



SB 844

**West County Reentry Treatment &
Housing Facility**

December 7, 2021



Agenda

- History of Adult Detention Facility Modernization Efforts
 - Detention Facility Grant Applications
 - SB 844 Program Objectives
 - Current Facility Modernization Efforts
- SB 844 Construction Program
 - Request for Proposals Process
 - Current Design Specifications
 - WRTH Program and Medical Space
- Board Questions and Public Comment



Detention Facility Modernization Efforts

- AB109 placed significant responsibilities on counties, including detention facilities
- Over the past decade the County has submitted three detention facility grant applications with the State
 - 2013 - SB 1022 (\$80 million)
 - 2015 - SB 863 (\$80 million)
 - 2017 - SB 844 (\$70 million)
- Focus on establishing reentry, medical and mental health services for high security inmates within the County
- Governed by Jail Needs Assessment conducted in 2015



SB 844 Program Objectives

- **Reduce overcrowding of high-security inmates at Martinez Detention Facility (MDF)**
 - Current rated capacity of 695, but originally constructed for single occupancy cells with a rated capacity of 384 in 1981
 - The new SB 844 facility includes 288-beds and MDF rated capacity will be reduced by 288, resulting in an updated rated capacity of 407, closer to the original design specifications and result in no increase to countywide bed-count
- **Develop appropriate programming, reentry and mental health treatment spaces for high security inmates**
 - MDF continues to lack modern programming and treatment spaces for its population
 - Post AB 109, inmates sentenced to terms longer than traditional 364-day jail terms, requiring more services during the term of confinement
- **Consistent with findings and recommendations most recent Jail Needs Assessment**
 - Conducted in 2015 and informed the SB 844 facility program development process
 - County hired Further the Work to develop the “whole system” program design for the proposed facility and draft the majority of the grant proposal
- **Creates backbone infrastructure to provide new reentry, family reunification, and workforce readiness services**
 - To be staffed by existing and new community-based organization(s) directly in the detention environment
 - Available to all inmates on the West County Detention Facility campus (high and medium security)
- **Addresses \$80+ million deferred maintenance liability in adult detention facilities (close to 1/3 of county’s net liability)**
 - By eliminating capacity at MDF and using State funding to construct the a new, modern detention and reentry facility rather than all County funds



Current Facility Modernization Efforts

- **Consent Decree with Prison Law Office:**

- Contemplates future direct discussions regarding potential additional provisions regarding County's ADA obligations (includes physical plant and program access)
- Modifications to detention facility infrastructure required to meet terms of the remedial plans

- **MDF M-Module Redesign (\$20 million):**

- Flagship mental health services module within MDF
- Full renovation of module to modern ADA standards

- **MDF C-Module ADA Cell Project (\$2.5 million):**

- Conversion of (8) existing cells to (4) ADA compliant cells
- Conversion of (1) shower stall to ADA compliant



Request for Proposals Process

- Staff solicited requests for qualifications (RFQs) from contractors that were interested in bidding on the SB 844 Project; and
- Total of three (3) RFQ responses were received and evaluated. All three (3) met the established pre-qualification criteria and were invited to respond to a Request for Proposals (RFP); and
- On November 9, 2021, the County received three (3) RFP responses and a selection panel was convened to evaluate the proposals in accordance with the selection criteria set forth in the RFP.
- The selection panel evaluated the proposals in accordance with the approved selection criteria and ranked the proposals in the following order:
 1. Sletten Construction Company
 2. Hensel Phelps Construction Company, and
 3. Broward Builders, Inc.





Current Design

- **288** high-security replacement beds (5 housing units)
 - **192** High security beds (3 Standard Housing Units)
 - Each housing unit has 2 large classroom spaces in the unit.
 - Non-contact visitation spaces provided within the unit.
 - Each unit has ADA accessible spaces for housing and visitation.
 - **96** behavioral health beds (2 Behavioral Health Housing Units)
 - **64** beds (1 Special Services Housing unit)
 - Intended for short-term decompensation or detox episodes
 - Contains a Day Room, 20-person Classroom, 20-person Program room, 10-person small group room and three 4-person interview rooms
 - **32** beds (1 Intensive Services Housing unit)
 - Intended for inmates with serious and persistent mental illness who cannot function in the general population
 - Includes 16 rated cells (double bunk), including two “safety cells”
 - Contains a Day Room, two 16-person Classrooms, three 4-person interview rooms, an exam room and secured behavioral health staff office.
 - Includes video visitation and in-person visitation booths in the housing unit.





WRTH Program and Medical Space

- **Total Classroom/Program Space** in the housing units is a combined 4, 270 square feet
- **Reentry Services Suite** with a total of 3,176 square feet including 4 classroom/program spaces and offices and work area for CBOs to provide programs and services to entire West County Detention Campus population
- **Vocational classroom** with 980 square feet
- **Medical Clinic** with a total of 4,185 square feet including
 - Dental facilities
 - Optometry facilities
 - X-ray Room



West County Campus

SCHEDULE & LOGISTICS

5 EARTHWORK





WRTH Design

DESIGN OVERVIEW – Site Plan



SITE PLAN



WRTH Design



WEST COUNTY RE-ENTRY, TREATMENT AND HOUSING

5555 GANT HIGHWAY, RICHMOND, CA 94806

FLOOR PLAN - LEVEL 1 - PROGRAMS

SCALE: 1/8" = 1'-0"



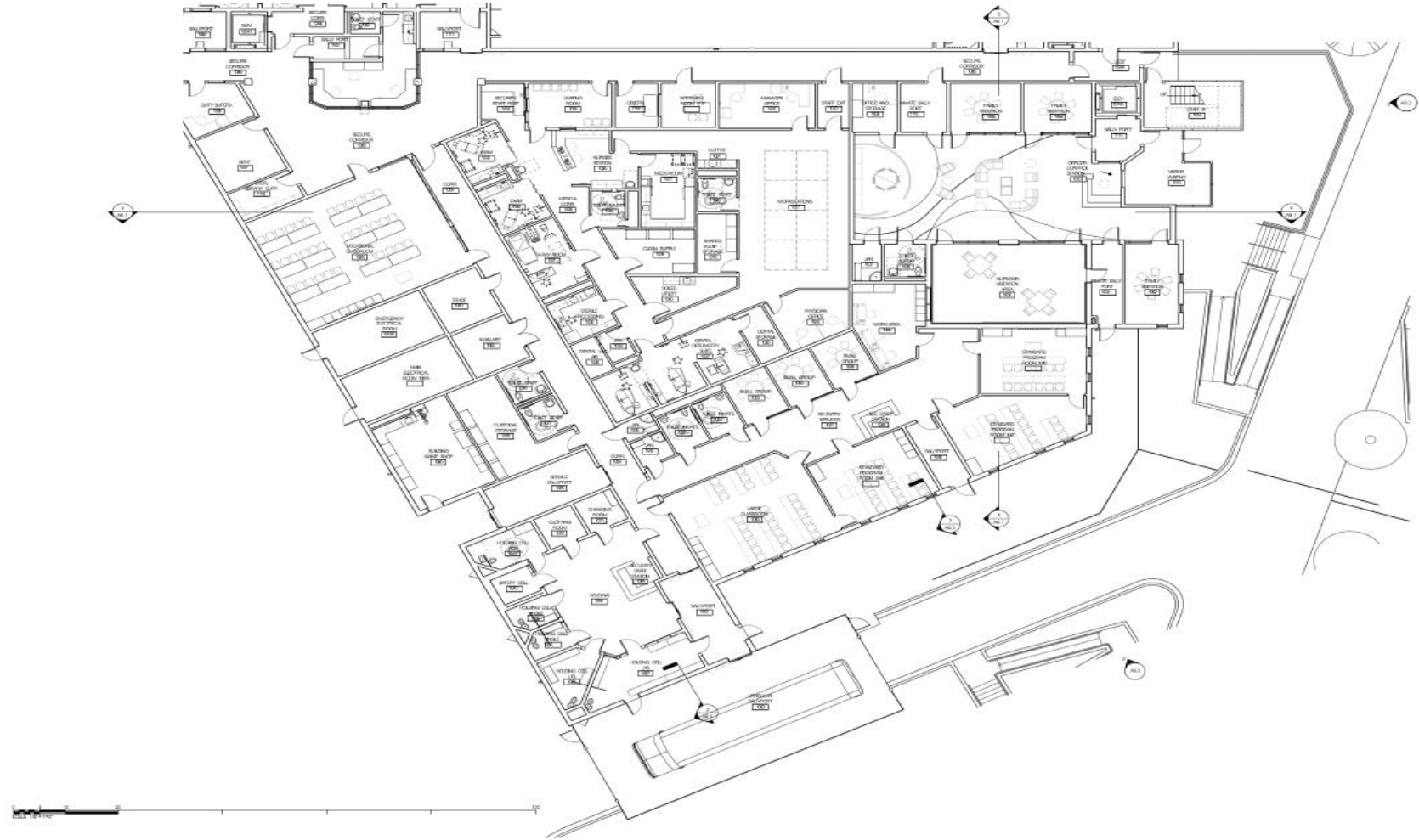
A1.0



NOVEMBER 7, 2021



WRTH Design



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ENLARGED FLOOR PLAN - LEVEL 1 - SECTOR C



A2.5



SYSTEMS DESIGN

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WRTH Design



VIEW AT ENTRANCE LOBBY & VISITATION

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ENTRY VIEW AND ENLARGED ELEVATIONS

A5.1



SYSTEMS
DESIGN

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WRTH Design



DAY ROOM FROM RECREATION AREA



DAY ROOM TO RECREATION AREA



MEZZANINE FROM RECREATION AREA



MEZZANINE TO RECREATION ROOM





WRTH Design



VISITATION - VIEW 1



VISITATION - VIEW 3



VISITATION - VIEW 2

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INTERIOR RENDERINGS AT VISITATION

A7.3



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WRTH Design

360 Degree VISUALS:

- **Entry**

https://momento360.com/e/u/8b40624e267d480687b8efa3c5e7fc21?utm_campaign=embed&utm_source=other&heading=0&pitch=0&field-of-view=75&size=medium

- **Visitation**

https://momento360.com/e/u/6974b8884b2c480db210ff2cab48b33c?utm_campaign=embed&utm_source=other&heading=0&pitch=0&field-of-view=75&size=medium

- **Housing**

https://momento360.com/e/u/d6f2db037154439a8717a465c3c68c6c?utm_campaign=embed&utm_source=other&heading=0&pitch=0&field-of-view=75&size=medium



Recommendations

1. ADOPT Resolution 2021/405 awarding a Design-Build Contract to Sletten Construction Company, a Montana Corporation, in an amount not to exceed \$95,500,000, for the design and construction of five secure housing units, a medical treatment center, re-entry program space and family visitation facilities at the West County Detention Facility (WCDF). (\$70 million State; \$25.5 million General Fund, Budgeted and Previously Appropriated)
2. APPROVE and AUTHORIZE the County Administrator, or designee, to execute the Design-Build Contract after the Public Works Director has received the required insurance, bonds, and Guaranty from Sletten Construction Companies.
3. AUTHORIZE the County Administrator, or designee, to approve final plans, specifications, and design documents necessary to implement and construct the West County Reentry, Treatment and Housing (WRTH) project consisting of five secure housing units, medical treatment facility and other spaces described in Project Document 011110 (Summary of Work), Project Document 011114 (Summary of Work – Design Services and Deliverables), and the Project Bridging Documents.
4. APPROVE and AUTHORIZE the County Administrator, or designee, to execute stipend agreements for payment of a \$75,000 stipend each to Broward Builders, Inc., a California Corporation, and Hensel Phelps Construction Company, a Delaware partnership, in accordance with the Request for Proposals released on July 27, 2021.



Questions