



CONTRA COSTA COUNTY OFFICE OF THE SHERIFF  
DAVID O. LIVINGSTON  
SHERIFF - CORONER

February 19, 2019

Ms. Tonya Parker-Mashburn  
Field Representative – County Facilities Construction (CFC) Division  
Board of State and Community Corrections  
2590 Venture Oaks Way, Suite 200  
Sacramento, CA 95833

Re: SB 844 Scope Change Request

Dear Ms. Parker-Mashburn:

The County of Contra Costa is most grateful for the Board's favorable consideration of our Senate Bill 844 application, which would allow the County to replace beds from a deteriorating, antiquated facility that is essentially devoid of programming and treatment space. We appreciate the excellent coordination and feedback you have extended to us as we have completed the programming phase and developed a solid design concept, meeting the project scope envisioned in our funding application.

During the SB 844 application phase we envisioned a state-of-the-art West County Reentry, Treatment, and Housing Facility (WRTH). Once we received the conditional award, we immediately performed an operational and functional program study based upon our vision and needs assessment. During that process, it became apparent that several features would greatly improve the therapeutic and programmatic environment, as well as the safe operation and longevity of the facility.

The application's conceptual design did not foresee a jail cell rear utility chase. The addition of a rear utility chase for our project allows for an abundance of natural light to enter each cell through fully glazed cell fronts. This 5,000 sq. ft. feature not only improves the therapeutic environment from a psychological perspective, it also increases the safety and security of the housing units. Additionally, the rear utility chase is designed and engineered to protect and extend the life of the facility. It allows personnel to have access to the plumbing, electrical, and mechanical systems without having to disrupt the jail population's daily routines, to include inmate programming and treatment. This is an extremely vital feature to incorporate into the design, especially within the Behavioral Health Housing Pod, which consists of the Intensive Services Unit (ISU) and Special Services Unit (SSU).

The implementation of the rear utility chase not only offers the enhancements listed above, it also allows for a major improvement to the housing unit design. The outdoor recreation yards were able to be reconfigured and positioned in a strategic location to maximize exposure to daylight. The effectiveness of this design enhancement was confirmed through the completion of a shadow study and solar wind analysis.

To complement the rear utility chase, a significant amount of security glazing was added throughout the housing units and in the program areas. Dual purpose medical and psychological exam rooms were added within the Standard Housing Units and the Intensive Services Unit. Additionally, the Medical and Psychiatric Services Clinic was expanded to include the addition of a dental and optometry suite. The day rooms were also enlarged, allowing for flexible multi-use purposes.

Once we priced the enhanced project we found that these extremely important features cost more than our budget provided for. Even though the County's cash match is already double the required amount, it became obvious the County would have to choose between these important enhancements and the total bed count conceived prior to the operational and functional program study.

After the operational program's revelation, the County believes the therapeutic and functional enhancements are the greater priority. The least impactful way to align the budget and retain the added enhancements is to reduce the number of Standard Housing Unit beds, rather than make reductions to the Behavioral Health Housing Pod and program space. The reduction of two 64-bed Standard Housing Units, a proportional reduction of some classroom space, and a reduction of vocational space would save the construction cost needed to include the enhancements.

The original scope was to construct 416 replacement beds and decommission 420 beds at the Martinez Detention Facility (MDF). To accomplish this, two 91 bed housing units would close at the MDF (-182 beds). The remaining 238 double occupancy cells at the MDF would be converted to single cell use as originally designed (-238 beds) resulting in a net reduction of 4 beds (420-416).

The proposed scope change constructs 288 replacement beds and decommissions 288 beds at the MDF. The construction of 128 fewer beds will still allow for the complete closure of two 91 bed housing units at the MDF (-182 beds). Of the remaining 238 double occupancy cells, 106 cells will be converted to single cell use (-106 beds) and 132 people will remain in double occupancy housing at the MDF. The net reduction of beds in the proposed scope change is zero (288-288). All in-person non-contact visitation booths will be incorporated within the housing units. The total square footage of the project will be reduced by 12,477 sq. ft. (118,907 sq. ft. to 106,430 sq. ft.).

When we advertise the request for proposals (RFP) to design and construct the WRTH, the County plans to include two 64 bed Standard Housing Units as additive alternates. The RFP will ask design-build entities (DBEs) to propose, for a stipulated sum, a scope of work that includes

the scope approved by the BSCC plus one or both of the Standard Housing Units. In the event one or both housing units are retained, it will require a scope change request approved by the BSCC and the State Public Works Board (SPWB).

In summary, the need for the added facility enhancements are far more beneficial to the total population of our jail system and outweigh the facility's need for Standard Housing Unit beds. In fact, the average daily population of the MDF is currently more than 100 people fewer than it was in 2017. This noticeable population drop is largely attributed to the robust use of our Custody Alternative Program and recent improvements made to our jail classification system.

The programmatic elements which include reentry, vocational and behavioral health treatment have been significantly enhanced by the added design features. This project's scope change will still allow the County to mitigate its urgent need for modern and safe housing, deliver a robust array of programs and behavioral health treatment, reduce overcrowding at the MDF, and convert an existing building at the WCDF into a dedicated Women's Psychiatric Services Unit. The County of Contra Costa is completely confident the scope of this project is directly aligned with each goal of the original proposal and overall intent of Senate Bill 844.

The County appreciates your assistance in facilitating approval of the project scope change. County staff will attend the BSCC Board meeting when this matter is considered. If there is any additional information you require or if you have questions, please contact our Project Manager, Captain Tom Chalk at (510) 262-4334 or tchal@so.cccounty.us.

Sincerely,



**DAVID O. LIVINGSTON**  
Sheriff – Coroner

DOL:sl

Attachments:

- Exhibit A: Scope Comparison Table
- Exhibit B: First Floor Colored Map
- Exhibit C: All Floors Colored Map
- Exhibit D: Original Scope Colored Map

**Contra Costa County, Office of the Sheriff**  
**SB 844 Project**  
**West County Reentry, Treatment, and Housing Facility (WRTH)**

**Scope Comparison Table**

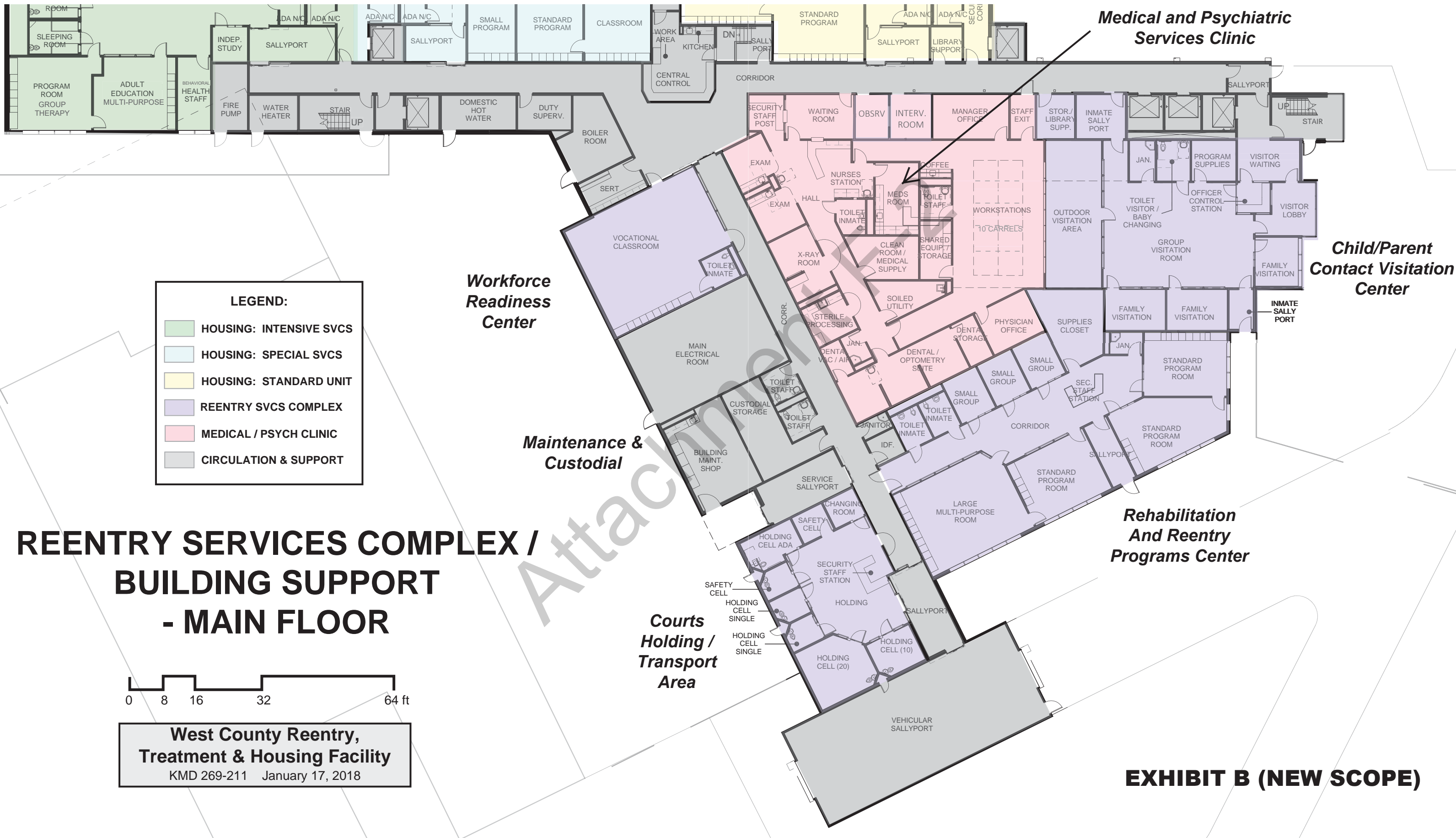
Updated: 02/12/19

Scope Item	SB 844 Application	Summary of Changes	Proposed Scope
<b>COST PER SQUARE FOOT</b>	\$533 sf	+ \$343 sf	\$876 sf
<b>TOTAL SQUARE FOOTAGE OF NEW CONSTRUCTION</b>	118,907 sf	- 12,477 sf	106,430 sf
<b>HOUSING</b>			
<u>Total</u> Number of Housing Units <ul style="list-style-type: none"> <li>• Standard Housing Unit (SHU)</li> <li>• Special Services Unit (SSU)</li> <li>• Intensive Services Unit (ISU)</li> </ul>	7 Units (5 SHUs, 1 SSU, 1 ISU)	- 2 Units (2 SHUs) <i>Add Alternates</i> 2 SHUs	5 Units (3 SHUs, 1 SSU, 1 ISU)
<u>Total</u> Beds (all high-security)	416 Beds	- 128 Beds	288 Beds
<b>Standard Housing Units (SHUs)</b> – Number of Beds (Labeled #3, #4, #5 on Exhibits B and C) <b>NOTE:</b> SHU #6 is Add Alternate 1, SHU #7 is Add Alternate 2	64 x 5 = 320	- 64 x 2 = - 128 <i>Add Alternates</i> 64 x 2 = 128	64 x 3 = 192
<b>Special Services Unit (SSU)</b> – Number of Beds (Labeled #2 on Exhibits B and C)	64 x 1 = 64	<i>No Change</i>	64 x 1 = 64
<b>Intensive Services Unit (ISU)</b> – Number of Beds (Labeled #1 on Exhibits B and C)	32 x 1 = 32	<i>No Change</i>	32 x 1 = 32
Combined Program, Classroom, and Treatment Space Located Within Each Housing Unit	1,750 sf	- 405 sf	1,345 sf
<u>Total</u> Combined Program, Classroom, and Treatment Space Located Outside the Housing Units	20,127 sf total	- 2,377 sf	17,750 sf total
Housing Unit Rear Utility Chase Corridor (Chase System)	Zero	+ 5 Corridors (1,000 sf each – 3 SHU, 1 SSU, 1 ISU)	5 Corridors (+5,000 sf total)
<b>STANDARD HOUSING UNIT (SHU)</b> Program and Treatment Space and Sub-Areas Located Within Each Housing Unit			
Adult Education Classroom	1 (20-person)	<i>No Change</i>	1 (20-person)
Standard Program/Group-meeting Room	1 (20-person)	<i>No Change</i>	1 (20-person)
Small-Group Program Room	1 (10-person)	- 1 Room	<i>Cut</i>
Independent-Study Rooms	8 (4-Person)	- 8 Rooms	<i>Cut</i>
Medical/Psychiatric Exam Room	Zero	+ 1 Room	1 Room
Video Visitation Carrels	6 Carrels	<i>No Change</i>	6 Carrels
In-Person Non-Contact Public Visiting Booths	3 Booths	<i>No Change</i>	3 Booths
Professional Contact/Interview Booths	1 Booth (4-person) shared by two units	+ 1 Booth (4-person) no longer shared by two units	1 Booths (4-person)

Scope Item	SB 844 Application	Summary of Changes	Proposed Scope
<b><u>SPECIAL SERVICES UNIT (SSU)</u></b> Program and Treatment Space and Sub-Areas Located Within the Housing Unit			
Adult Education Classroom	1 (20-person)	No Change	1 (20-person)
Standard Program Room	1 (20-person)	No Change	1 (20-person)
Small Group Program Room	1 (10-person)	No Change	1 (10-person)
Medical/Psychiatric Exam Room	Zero	+ 1 Room	1 Room
Observation Room	Zero	+ 1 Room	1 Room
Video Visitation Carrels	6 Carrels	No Change	6 Carrels
In-Person Non-Contact Public Visiting Booths	3 Booths	No Change	3 Booths
Professional Contact/Interview Booths <u>NOTE:</u> *SSU and ISU share the same 3 booths in the secure corridor)	2 Booths (4-person) shared by two units	No Change	2 Booths (4-person) shared by two units
<b><u>INTENSIVE SERVICES UNIT (ISU)</u></b> Program and Treatment Space and Sub-Areas Located Within the Housing Unit			
Adult Education/Multi-Purpose Classroom	1 (16-person)	No Change	1 (16-person)
Program Room/Group Therapy Room	1 (8-person)	+ 8-person capacity	1 (16-person)
Small-Group Room	1 (8-person)	- 1 Room	Cut
Independent Study Rooms	2 (4-person)	- 1 Room	1 (4-person)
Behavioral Health Staff Office	1 Office	No Change	1 Office
Medical/Psychiatric Exam Room	1 Room	No Change	1 Room
Video Visitation Carrels	6 Carrels	No Change	6 Carrels
In-Person Non-Contact Public Visiting Booths	3 Booths	No Change	3 Booths
Professional Contact/Interview Booths <u>NOTE:</u> *ISU and SSU share the same 3 booths in the secure corridor)	1 Booth (4-person) shared by two units	No Change	1 Booth (4-person) shared by two units
Safety Cell (not rated)	2 Cells	- 2 Cells	Cut
Restraint Room (not rated)	Zero	+ 1 Room	1 Room
<b><u>REENTRY SERVICES COMPLEX (RSC)</u></b> Program Space and Sub-Areas Located Within the Complex			
Workforce Readiness Center (Vocational Training)	3,570 sf (3 Vocational Classrooms)	- 2,530 sf (-2 Vocational Classrooms)	1,040 sf (1 Vocational Classroom)
Courts Holding / Transportation Area	Zero	+ 1,340 sf	1,340 sf
Rehabilitation and Reentry Programs Center	7,845 sf	- 4,535 sf	3,310 sf
Child/Parent Contact Visitation Center	2,125 sf	+ 475 sf	2,600 sf
Carrels for Part-Time Staff (workstations shared with medical if needed)	18 Carrels	- 8 Carrels	10 Carrels

Scope Item	SB 844 Application	Summary of Changes	Proposed Scope
<b>MEDICAL AND PSYCHIATRIC SERVICES CLINIC</b> Treatment Space and Sub-Areas Located Within the Complex	2,352 sf	+ 1,958 sf	4,310 sf
Medical Exam Room	1 Room	+ 1 Room	2 Rooms
Medical Preparation Room	1 Room	+ 1 Room	2 Rooms (1 Sterile Processing, 1 Secure Meds)
X-Ray Room	1 Room	<i>No Change</i>	1 Room
Dialysis Room	1 Room	- 1 Room	<i>Cut</i>
Dental/Optometry Suite	Zero	+ 2 Rooms	2 Rooms (1 Dental, 1 Optometry)
Physician's Office	1 Office (with 2 workstations)	<i>No Change</i>	1 Office (with 2 workstations)
Nursing Workstations	3 Workstations	- 1 Workstation	2 Workstations
Manager's Office	Zero	+ 1 Office	1 Office (with 2 workstations)
Observation Room	Zero	+1 Room	1 Room
Interview Room	Zero	+1 Room	1 Room

## EXHIBIT A



**LEGEND:**

- HOUSING: INTENSIVE SVCS
- HOUSING: SPECIAL SVCS
- HOUSING: STANDARD UNIT
- REENTRY SVCS COMPLEX
- MEDICAL / PSYCH CLINIC
- CIRCULATION & SUPPORT

**REENTRY SERVICES COMPLEX /  
BUILDING SUPPORT  
- MAIN FLOOR**



**West County Reentry,  
Treatment & Housing Facility**  
KMD 269-211 January 17, 2018

**EXHIBIT B (NEW SCOPE)**

**BEHAVIORAL HEALTH HOUSING POD**

**INTENSIVE SERVICES UNIT #1**      **SPECIAL SERVICES UNIT #2**      **STANDARD HOUSING UNIT #3**

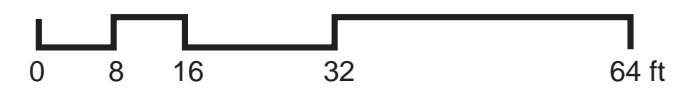
32 beds (no unit above)      64 beds (Standard Unit #4 above)      64 beds (Standard Unit #5 above)



**LEGEND:**

- HOUSING: INTENSIVE SVCS
- HOUSING: SPECIAL SVCS
- HOUSING: STANDARD UNIT
- REENTRY SVCS COMPLEX
- MEDICAL / PSYCH CLINIC
- CIRCULATION & SUPPORT

## HOUSING UNITS - MAIN FLOOR



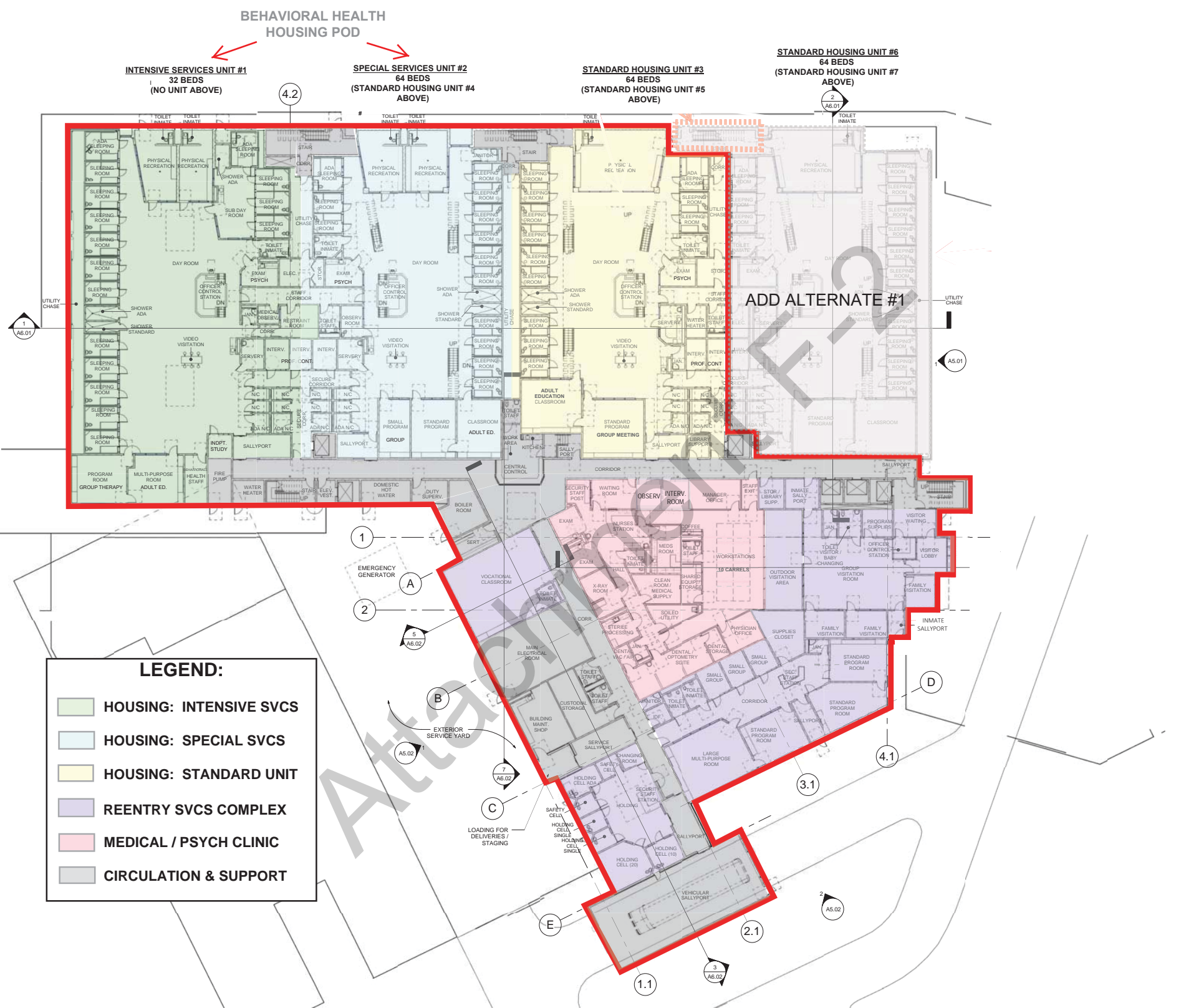
**West County Reentry,  
Treatment & Housing Facility**  
KMD 269-211    January 17, 2018

**ADD ALTERNATE #1 LOCATION**

**EXHIBIT B (NEW SCOPE)**



GENERAL NOTES

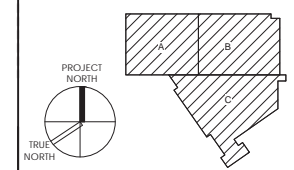


**LEGEND:**

- HOUSING: INTENSIVE SVCS
- HOUSING: SPECIAL SVCS
- HOUSING: STANDARD UNIT
- REENTRY SVCS COMPLEX
- MEDICAL / PSYCH CLINIC
- CIRCULATION & SUPPORT

1 FLOOR PLAN - LEVEL 1 OVERALL  
SCALE 1/16" = 1'-0"

**EXHIBIT C (NEW SCOPE)**



NO.	SD SUBMISSION	DATE
1	DESCRIPTION	05/31/2018

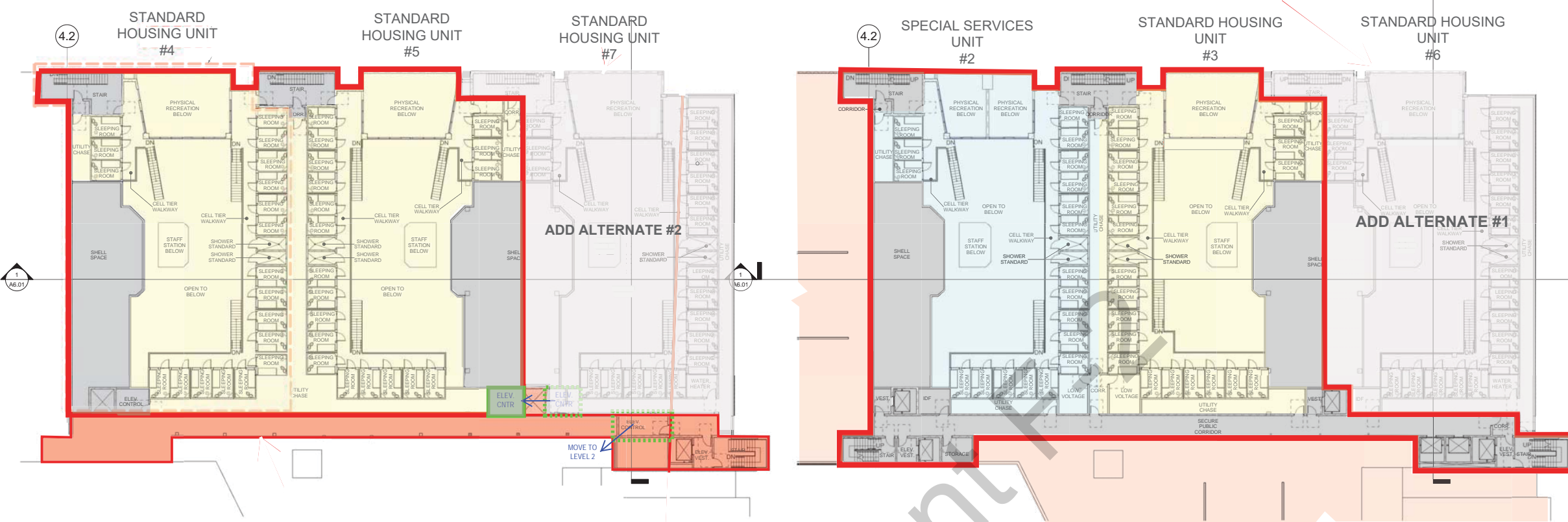
**kmd** architect  
222 vallejo street  
san francisco, ca 94111  
1 415.398.5191  
1 415.394.7158  
kmdarchitects.com



**WEST COUNTY  
DETENTION FACILITY  
5555 GIANT HIGHWAY,  
RICHMOND, CA 94806**

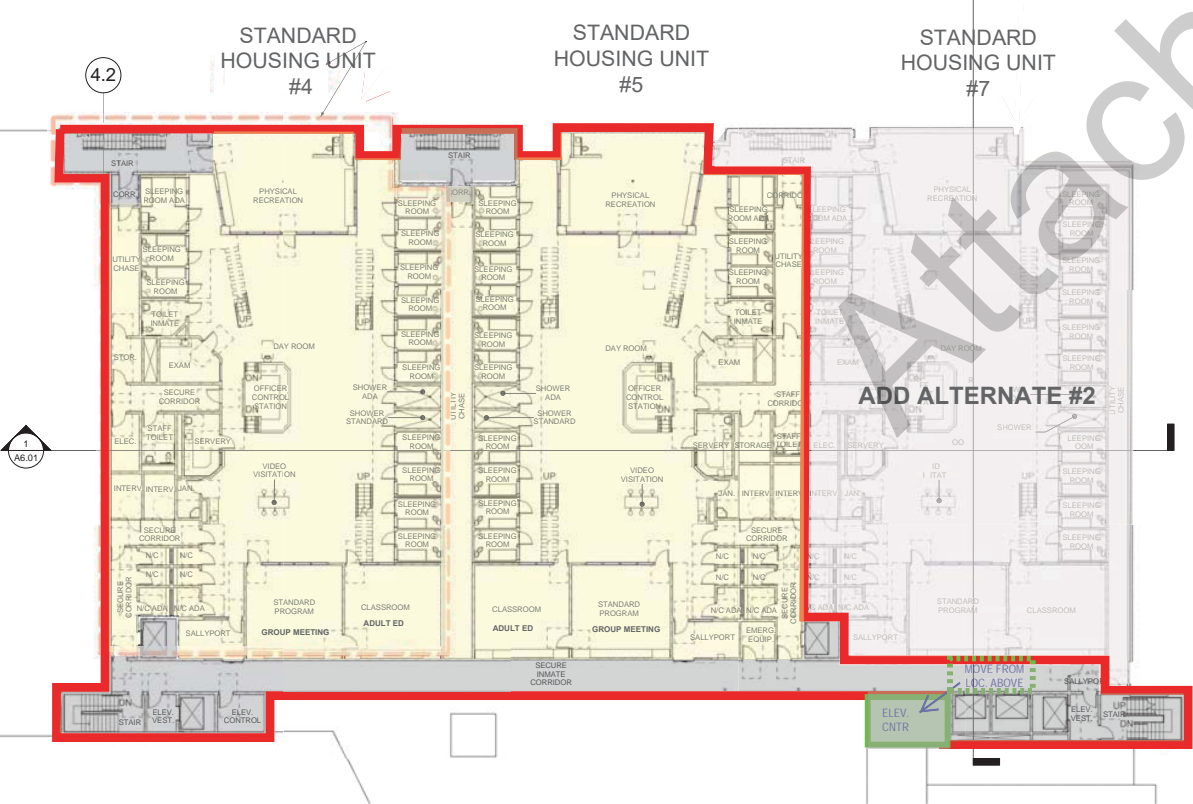
WEST COUNTY RE-ENTRY  
TREATMENT & HOUSING FACILITY

PROJECT NO.	269-211
DRAWN BY	CHKD. BY
DATE	05/23/18
SCALE	As indicated
TITLE	OVERALL FLOOR PLAN - LEVEL 1
NUMBER	A2.00A



3 OVERALL FLOOR PLAN - LEVEL 2 CELL TIER  
SCALE 1/16" = 1'-0"

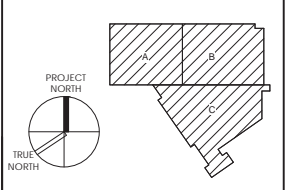
1 OVERALL FLOOR PLAN - LEVEL 1 CELL TIER  
SCALE 1/16" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 2  
SCALE 1/16" = 1'-0"

**LEGEND:**

- HOUSING: INTENSIVE SVCS
- HOUSING: SPECIAL SVCS
- HOUSING: STANDARD UNIT
- REENTRY SVCS COMPLEX
- MEDICAL / PSYCH CLINIC
- CIRCULATION & SUPPORT



NO.	SD SUBMISSION DESCRIPTION	DATE
1	SD SUBMISSION	05/31/2018

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1 415.394.7158  
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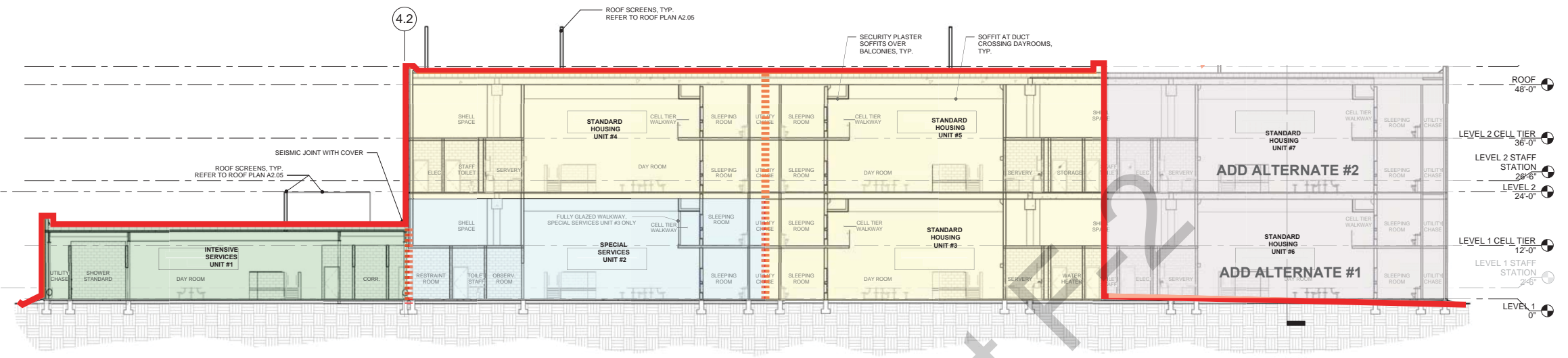
**WEST COUNTY  
DETENTION FACILITY  
5555 GIANT HIGHWAY,  
RICHMOND, CA 94806**

WEST COUNTY RE-ENTRY  
TREATMENT & HOUSING FACILITY

PROJECT NO.	269-211
DRAWN BY	CHKD. BY
DATE	05/23/18
SCALE	1/16" = 1'-0"
TITLE	OVERALL FLOOR PLANS - LEVEL 1 CELL TIER, LEVEL 2, LEVEL 2 CELL TIER
NUMBER	A2.00B

# EXHIBIT C (NEW SCOPE)

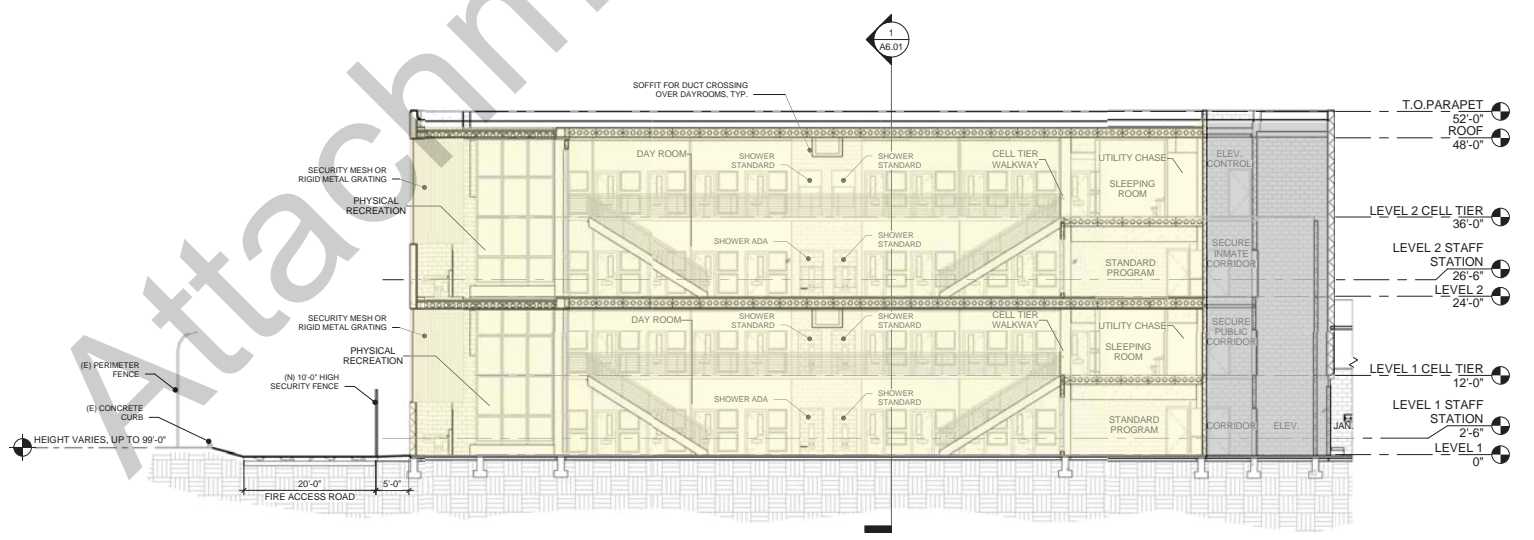
GENERAL NOTES



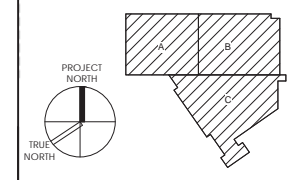
1 BUILDING SECTION 1 - HOUSING UNITS  
SCALE 3/32" = 1'-0"

**LEGEND:**

- HOUSING: INTENSIVE SVCS
- HOUSING: SPECIAL SVCS
- HOUSING: STANDARD UNIT
- REENTRY SVCS COMPLEX
- MEDICAL / PSYCH CLINIC
- CIRCULATION & SUPPORT



2 BUILDING SECTION 2 - HOUSING UNITS  
SCALE 3/32" = 1'-0"



NO.	SD SUBMISSION DESCRIPTION	05/31/2018 DATE
1		

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**WEST COUNTY DETENTION FACILITY  
5555 GIANT HIGHWAY,  
RICHMOND, CA 94806**

WEST COUNTY RE-ENTRY TREATMENT & HOUSING FACILITY

PROJECT NO.	269-211	
DRAWN BY	CHKD. BY	DATE
DATE	05/23/18	
SCALE	As indicated	
TITLE	BUILDING SECTIONS	
NUMBER	A6.01	

# EXHIBIT C (NEW SCOPE)

# Reentry Services Complex/Building Support - Main Floor



# Overall Housing Units - Main Floor

**LEGEND:**

- HOUSING: INTENSIVE SVCS
- HOUSING: SPECIAL SVCS
- HOUSING: STANDARD UNIT
- REENTRY SVCS & SUPPORT
- MEDICAL / PSYCH CLINIC
- CIRCULATION & SUPPORT



Intensive Services  
Housing Unit  
(1) 32-Bed Single

Special Services  
Housing Unit  
(1) 64-Bed Tiered

Standard Housing Unit  
(2) 64-Bed Tiered

## EXHIBIT D (ORIGINAL SCOPE)