment beds in a few county-monitored substance use disorder programs; all focused on the high-risk-to-reoffend population. The County of Orange also partnered in a grant award with the

Workforce Investment Board to receive \$500,000 starting in October 2015 from the United States Department of Labor to ready inmates for the job market in an effort to reduce recidivism. The County of Orange will also solicit funding through the Substance Abuse and Mental Health Services Administration (SAMHSA) as it becomes available. This funding could be used toward developing new reentry programs or enhancing existing reentry programs. Other funding that is made available for evidence-based programming, treatments, or reentry services will be welcomed by the County of Orange.

Readiness to Proceed

The current state of the county's project planning process includes internal working groups to define project scope and expectations, floor plans and design concepts, the formation of an Executive Committee, a completed Project Description approved by the County of Orange Board of Supervisors, completed CEQA, defined project renovation scope of work and floor plans, a completed Tier 1 and Tier 2 seismic analysis by the engineer of record for the IRC facility, staffing plans, and cost estimating to support the proposed scope of work.

The county can demonstrate its readiness to proceed with this project in various ways: (a) the required Board of Supervisors resolution supporting the renovation project and state requirements; (b) completed due diligence package submitted with the County of Orange RFP which includes a completed land appraisal ; (c) completed CEQA with a stamped Notice of Exemption; (d) use of an existing county jail facility for the renovation project; (e) assigned resources to administer and manage this project through all phases of planning, design, construction, and occupancy; (f) preparations for identifying an architectural design firm for project design services (Request for Qualifications); and (g)

displacement planning to support the reduction of rated beds during and after renovation and project completion; advantaged by the county projects funded by AB 900 PH II and SB 1022.

The County of Orange has included a Board of Supervisor's Resolution for: 1) authorization of adequate amount of available matching funds to satisfy the counties' contribution, compatible with the state's lease revenue bond financing; 2) approval of 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) authorization of the appropriate signatory or signatories to execute those documents at the appropriate times. (See Section 6 for a complete list of Board Resolution items). The County's proposed schedule (Table 8, page 24) combined with the efforts and activities already completed by the county in preparation for this funding highlights the County of Orange's readiness to proceed with this proposed renovation project while meeting the intent of SB 863.

SECTION 6: BOARD OF SUPERVISORS' RESOLUTION

See following pages.

ORANGE COUNTY BOARD OF SUPERVISORS
MINUTE ORDER
August 04, 2015

Submitting Agency/Department: Sheriff-Coroner

Adopt resolution authorizing SB 863 application to the California Board of State and Community Corrections, pledge County Cash Contribution Funds (\$3,954,000), provide related assurances; designate specific Orange County Sheriff's Department staff members to administer the project; allow the County to receive \$35,586,000 in State funding for Medical and Mental Health Renovation project at the Intake Release Center; and authorize Chairman Spitzer, County Executive Officer Frank Kim, Chief Operating Officer Mark R. Denny or designees to execute agreement and related documents - District 1

The following is action taken by the Board of Supervisors:

APPROVED AS RECOMMENDED OTHER

Unanimous (1) DO: **Y** (2) STEEL: **Y** (3) SPITZER: **Y** (4) NELSON: **Y** (5) BARTLETT: **X**

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order

Documents accompanying this matter:

- Resolution(s) 15-080
- Ordinances(s)
- Contract(s)

Item No. 18

Special Notes:

Copies sent to: Sheriff-Coroner/Elyce Heppner

8-7-15



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Orange County, State of California.
Robin Stieler, Interim Clerk of the Board

By: Olivia Palm
Deputy

RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA

August 4, 2015

WHEREAS, the Board of State and Community Corrections on behalf of the State of California has made available up to \$500 million in state lease-revenue bond financing for the acquisition, design and construction, including expansion or renovation, of adult local criminal justice facilities in California as authorized by Senate Bill 863 (SB 863), and

WHEREAS, on June 10, 2015, the Board of State and Community Corrections issued a Request for Proposals (RFP) to establish conditional awardees and allocate financing as authorized by SB 863, and

WHEREAS, all counties applying for SB 863 financing must include a Board of Supervisors' resolution with required criteria in order for the counties to seek a conditional award, and

WHEREAS, for large counties, such as the County of Orange, the maximum amount that may be requested by the county is \$80 million, and

WHEREAS, the County of Orange is seeking a conditional award of SB 863 financing in the amount of \$35,586,000; and

WHEREAS, Orange County Sheriff-Coroner Sandra Hutchens has requested that the Board of Supervisors authorize that the Application in response to the RFP be executed and submitted to the BSCC to apply for financing for a renovation project at the Intake Release Center for the improvement of medical and mental health services for inmates.

NOW, THEREFORE, BE IT RESOLVED that this Board:

1. Approves the Application and authorizes the Sheriff-Coroner to sign and submit the Application on behalf of the County of Orange requesting funds in the amount of \$35,586,000 in response to the California Board of State and Community Corrections' Request for Proposals for Senate Bill 863 financing.
2. Authorizes \$3,954,000 for the County Cash Contribution Funds required to support costs for the Medical and Mental Health Renovation Project at the Intake Release Center as defined in the County's SB 863 Request for Proposal Application.

¹ Resolution No. 15-080, Item No. 18
Application for SB 863 Funding for Intake Release Center Medical and Mental Health Renovation Project

3. Assures that the payment of the County Cash Contribution Funds for the proposed adult local criminal justice facilities project (the "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.
4. Assures that 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.
5. Assures that the Project proposed in the County's SB 863 Financing Program Application is authorized to proceed in its entirety when and if state financing is awarded for the Project within the SB 863 Financing Program and that the County's readiness to proceed is evidenced in the County's Application.
6. Authorizes each of the Chairman of the Board of Supervisors, Todd Spitzer, or any subsequent Chair of the Board of Supervisors, the County Executive Officer of the County, Frank Kim, and the Chief Operating Officer of the County, Mark R. Denny

or their designees (collectively, the “Authorized Officers”), acting alone, for and in the name of the County to execute, and authorize the Clerk of the Board of Supervisors to attest, the Project Delivery and Construction Agreement, the Board of State and Community Corrections Jail Construction Agreement, the Ground Lease, the Right of Entry for Construction and Operation, and the Facility Sublease, in substantially the form hereby approved, with such additions thereto and changes therein as are required by the Board of State and Community Corrections or the State Public Works Board to effectuate the SB 863 Financing Program and as condition to the issuance of the Bonds. Approval of such changes shall be conclusively evidenced by the execution and delivery thereof by any one of the Authorized Officers, each of whom, acting alone is authorized to approve such changes.

7. Authorizes each of the Authorized Officers to execute these respective agreements at such time and in such manner as is necessary within the SB 863 Financing Program, and to execute, acknowledge and deliver any and all documents required to consummate the transactions contemplated by the Project Delivery and Construction Agreement, the Board of State and Community Corrections Jail Construction Agreement, the Ground Lease, the Right of Entry for Construction and Operation, and the Facility Sublease.
8. Designates Orange County Sheriff’s Department staff members to act in specific capacities, as follows: County Construction Administrator – Robert Beaver, Director of Research & Development Division; Project Financial Officer – Brian Wayt, Senior Director of Administrative Services Command; Project Contact Person – Matt Monzon, Administrative Manager II, Research & Development Division/Facilities Planning.
9. Assures that the County of Orange will adhere to state requirements and terms of the agreements between the County of Orange, the California Board of State and Community Corrections and the State Public Works Board in the expenditure of any state financing allocation and County Cash Contribution Funds.

10. Assures that the County of Orange 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.
11. Assures that the County of Orange 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 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 Board of State and Community Corrections, for so long as the State Public Works Board lease-revenue bonds secured by the financed project remain outstanding.
12. Attests that \$3,942,000 is the current fair market land value of the Intake Release Center renovation project site.

The foregoing was passed and adopted by the following vote of the Orange County Board of Supervisors, on August 04, 2015, to wit:

AYES: Supervisors: ANDREW DO, SHAWN NELSON, MICHELLE STEEL
TODD SPITZER
NOES: Supervisor(s):
EXCUSED: Supervisor(s): LISA A. BARTLETT
ABSTAINED: Supervisor(s):




CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, ROBIN STIELER, Interim Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange County Board of Supervisors .

IN WITNESS WHEREOF, I have hereto set my hand and seal.



for ROBIN STIELER
Interim Clerk of the Board
County of Orange, State of California




Resolution No: 15-080
Agenda Date: 08/04/2015
Item No: 18



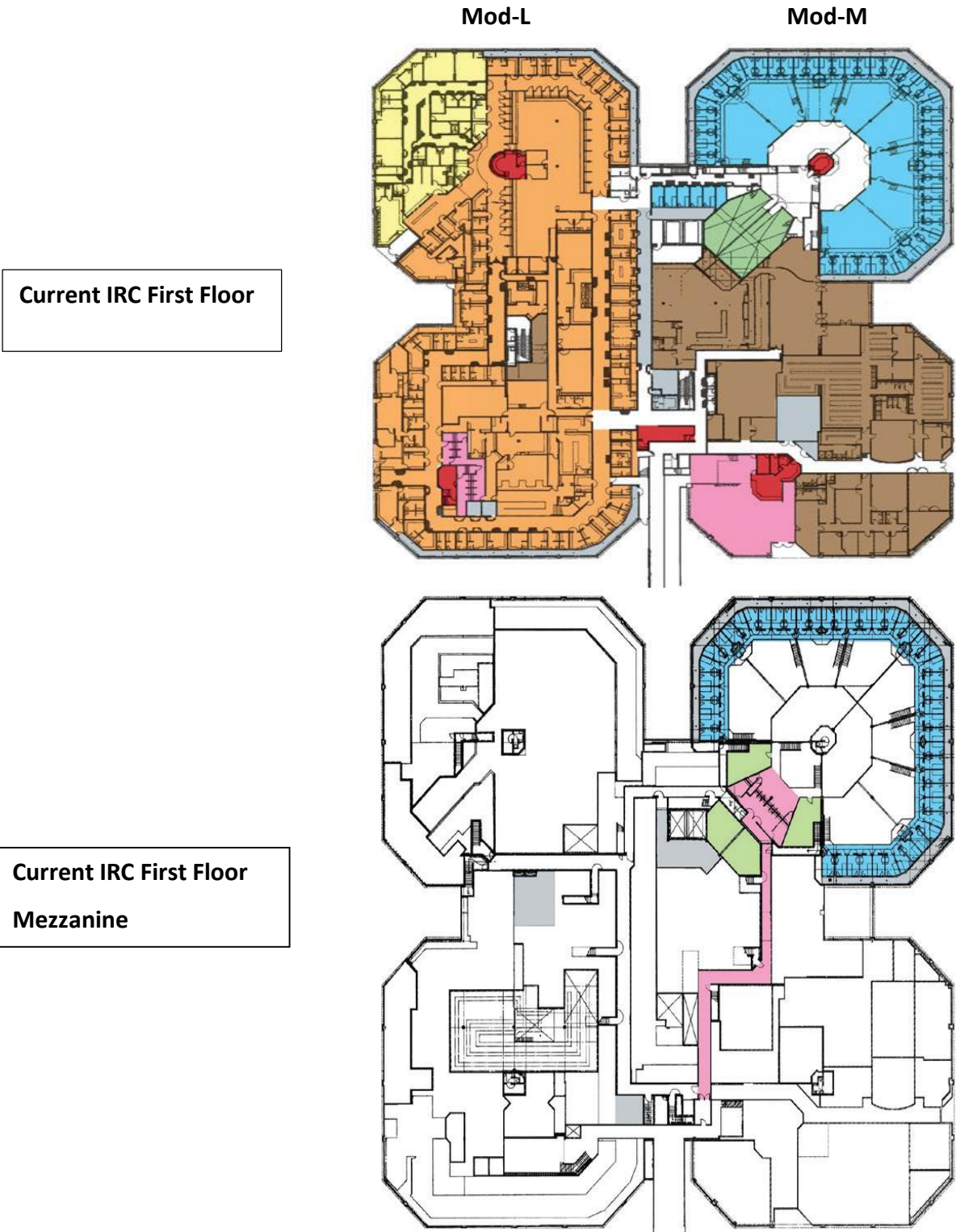
I certify that the foregoing is a true and correct copy of the Resolution adopted by the Board of Supervisors , Orange County, State of California

Robin Stieler, Interim Clerk of the Board of Supervisors

By: 

Deputy

Attachment 1 – Current Intake Release Center Floor Plans

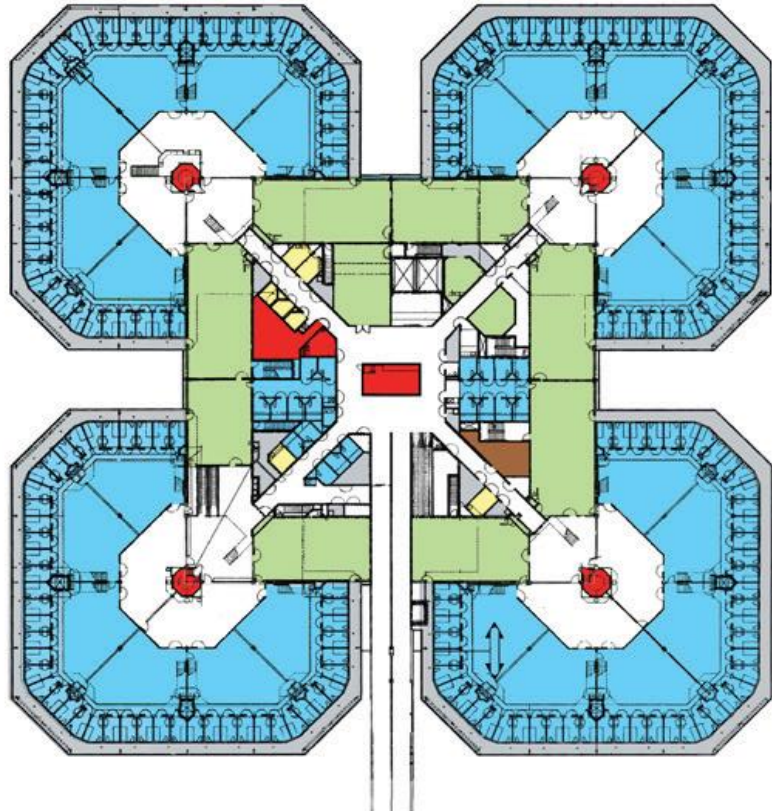


Attachment 1 – Current Intake Release Center Floor Plans

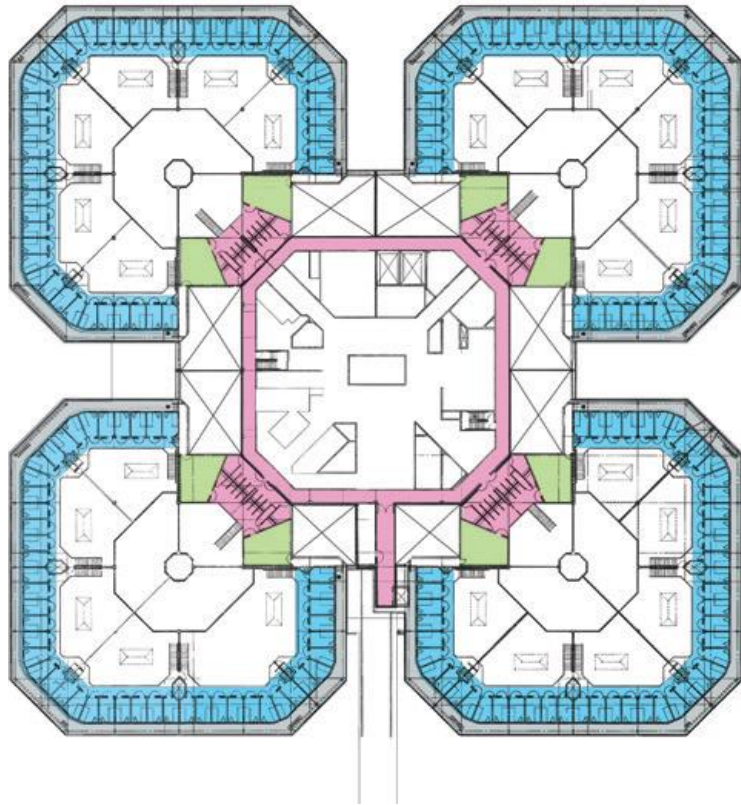
Mod-L

Mod-M

Current IRC Second Floor



Current IRC Second Floor Mezzanine





THE COUNTY COUNSEL
COUNTY OF ORANGE

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SANTA ANA, CA 92701
MAILING ADDRESS: P.O. BOX 1379
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(714) 834-3300
FAX: (714) 834-2359

Nicole Walsh,
Senior Deputy
(714) 834-6257

June 19, 2015

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THOMAS A. "MAT" MILLER
NICOLE A. SIMS
DANA J. STITS
SUPERVISING DEPUTIES

MARY CHIN
DIRECTOR OF ADMINISTRATION

JANELLE B. PRICE
MARGARET E. EASTMAN
LAURIE A. SHADE
DANIEL H. SHEPARD
JOYCE RILEY
STEVEN C. MILLER
CAROLYN S. FROST
ROBERT N. ERVAIS
NIKHIL G. DAFTARY
JEANNIE SU
WENDY J. PHILLIPS
TERI L. MAKSOUDIAN
ANGELICA CASTILLO DAFTARY
MICHAEL A. HAUBERT
RYAN M. F. BARON
BRAD R. POSIN
SAUL REYES
AURELIO TORRE
MARK D. SERVINO
DEBBIE TORREZ
JACQUELINE GUZMAN
ANDREA COLLIER
PAUL M. ALBARIAN
D. KEVIN DUNN
LORI A. TORRISI
MASSOUD SHAMEL
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LAUREN C. KRAMER
GABRIEL J. BOWNE
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LAUREL M. TIPPETT
MARK A. BATARSE
ADAM C. CLANTON
KRISTEN K. LECONG
ERIC A. DIVINE
JAMES D. P. STEINMANN
VANESSA D. ATKINS
SUZANNE E. SHOAI
DEBORAH B. MORSE
MATTHEW S. SPRISLER
KAYLA N. WATSON
CAROLYN M. KHOUZAM
ANNIE J. LOO
RONALD T. MAGSAYSAY
JOHN P. CLEVELAND
SAMARA BELGARDE
CHRISTOPHER S. ANDERSON
JUSTIN A. GRAHAM
BRITTANY McLEAN
JEFFREY A. STOCK
MARK N. SANCHEZ
GOLNAZ ZANDIEH
COUNTY COUNSEL

Attn: Michael Scott
Board of State and Community Corrections
600 Bercut Drive
Sacramento, California 95811

Re: Status of California Environmental Quality Act Findings
Relating to SB 863 Financing

Dear Mr. Scott:

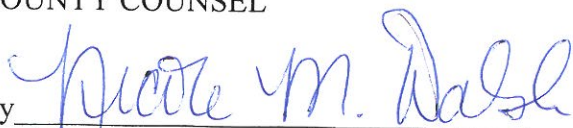
The Office of County Counsel for the County of Orange provides this letter in support of the Orange County Sheriff-Coroner Department's Proposal in response to the Senate Bill 863 Adult Local Criminal Justice Facilities Construction Request for Proposals ("Proposal") released June 10, 2015.

On February 10, 2015, the Orange County Board of Supervisors approved a Project Description for the project described in the Proposal. In addition, on that date, the Orange County Board of Supervisors determined that the project described in the Proposal is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Class 2 (Replacement or Reconstruction) pursuant to CEQA Guidelines, Section 15302.

Subsequently, on February 17, 2015, the County filed and posted a Notice of Exemption for the project described in the Proposal. No challenge to the Board of Supervisors' CEQA determination was made within the applicable statute of limitations. In addition, no challenge has been filed during the period following expiration of the statute of limitations.

Very truly yours,

NICHOLAS S. CHRISOS
COUNTY COUNSEL

By 
Nicole M. Walsh, Senior Deputy

NMW:mll

FILED

FEB 17 2015

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



NO FEE

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

ORANGE COUNTY PUBLIC WORKS – OC Development Services
300 N. FLOWER STREET
P. O. BOX 4048
SANTA ANA, CALIFORNIA 92702-4048

NOTICE OF EXEMPTION

TO: COUNTY CLERK
COUNTY OF ORANGE

FROM: COUNTY OF ORANGE
ORANGE COUNTY PUBLIC WORKS DEPARTMENT

Initial Study Number: IP 15-034

Project Title: IP 15-034 - Approve Medical and Mental Health Renovation Project

Project Location: County of Orange

Description, Nature, Purpose and Beneficiaries of Project: Description - Approval of the Project Description for the proposed Medical/Mental Health Renovation and Modification Project at the Intake Release Center (IRC) will allow the County to initiate proposal requirements to yield preference points for potential state funding for county jail construction or renovation following the Request for Proposal (RFP) process.

IP 15-034

Name of Public Agency Approving Project: County of Orange, Board of Supervisors
Name of Person or Agency Carrying Out Project: Robert Beaver, Director, OC Sheriff
Address: 300 N. Flower St., Santa Ana, CA 92701.

Exempt Status: (Check One)

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a)) Date of Decision: 02/10/2015
- Emergency Project (Sec. 15269(a)&(b))
- General Rule (Sec. 15061(b)(3))
- Statutory Exemption: State Code number:
- Categorical Exemption: Class 2, Section 15302

Reasons why project is exempt: Replacement or Reconstruction

CEQA Contact Person: Chris Uzo-Diribe Phone: (714) 667-8845

Signature: [Signature]

Title: Director, Research & Development

FISH & GAME FEES: Pursuant to Section 711.4 (c)(2)(A) of the California Fish and Game Code, the project is exempt from fees, as it is categorically exempt from CEQA.
Revised 1/21/09

30-2015 0117

POSTED

FEB 17 2015

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY