



County of San Mateo

Detention Facilities Needs Assessment & Master Plan

January 25, 2008

DMJM DESIGN | AECOM

in association with

Huskey & Associates



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Introduction

This report documents efforts related to determining the current and future needs for additional detention capacity for female and male inmates incarcerated in the San Mateo County Detention System. The initial impetus for this study was the need to address conditions at the Women's Correctional Center related to severe overcrowding and a lack of program and support space which resulted in unequal access to programs and services for women in-custody. An RFP was issued in February of 2006, and work was initiated in July of 2006. The study included an in-depth review of current conditions, historic and projected population trends and a detailed review of the inmate profile related to programmatic needs. During the course of the study of the female population, the County, Sheriff and the Jail Overcrowding Task Force Established by the County Board of Supervisors recognized that the male population was likely to continue to grow and that overcrowding of the Maguire Correctional Facility was likely to continue for the foreseeable future. In May of 2007, the County Board of Supervisors expanded the scope of the study to include the male population. A similar analysis of the male population was completed in September of 2007.

This report combines the results of those two studies into a consolidated Needs Assessment and Master Plan for San Mateo County Detention Facilities. While to some extent, the findings and recommendations of the two separate studies were modified as part of developing this consolidated Needs Assessment & Master Plan, the historic data, population analysis and projections contained in these reports form the foundation for this report. Both of these reports are included as Appendices to the consolidated Needs Assessment & Master Plan, and while certain information has been excerpted and presented herein, the reader is referred to these appendices for additional detailed information.

Executive Summary

Current Conditions

San Mateo County currently operates two Type II detention facilities - the Maguire Correctional Facility (MCF) and the Women's Correctional Center (WCC). The county also operates two, Type III facilities, the male Minimum Security Transitional Facility (MSTF) and the Men's Weekender Facility, located at the site of the WCC. Total current rated capacity of all facilities is 834 beds.

Facility	Rated Capacity
MCF	688 Beds
WCC	84 Beds
Men's MSTF	46 Beds
Men's Weekender Facility	16 Beds
Current System Rated Capacity	834 Beds

For the past several years, as the population has continued to grow, capacity has been reduced from a high of 1,198 beds to the current rated capacity of 834 beds vs. an Average daily population in 2007 of 1,200 inmates. As a result the system is experiencing severe and chronic overcrowding.

- The total system is operating at 143% of it's rated capacity as established by the California Standards Authority (CSA);
- Male Facilities are operating at 141% of their rated capacity; and
- Female Facilities are operating at 171% of their rated capacity.



Note that these calculations are based on average daily population. On a day to day basis this number fluctuates, meaning that at many times actual overcrowding is substantially greater

As documented by both CSA and the Grand Jury, overcrowding at WCC is further exacerbated by the lack of program space at WCC to support even the most basic programs at rated capacity. In addition to limitations on in-facility programs for women, the lack of suitable minimum security housing greatly limits alternative sentencing programs for women.

In their response to the County's corrective action plan developed as a result of CSA's biennial inspection in 2006, CSA noted *"Several issues of non-compliance were noted during the inspection of the jails, nearly all were specifically related to crowding. Simply stated, San Mateo County has more adults incarcerated than the Sheriff has facilities in which to house them. The already limited programming spaces have been converted to inmate housing areas to prevent inmates from having to sleep on the floors. To compound the problem, the three facilities at the Maple Street complex in Redwood City have reached the end of their serviceable life span and need to be replaced. Day to day maintenance is difficult enough; remodeling or retrofitting would be costly and fail to meet current needs."*

Alternative Programs

The Sheriff has taken action to relieve overcrowding thru the use of alternative programs. In 2007, 480 inmates on average were assigned to the Sheriff's Work Program, which allows them to complete their sentence via community service while living at home. This represents 29% of the total population under the jurisdiction of the Sheriff and 43% of the sentenced population. Additional programs have also been put in place by the Sheriff and Superior Court to reduce the pre-trial population. Clearly without these programs, the overcrowding situation would be even worse.

Projected Needs

As outlined in the report, projections of future need were developed for both the male and female jail population thru the year 2026. The potential to reduce the population thru additional alternative programs was also analyzed. Typically, a planning horizon for construction would be based on a minimum of occupancy plus ten years. Assuming occupancy by 2011, this would place the planning horizon at 2021, which would require 1,874 beds per the baseline scenario, 1,593 beds with an additional 15% diversion or 1,500 beds if an additional diversion of 20% of the population can be achieved.

A decision on a planning horizon, however is affected by the current availability of state funding for up to 75% of the construction value or \$100M. State funding, however is limited to meeting projected 2011 needs – which as noted above is the projected occupancy date. We believe that the ultimate answer is to

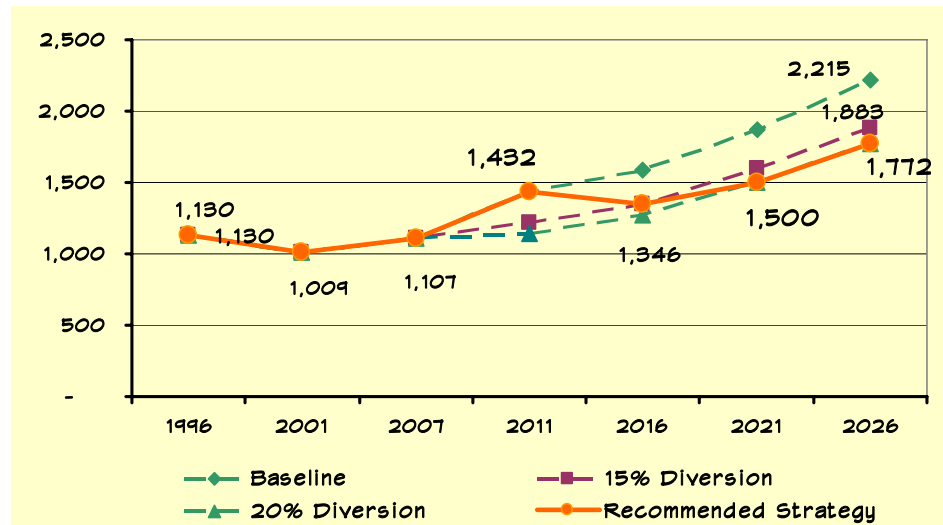
Given this consideration, the recommended Scenario for planning is to build to the baseline need for 2011 & concurrently implement jail population management strategy to meet needs through 2021 or beyond. Based on classification, this will require a total of 1,464 beds – 1,432 beds to meet the need as projected, plus an additional 32 beds to allow the conversion of two units to 100% single celling at MCF as part of its revised mission as the high-security facility for the system. This results in a requirement for 766 new beds distributed as follows:

- 431 Current Need
- 146 Replacement
- 32 Doubles to Singles
- 157 Future Growth
- 766 2011 Req'd Beds



Note that 577 beds of the total additional beds to be provided are needed to meet current need and relieve what has become endemic overcrowding in the system

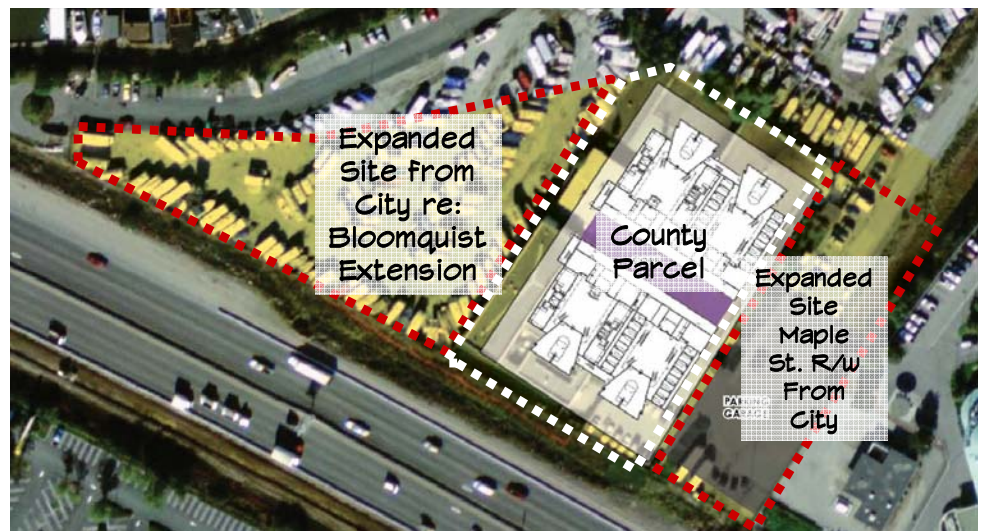
Recommended Scenario for Planning



Site Evaluation

Seven Sites were reviewed and evaluated for new detention facilities. After careful analysis, it is recommended that the existing Maple Avenue site be redeveloped. It is County owned and will accommodate the basic building program. The City has offered to help expand the site to take care of ancillary issues related to parking and future expansion.

Ownership and site control are important considerations if the County determines that it will apply for grant money from the State under AB900. It should be noted that none of the sites considered met the state's criteria for siting a State Re-entry Facility which would enhance the total point score of the County's application.





Master Plan Framework

The recommended Master Plan for development has several components:

- Maguire Correctional Facility will be used as the high-security detention facility. While it will house primarily male pre-trial offenders, it will also house sentenced offenders who present a public escape or institutional risk, such as sentenced inmates waiting for transfer to the state. Maguire will also continue to be the central intake facility for all facilities and provide in-patient medical services for both the male and female population. (The creation of a special needs/sheltered living unit at the new Women's facility will free up additional beds for medical capacity.) Food Service will be moved to the new Women's/Men's Sentenced Facility to provide both work opportunities and potentially a culinary arts program. The rated capacity of MCF is 688 beds. This will be reduced to 656 beds (- 32 beds to allow two units to be converted to 100% single celling to accommodate the future mission of the facility. Refer to bed distribution summary at the end of this section.
- A new combined Women's Correctional Center and Men's Sentenced facility will be constructed at the site of the current Maple Avenue Facilities.
- The New Women's Justice Center will provide a graduated continuum of supervision options, facilities and therapeutic services. The following continuum demonstrates a reentry program that begins while a woman is in custody and continues six months after their release from jail. Key components of this continuum of services include:
 - Women's Correctional Center – including maximum security housing, Special Needs Housing, and General Population housing developed around a therapeutic community model
 - Minimum Security Treatment/Transition Housing to serve as a "step-down" from maximum and medium security confinement. This facility will allow the Sheriff's Office to expand its opportunities for Women's Work Furlough, Women's Education Furlough, and Women's Community Work and to provide designated capacity for job training, job readiness preparation, drug and mental health treatment.
 - Mother and Child Visitation Program are recommended for both day and overnight visitation.
 - 48 slots for Outpatient Day Treatment Center for Women and Children are recommended for women released from custody to probation.
 - The facility will be planned for 192 beds, based in the 2011 projection for 190 beds. (additional 2 beds result of modular approach to programming housing units) Initial bed distribution as currently envisioned consists of:

Proposed Distribution of Rated Beds (Includes 10% Classification/Peaking Factor)					
	Single Cell	Double Cell	Dormitory		Total
1 - 16 Bed High Security Unit	8	8			16
1 - 16 Bed Special Needs Unit	8	8			16
2 - 16 Bed Work Furlough Unit			32		32
1 - 64 Bed Double Cell Unit		64			64
1 - 64 Bed Dorm Units			64		64
TOTAL New Female	16	80	96		192
Distribution	8.33%	42%	50.00%		100%



The new Men's Sentenced Facility will provide a similar graduated continuum of supervision options, facilities and therapeutic services with an emphasis on work and life skills as part of a reentry program that begins while a man is in custody and continues six months after their release from jail.

- The facility will be planned for 192 beds, based in the 2011 projection for 190 beds. (additional 2 beds result of modular approach to programming housing units) Initial bed distribution as currently envisioned consists of

Proposed Distribution of Rated Beds (Includes 10% Classification/Peaking Factor)					
	Single Cell	Double Cell	Dormitory		Total
7 - 64 Multi-Cell Units			448		448
1 64 Bed Special Population Unit		64			64
2 36 Bed Transition Units			72		72
Total New Male	0	64	520		584

All housing will be planned in a flexible manner to allow for program adjustments based on actual experience, such as increase the number of transition beds ;

Given the limitations of the site and the need to provide for long term flexibility, it is recommended that the entire facility be constructed as a Type II Facility. This will allow housing units to be reallocated based on program needs, rather than establish fixed capacities that per CSA standards can only be used in one way.

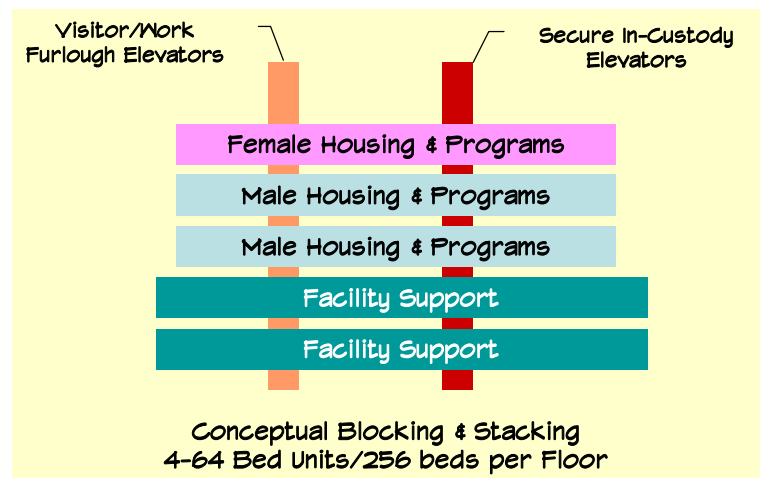
Space Requirements

The new Women's Correctional Center and Men's Sentenced Facility will be programmed, planned and design in accordance with CSA Standards as outlined in the Minimum Standards for Local Detention Facilities Title 24, part 1 Section 13-102 and part 2 Section 470A, 2005 Regulations. While the facility will house sentenced inmates and work furlough programs, it will be designed as a Type II Facility to allow for variations in the population and future flexibility.

It is anticipated that a total of 270,158 Gross Square feet will be required to accommodate the functional needs of all components in accordance with Title 24 Standards. See page 55 for detailed summary of projected space requirements.

Conceptual Development Plan

Based on four housing units or about 256 beds per floor, a five level structure would be required. Each of the housing unit floors will be two levels with a mezzanine. In order to separate work furlough from in-custody traffic in a vertical scheme, the housing floors will be laid out to accommodate access via the visitor elevators that would extend to visiting areas on the floor. This will provide for flexibility of the program warrants expansion. Overall height of the building is estimated at 90' plus a mechanical penthouse.





Implementation Plan

The anticipated implementation schedule is outlined below. A total of 40 months is estimated from A/E selection thru construction to beneficial occupancy in June of 2011. It is assumed that MSF will be available as a resource to accommodate demolition and construction. Male inmates will be moved to MSF and Female inmates will be housed in a unit at MCF which currently houses up to 105 males due to conversion of the program space. Overflow females will be housed in the overflow housing in the medical area.

	2007												2008													2011								
	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2		3	4	5	6	7	8	9		
A/E Selection	3 mos.																																	
Design				9 mos.																														
Bid & Award														3 mos.																				
Construction																	36 mos.																	

Statement of Probable Construction Costs

Based on the estimated area requirements, and estimate of probable cost was developed on a component by component basis. Total construction costs for the Women's Correctional Center and Men's Sentenced Facility are estimated at \$89.5M. If a one level deck is required to meet parking needs an additional \$2M would be required for construction for a total of \$91.5M. Project costs are estimated at \$132.7M with the deck included and \$127.9M if the parking deck is not required.

Escalation is included thru the mid-point of construction – December 2009. No allowance has been made for a full EIR since this is a continuation of an existing use. See page 71 for a breakdown of construction costs by component as well as project soft costs.

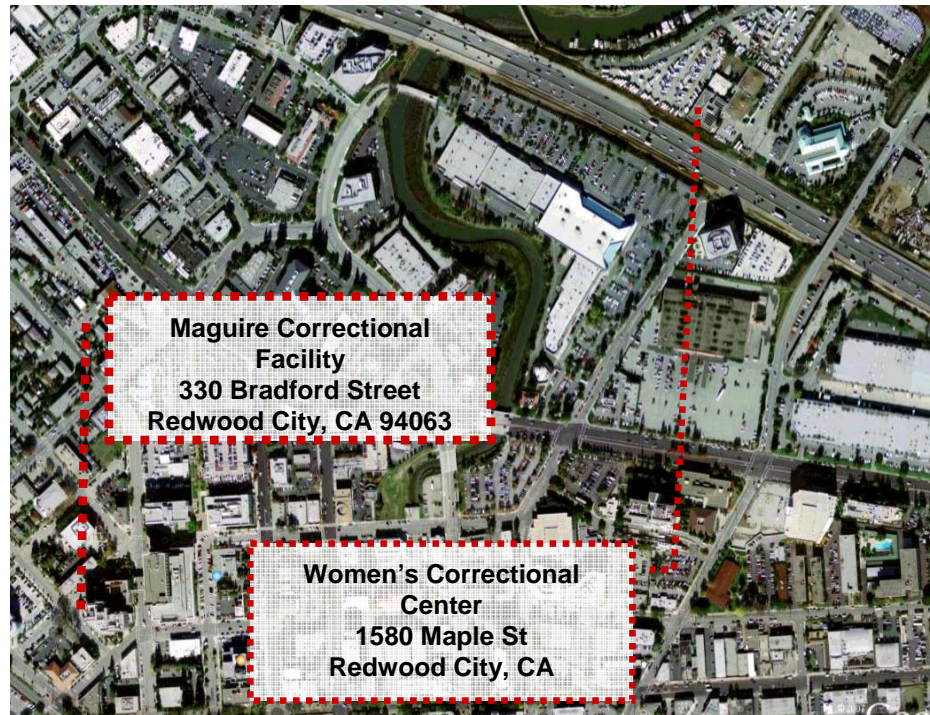


San Mateo Detention System - Overview

San Mateo County currently operates two Type II detention facilities - the Maguire Correctional Facility (MCF) and the Women's Correctional Center (WCC). The county also operates two, Type III facilities, the male Minimum Security Transitional Facility (MSTF) and the Men's Weekender Facility, located at the site of the WCC. Total current rated capacity of all facilities is 834 beds.

Facility		Rated Capacity
MCF	Old Jail New Addition Opened 1994	688 Beds
WCC	Opened 1980	84 Beds
Men's MSTF	Opened July 3, 2003	46 Beds
Men's Weekender Facility	Opened July 3, 2003	16 Beds
Current System Rated Capacity		834 Beds

The following map illustrates the location of MCF and WCC in Redwood City.



Historically, the County operated several other facilities, but budget constraints resulted in the closure of these facilities

Facility		Rated Capacity
Men's Honor Camp	Closed July 3, 2003	-144 Beds
Men's Medium Security Facility	Closed Dec 31, 1999	-96 Beds
Men's Work Furlough	Closed 1993	-140 Beds
North County Facility	Closed 1996	-16 Beds
Women's Honor Camp	Closed July 3, 2003	-30Beds
NET LOSS		424 Beds
Maximum System Capacity before Closures		1,198 Beds



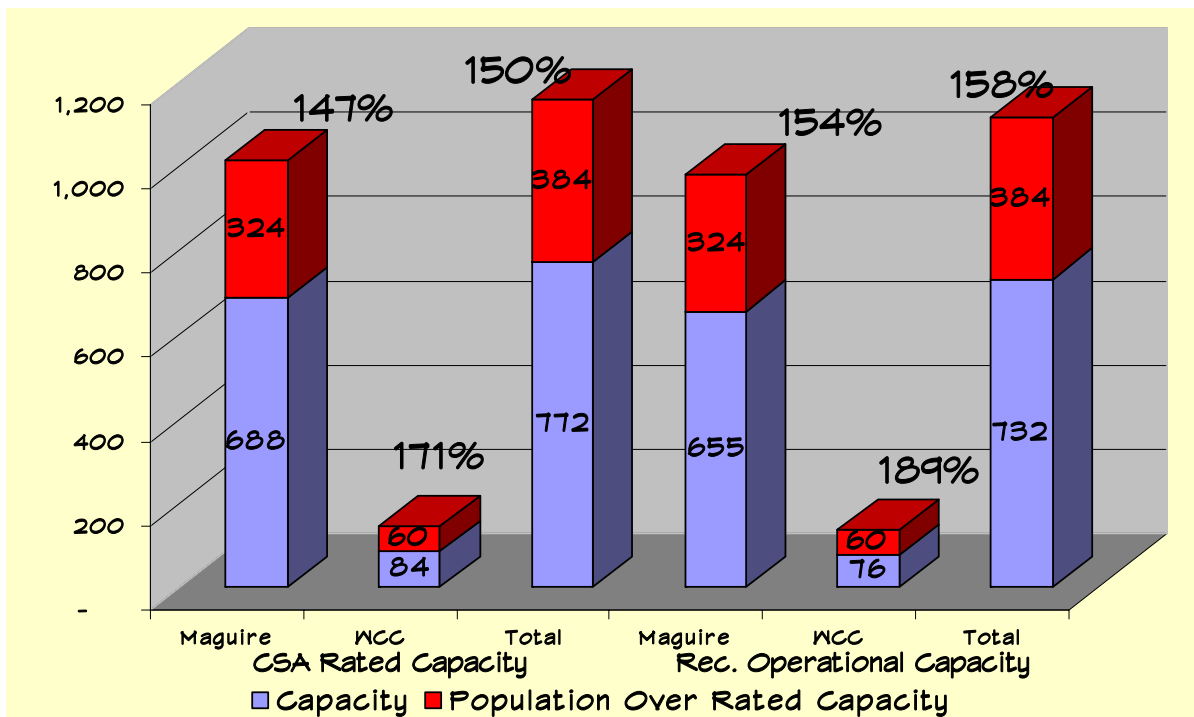
As discussed further in this report, while capacity has continually been reduced, the population has continued to increase, resulting in significant overcrowding of both the Men's and Women's facilities. The single most critical issue facing the system is chronic overcrowding.

The population at both MCF & WCC has consistently exceeded rated capacity. As illustrated below, in 2007, the San Mateo detention system had an average daily population (ADP) of 1,200 inmates vs. a rated capacity as established by the California Standards Authority of the Department of Corrections and Rehabilitation of 834 beds for all facilities. This means that on average, San Mateo Detention facilities were operating at 143% of rated capacity in total. Male facilities operated at 141% of CSA rated capacity and female facilities operated at 171% of rated capacity. Moreover, best practices recommend that an allowance be made within the rated capacity for classification, peaking and maintenance. If a conservative allowance for these factors of 5% for males and 10% for females is applied to the rated capacity, the total population was 152% of the recommended operational capacity and the male and female factors were 148% and 180% respectively of recommended operational capacity.

Overcrowding at WCC is further exacerbated by the lack of program space at WCC to support even the most basic programs at rated capacity. In addition to limitations on in-facility programs for women, the lack of suitable minimum security housing greatly limits alternative sentencing programs for women.

Approximately 87% of the population is male, 13% female. Non-sentenced inmates account for approximately 52% of the population and 48% are sentenced. The facility population is evenly divided between persons charged or sentenced for felonies or misdemeanors. The current classification system defines 28% of the population as Maximum, 47% as Minimum and 25% as Minimum custody levels.

Percent Overcrowding, 2007 ADP
ADP vs. CSA Rated & Recommended Operational Capacities





Maguire Correctional Facility



*Maguire Correctional Facility
Foreground – Newer Addition (Cells)
Background – Old Jail (Dorms)*



*MCF – Multi-purpose Room
converted to Dormitory (New)*



*MCF Dorm
CSA Rated Capacity 8 Beds
Average Occupancy 14 Inmates*

This facility is located within the county government complex in Redwood City, adjacent the San Mateo County Courthouse. WCC, MSTF and the Men's Weekender facilities are located adjacent one another in an industrial area (Maple Street) approximately 0.6 miles from Maguire and the San Mateo County Courthouse. A secure connecting bridge corridor between Maguire and the Courthouse permits inmates to be walked to their court hearings, whereas inmates coming from WCC are transported directly to the courthouse.

MCF has a California Standards Authority (CSA) rated capacity of 688 beds. This facility currently provides all secure detention housing for the male population, as well as housing for those female inmates with medical or mental health issues requiring a more "sheltered living" environment than can be provided at the Women's Correctional Center.

Maguire Correctional Center (Main Jail) is the system's primary facility and is the administrative headquarters for Sheriff's Office detention operations. Maguire is a six story facility with housing units located on floors 2 through 6. The original facility opened in 1988 as a three story structure with a capacity rating of 160 beds. A major renovation and expansion of the facility in 1994 increased the facility's capacity to 688 beds. The majority of the new beds consist of 48 cell, 64-bed direct supervision housing units. Not included in the current CSA capacity rating are 32 special purpose beds (sheltered living) located within or near the medical clinic, four medical isolation beds and four cells used for disciplinary segregation.

All bookings and intake assessments (male and female) occur at Maguire. This facility also houses the medical and dental clinic. The Maguire kitchen prepares meals for the entire system and facility's storage rooms support the entire system. As a result, there is ongoing movement of female inmates to and from the facility and daily transports of meals and service supplies between the Maguire and the Maple Street facilities.

The distribution of housing capacity at the Maguire Correctional Facility is shown in the following table. Illustrative Floor Plans are included at the end of this discussion.



Maguire Correctional Facility Housing Distribution & Utilization

Rated Beds								Actual 9/10/07	
Housing Area	Floor Level	Housing Type	No. of Cells	Single Cells	Double Bunk Cells	Dormitory Beds	CSA Rated Capacity	Inmates	% over Rated Cap
North 21-26	2	Dormitory	6			40	40	67	68%
South 21-26	2	Dormitory	6			40	40	71	78%
3 East	3	Cells	32		64		64	80	25%
3 West A	3	Cells	24		48		48	31	
3 West B	3	Cells	16		32		32	15	
North 31-36	3	Dormitory	6			40	40	64	60%
South 31-36	3	Dormitory	6			40	40	67	68%
4 East	4	Cells	48	32	32		64	94	47%
4 West	4	Cells	48	32	32		64	91	42%
5 East	5	Cells	48	32	32		64	105	64%
5 West	5	Cells	48	32	32		64	105	64%
6 East	6	Cells	48	32	32		64	96	50%
6 West	6	Cells	48	32	32		64	96	50%
Total Rated Capacity							688		
Dormitory							23%		
Cell Housing							77%		
Special Use Beds									
2 West Sheltered Housing	2	Single Cells	0				0	32	
OHU (CTC) Overflow			0				0	29	
3C Disciplinary Segregation	3	Single Cells	0				0	4	
TOTAL POPULATION 9/10/07								1,047	52%



Women's Correctional Center:



Women's Correctional Center



*WCC Unit C
CSA Rated Capacity 19
4 Wet Cells, 15 Dry Rooms
Average Occupancy 40 Inmates*



*WCC Unit E
CSA Rated Capacity 18
Average Occupancy 45 Inmates*



*WCC Unit
Common/Open Program Space
Serves Entire Population
ADP 2007 144 Inmates*

This facility is located in an industrial area approximately two miles from the Maguire Correctional Center and courthouse. WCC facility was built in 1980 and renovated in 1988. CSA rates the facility at 84 beds. The structure is a single story structure; however, two of the five living areas have mezzanines.

WCC was intended to house, with the exception of those assigned to sheltered beds at Maguire, the entire female population. The facility has four general population dormitory housing units. Each housing unit has its own dayroom area. These units occupy outer sides of the building and encompass a single, large multipurpose room. The dormitory units were designed for indirect supervision. Two of the four dormitory units have both wet cells and dry sleeping areas. A fifth living unit (the original Intake area) provides nine wet cells and is used for high custody, administrative and disciplinary segregation housing. As this was the original intake area, no dayroom is provided for these cells. When not in use for transfer the former booking area is used for dayspace.

WCC has no dedicated program space. Group sessions, academics and other program activities vie for use of the multipurpose area that is encircled by the four housing units.

Until July 2007, WCC operated its own kitchen in the adjacent Weekender/Alternate Sentencing Bureau Building and provided meals for MSTF and Weekender facility as well. Currently all meals are prepared at Maguire and transported to WCC and the two other Maple Street operations. The transfer of food service to Maguire also eliminated all work opportunities for women other than custodial services at WCC.

Medical services at WCC are limited to triage, medication delivery and non evasive nursing procedures. Around the clock medical coverage is not provided. Inmates requiring medical services are transported to Maguire. Medical services at WCC are limited to triage, medication delivery and non evasive nursing procedures. Around the clock medical coverage is not provided. Inmates requiring medical services are transported to Maguire.

As booking and intake occurs at Maguire, female inmates remain at Maguire until their initial assessments which includes a medical screening has been completed. Thereafter, the female inmate is transported to WCC. Conversely, when female inmates are released they are returned to Maguire for out processing. WCC operates its own laundry and services the other two Maple Street facilities. Although vendor shipments are shipped directly to WCC bulk items purchases and commissary items are transported from Maguire.

The distribution of housing capacity at the Women's Correctional Center is shown in the following table. Illustrative plans are provided at the end of this section.



Women's Correctional Center Housing Distribution & Utilization

Rated Beds								Actual 8/24/06	
Housing Area	Floor Level	Housing Type					CSA Rated Capacity	Inmates	% over Rated Cap
A	1	Single Cell		9			9	9	0%
B	1	4 Double Cells + 4 Dry Rooms				19	19	38	100%
C	1	4 Double Cells + 4 Dry Rooms				19	19	37	95%
D	1	Dormitory				18	18	21	17%
E	1	Dormitory				19	19	39	105%
Total Rated Capacity							84		
Dormitory							70%		
Single Cell							11%		
Double Cell							19%		
TOTAL POPULATION 9/10/07								144	71%

Note: Maximum Capacity based on bunks in place is 166 inmates or 171% of rated capacity

Minimum Security Transition

Facility and Weekender Facility: These two facilities are located on the same County-owned site and adjacent to the WCC. Both are single level structures.



Minimum Security Transition Facility

MSFT is housed in a modular building which originally housed the Women's Honor Camp. For budgetary reasons the Honor Camp closed in 2003. It was then converted to the MSTF with a CSA capacity rating of 46 beds.

The Weekender Facility is a dormitory in the building originally used to house the work Furlough Program. When the Work Furlough program was closed in 1993, the building was occupied by the Sheriff's Alternative Sentencing Bureau and one dormitory with a CSA rated capacity of 16 beds was designated for the Weekender Program. Over 50% of the building was leased for a nominal amount to a local community group to use as a Homeless Shelter not associated with the Sheriff's functions.



MST Typical Dormitory

Neither building provides in-house support services or has significant program areas. Laundry services are provided by WCC and meals are received from Maguire. Persons serving weekender sentences spend their first weekend at Maguire getting medically cleared. Thereafter, weekenders report directly to the facility.

MSTF has four dormitory living areas positioned off a double loaded corridor. A single hygiene area off the corridor provides toilets, sinks and showers. Inmates assigned to MSTF are generally on work furlough or housed at the facility pending release. In-house programming at MSFT consists of anger management classes, religious services, AA and the Bridging the Gap Program. On occasion, inmates housed at the MSTF have been enrolled in a local job training program (OICW).

The Weekender Facility consists of an open dorm area with two separate hygiene areas. The Inmates housed at the Weekender facility are not engaged in program activities; rather they come and do their time.

The Sheriff's Alternate Sentencing Bureau is also located at the Maple Avenue Facility. Staff Assigned to this unit are responsible for alternative programs including :

- **Sheriff's Work Program** –Day reporting center that places and monitors eligible inmates in community service jobs as part of completing their sentence as an alternative to confinement;



Sheriff's Alternative Sentencing Bureau/Weekender Dorm



Weekender Dormitory



*Women's Correctional Center
Flooding @ Maple Street*

- **Work Furlough** – Release to the community for gainful employment while in residence at the MST.
- **Electronic Monitoring** – Home Detention program.

These programs are discussed in greater detail as part of the review of Corrections Systems Trends & Characteristics.

It should also be noted that a portion to the Maple Avenue site is currently used by a community based program to provide shelter for the homeless, unassociated with the WCC or Sheriff's Alternative Sentencing Bureau.

It should also be noted that all of the facilities in the Maple Avenue complex are periodically affected by the flooding of Maple Street which renders them basically inaccessible for normal or emergency services.

Minimum Security Transition Facility has a rated capacity of 46 beds, and the Weekender Facility has a rated capacity of 16 beds. Illustrative plans are provided at the end of this section.

Interim Actions to Relieve Overcrowding

The San Mateo Sheriff's Department is currently pursuing tow interim actions to relieve overcrowding:

- **Reopen Men's Medium Security Facility at La Honda** – Based on CSA Rated Capacity, this will provide 116 beds for sentenced male inmates in a gender specific program targeted at re-entry;
- **Reopen North County Facility** - Based on CSA Rated Capacity, this will provide 40 beds for sentenced female inmates in gender specific programs again targeted at re-entry

Both of these options will help to reduce current overcrowding and provide pilot programs related to the mission of new and expanded facilities that focus on programs targeted to improve the successful reintegration of inmates into the mainstream and thereby reduce the cycle of recidivism as a long-term jail population management strategy. Since neither of these options are currently funded and both are viewed as interim solutions, with the programs and staffing reassigned to a new facility when complete, capacity gained is not included in the analysis of future need.

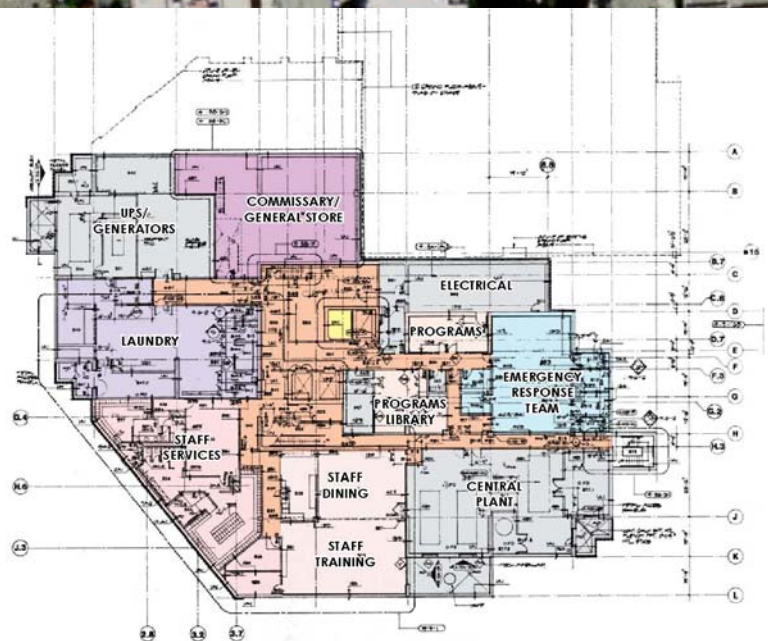


Maguire Correctional Facility

Site & Context



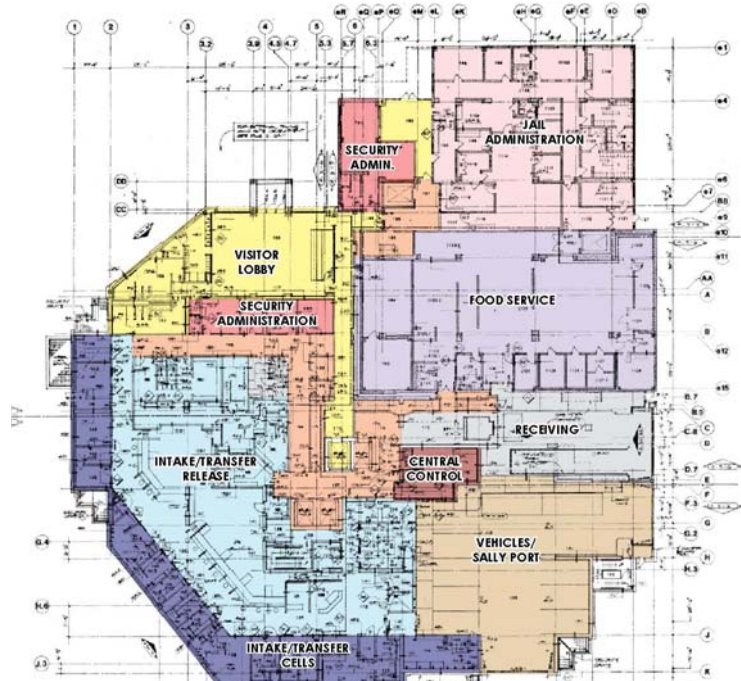
Basement



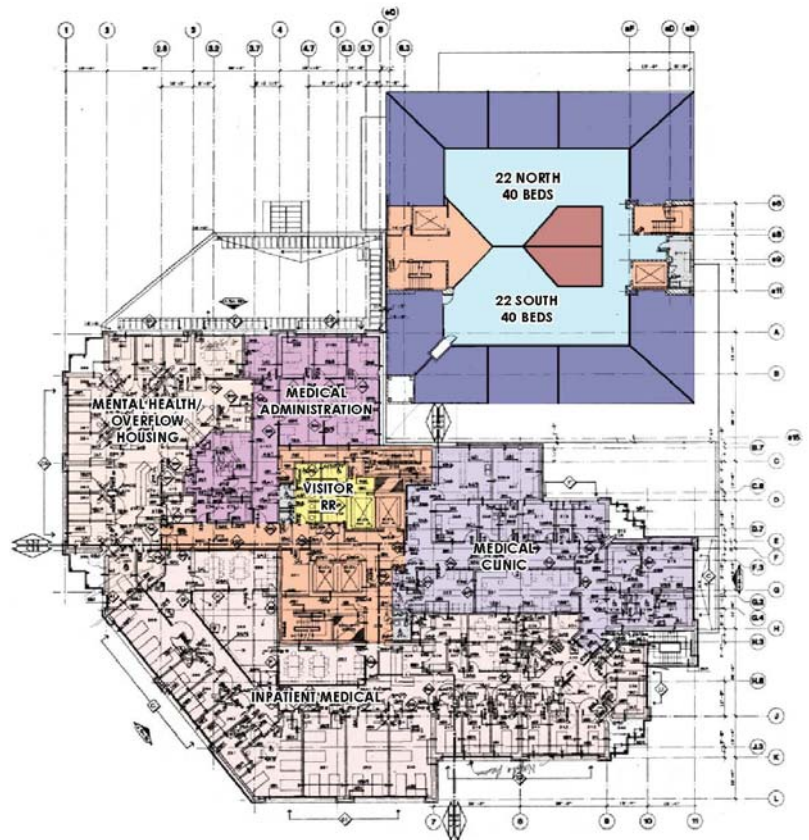


Maguire Correctional Facility

First Floor



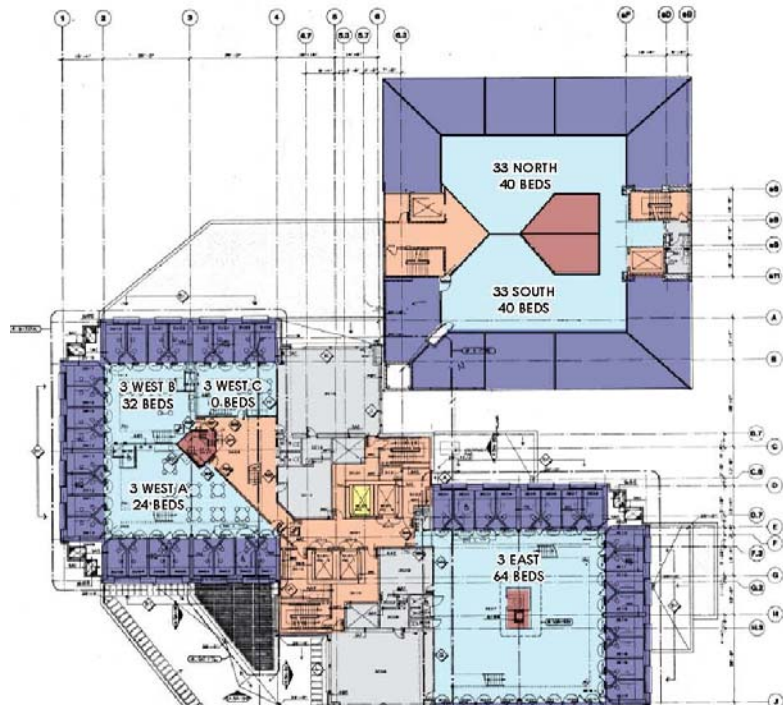
Second Floor



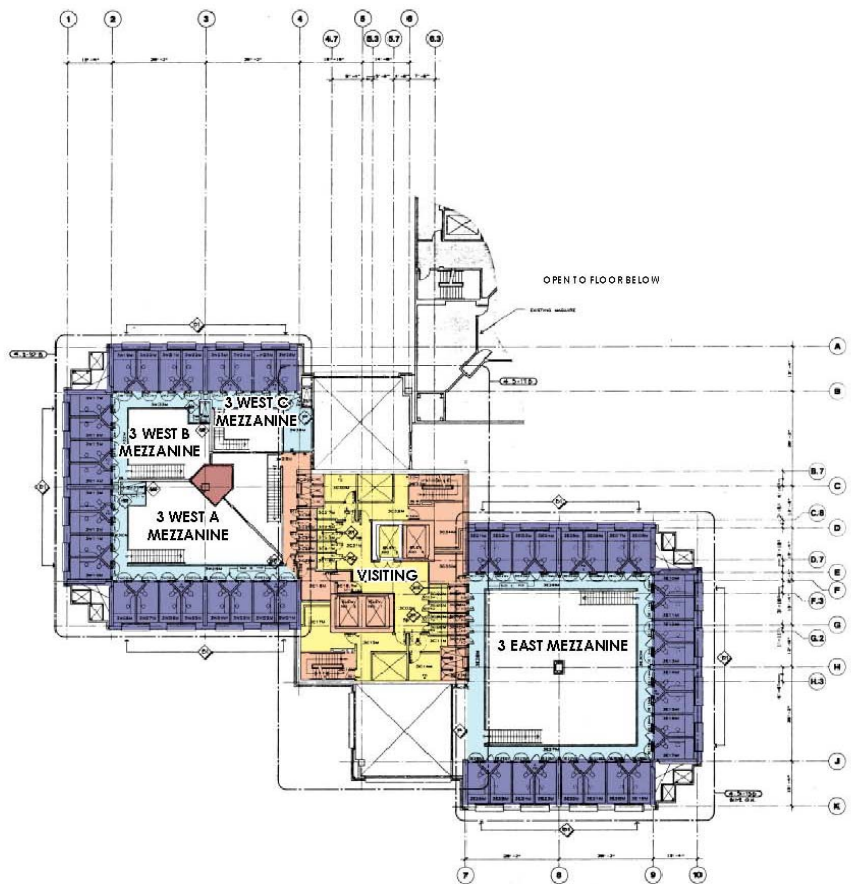


Maguire Correctional Facility

Third Floor



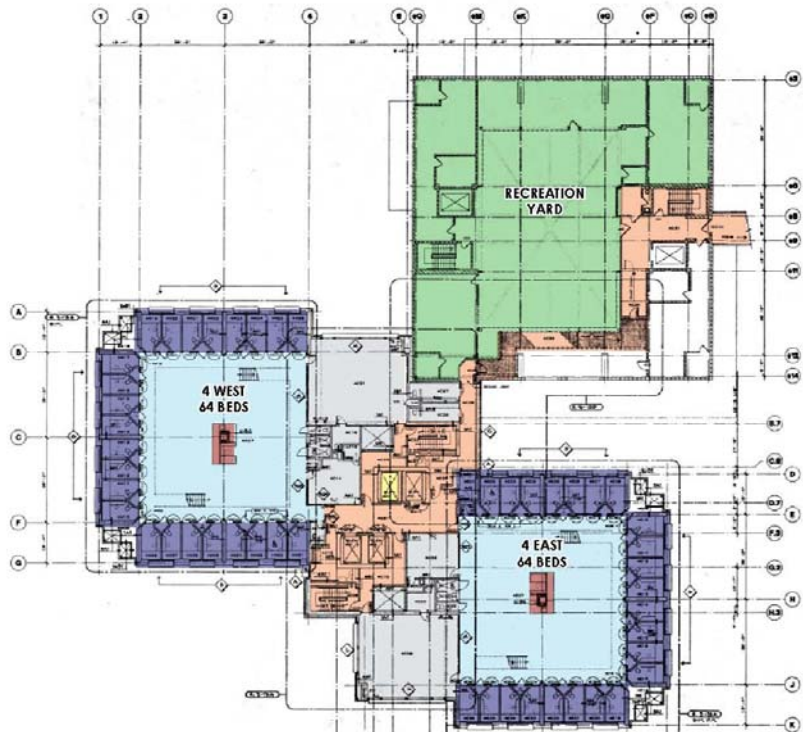
Third Floor Mezzanine



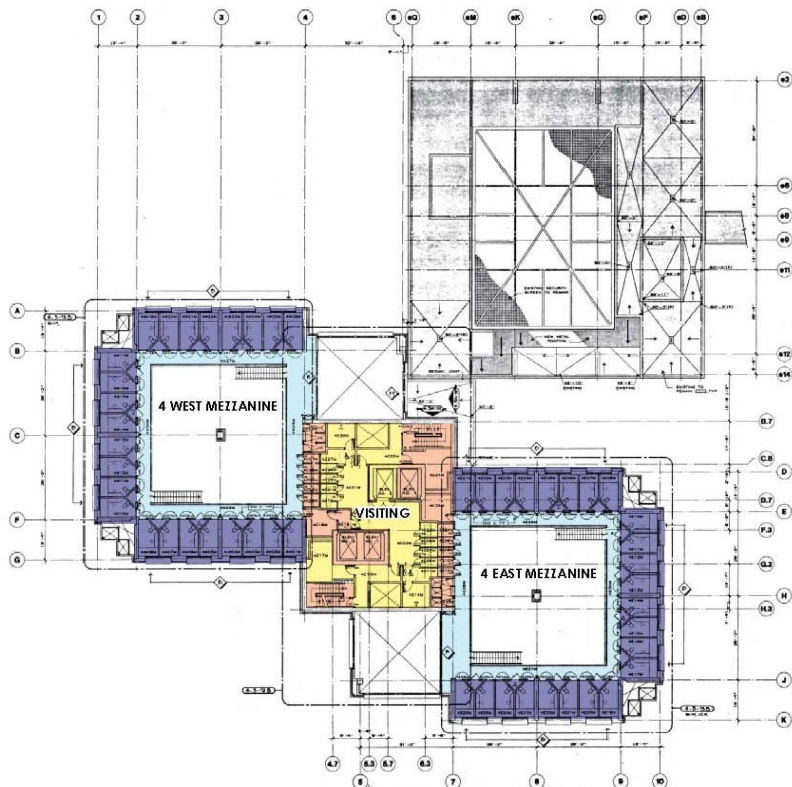


Maguire Correctional Facility

Fourth Floor



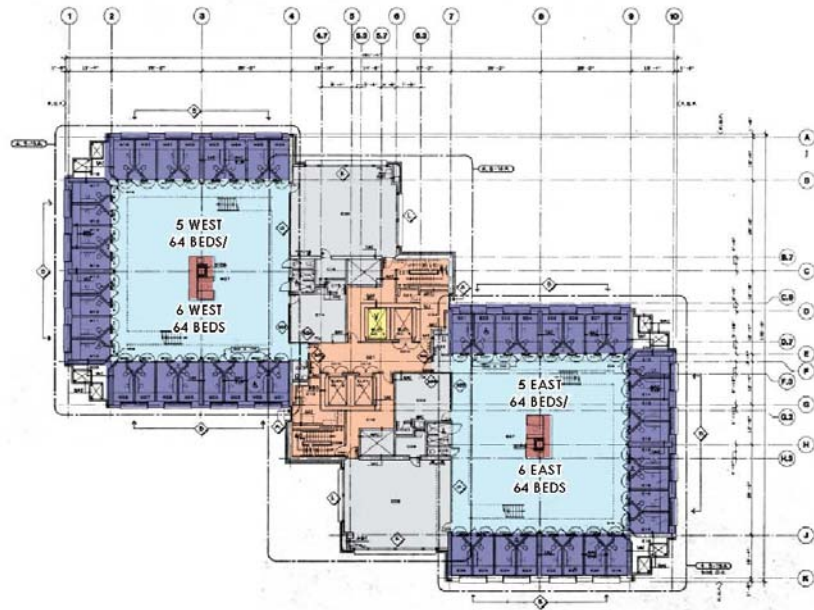
Fourth Floor Mezzanine



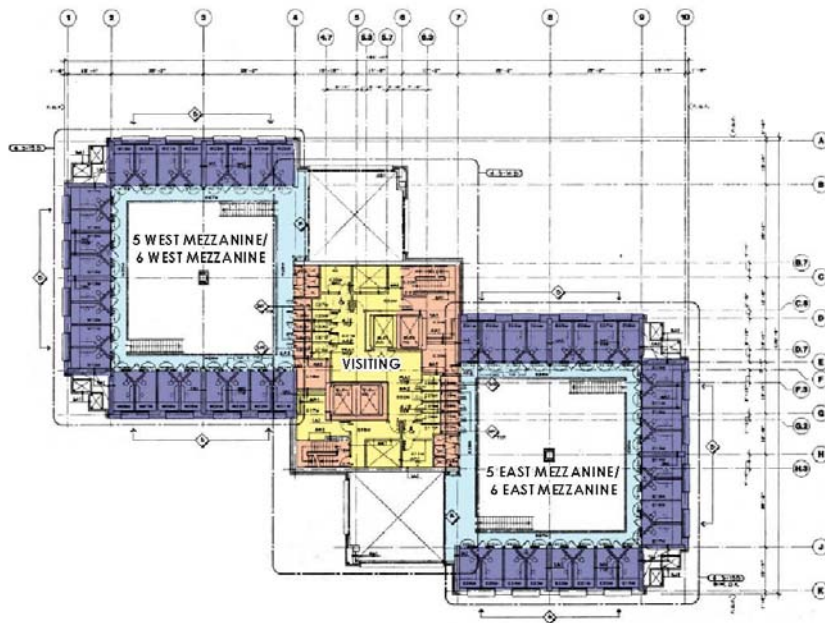


Maguire Correctional Facility

Fifth & Sixth Floors

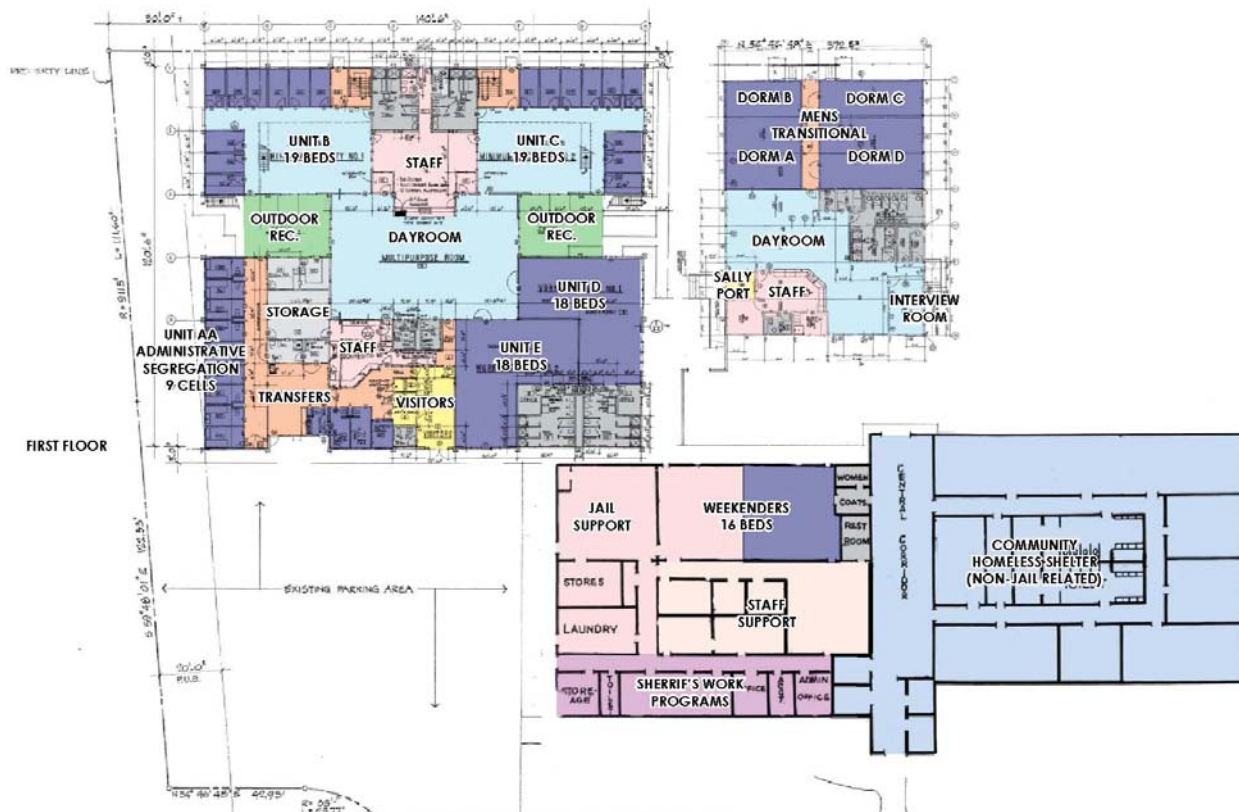
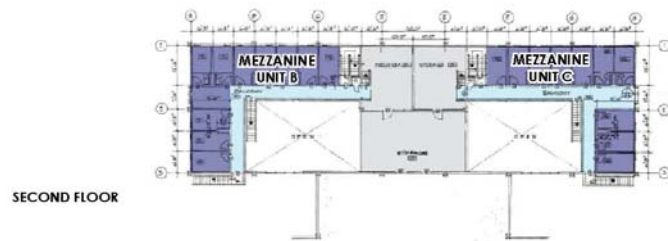


Fifth & Sixth Floor Mezzanine





Women's Correctional Center, Men's Minimum Security Transition Facility, Weekenders & Sheriff's Alternative Sentencing Bureau





Operational & Design Philosophy

Department Mission Statement

The Mission of the San Mateo Sheriffs Department is

- Protect life and property and preserve the public peace.
- Enforce state laws and County ordinances.
- Prevent crime.
- Support positive youth development.
- Apprehend criminals, supervise and care for incarcerated prisoners.
- Coordinate emergency services.
- Process civil actions.
- Provide security for the Courts, Health Services, County employees, SamTrans/Caltrain, and the public visiting the County facilities.
- The Sheriff's Office is committed to providing effective professional law enforcement services in a humane and cost-efficient manner, while supporting positive development within our communities and our youth population.

Maguire Correctional Facility Mission Statement

"The Maguire Correctional facility serves the community by housing pre-trial and court sentenced inmates. It assists the Court, law enforcement agencies, inmates and their families by operating a safe and secure correctional facility that ensures defendants appear in court and complete jail sentences.

Inmates are incarcerated in a manner which provides for their medical, nutritional, hygienic, legal and spiritual needs. Jail program services are designed to provide opportunities to improve the lives of inmates both during and after incarceration in order to reduce recidivism. "

These statement capture the essence of the beliefs of the San Mateo Sheriff's Department relative to their mission to protect and serve the public and to treat those remanded to their care and custody in a humane and professional manner.

From an operational perspective, San Mateo County was one of the first counties in California to adopt a direct supervision model of operations. Custody and supervision rely on interpersonal skills and positive behavior reinforcement as opposed to authoritarian discipline. This is especially true in the Women's unit, where understanding and responding to the needs of this population is crucial to maintaining a tolerable environment in the face of significant overcrowding.

As discussed in the section on Program Needs, the San Mateo County Sheriff's Department leverages a wide range of resources to provide program opportunities for the population, including substance abuse treatment in a therapeutic community environment (Choices). The philosophical basis for undertaking a study of the special needs of the female population was to focus on developing a program which preserves family relationships and assists the offender in transitioning from an institutional environment to the free world – starting the day they enter the facility.

Overcrowding

As mentioned before, overcrowding is the primary challenge facing the Sheriff's Department on a day to day basis. The chronic nature of the overcrowding has a significant impact on the ability of the Sheriff's Department to deliver programs and provide the desired quality of environment:

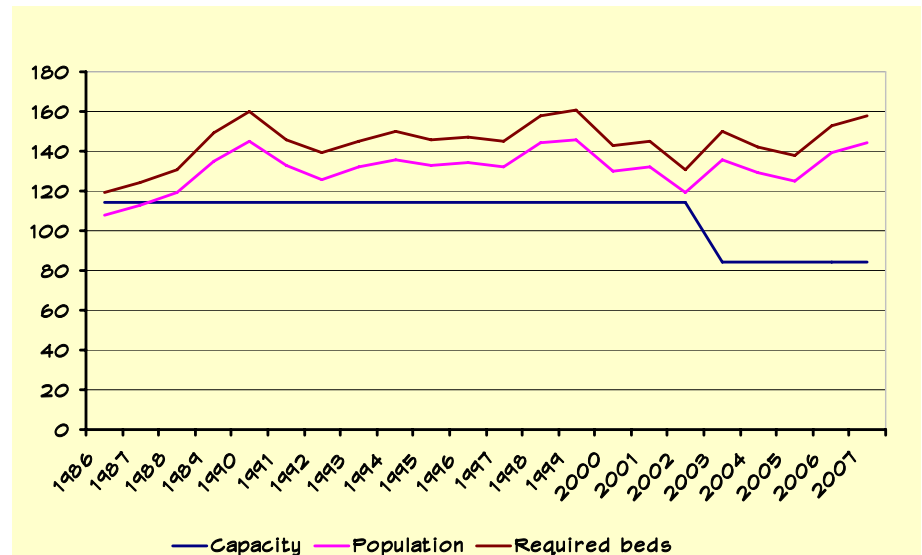
- Chronic overcrowding and space limitations severely restrict program opportunities for women. Basically one large multi-purpose program area is used for all programs on a scheduled basis.



- Overcrowding precludes the development of a true therapeutic community for the female Choice Program;
- Lack of separate housing areas precludes the development of a work furlough program for women;
- Few work opportunities other than housekeeping exist for the women' facility;
- Overcrowding of male housing unit restricts access to the dayroom and outdoor recreation area to a rotating schedule, where ½ of the population remains on cell-lock while the other has out-of-cell time access.
- As illustrate on the charts on the following page, both the female and male population has continued to grow while system capacity was reduced in response to budget constraints affecting the County.

Historic Female Capacity, ADP & Required Beds¹

	Capacity	Population	Required Beds
1986	114	108	119
1987	114	113	124
1988	114	119	131
1989	114	135	149
1990	114	145	160
1991	114	133	146
1992	114	126	139
1993	114	132	145
1994	114	136	150
1995	114	133	146
1996	114	134	147
1997	114	132	145
1998	114	144	158
1999	114	146	161
2000	114	130	143
2001	114	132	145
2002	114	119	131
2003	84	136	150
2004	84	129	142
2005	84	125	138
2006	84	139	153
2007	84	144	158

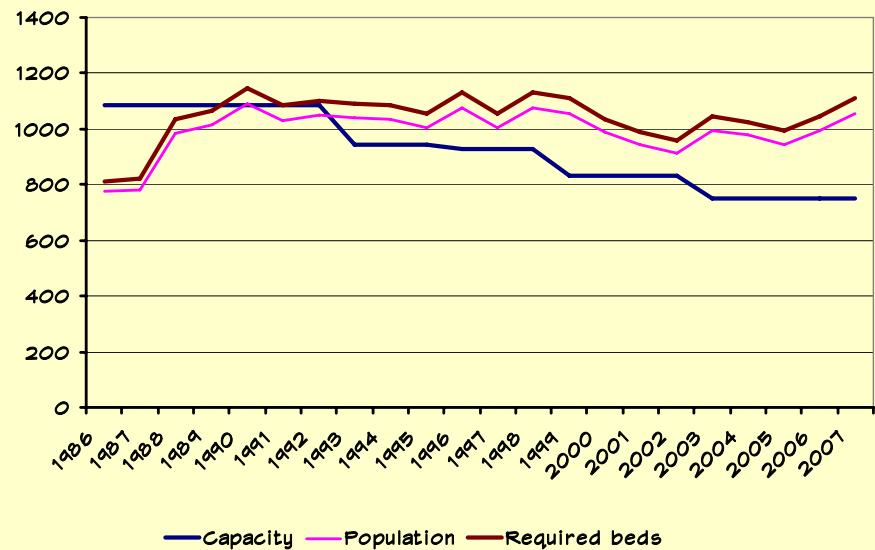


¹ Required Capacity refers to beds over and above the population recommended by best practices for classification, peaking and normal maintenance, typically 10% - 15%; For this analysis, 10% was used for females and 5% for males do to the larger base ADP number for males



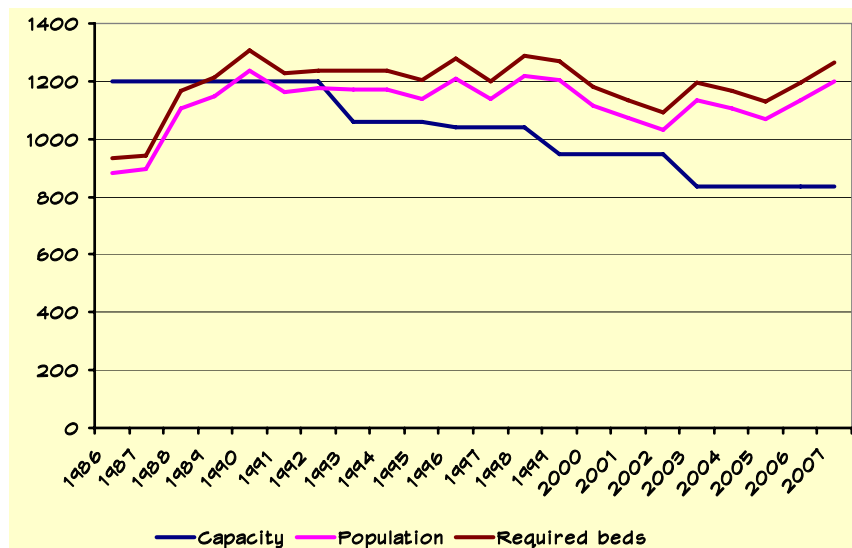
Historic Male Capacity, ADP & Required Beds

	Capacity	Population	Required beds
1986	1084	775	814
1987	1084	782	821
1988	1084	985	1034
1989	1084	1013	1064
1990	1084	1092	1147
1991	1084	1031	1083
1992	1084	1048	1100
1993	944	1041	1093
1994	944	1035	1087
1995	944	1006	1056
1996	928	1076	1130
1997	928	1006	1056
1998	928	1076	1130
1999	832	1056	1109
2000	832	987	1036
2001	832	942	989
2002	832	913	959
2003	750	996	1046
2004	750	978	1027
2005	750	945	992
2006	750	993	1043
2007	750	1056	1109



Historic Total Capacity, ADP & Required Beds

	Capacity	Population	Required beds
1986	1198	883	933
1987	1198	895	945
1988	1198	1104	1165
1989	1198	1148	1213
1990	1198	1237	1307
1991	1198	1164	1229
1992	1198	1174	1239
1993	1058	1173	1238
1994	1058	1171	1237
1995	1058	1139	1202
1996	1042	1210	1277
1997	1042	1138	1201
1998	1042	1220	1288
1999	946	1202	1270
2000	946	1117	1179
2001	946	1074	1134
2002	946	1032	1090
2003	834	1132	1196
2004	834	1107	1169
2005	834	1070	1130
2006	834	1132	1196
2007	834	1200	1267



Refer to Appendix 1 & 2 for detailed statistical data related to historic population. Note that numbers in table reflect updated data including full year data for 2007 and may differ slightly from detailed information in Appendices which was completed prior to the end of 2007.

Housing Distribution

Current Housing Distribution was detailed in a previous chapter describing Current System Configuration. Currently, 77% of the rated capacity for males is in cells and 23% in dormitories. Based on the inmate profile as described under Corrections System Trends & Characteristics, and the Department's operational philosophy it is probable that current capacity shortfalls and future growth can be accommodated in multi-cell or dormitory housing. As additional medium security capacity is brought on line, existing cell housing at MCF can be dedicated for a higher security population. Given MCF's proximity to the court and level of security, its future mission is best defined as a high-



security/pre-trial facility, with expanded facilities designated for lower security and sentenced inmates.

Currently virtually all of the female housing units are dormitories – either open dormitories or dry rooms with common fixtures. Planning for the female population will require a range of housing types, from a small maximum security/administrative segregation unit, to medium/minimum security housing to community transition housing. In line with the programmatic goals of the Sheriff's Department, housing will provide for a continuum of care around a therapeutic community organization that moves a female offender from initial intake to transition and release while maintaining family, especially mother-child bonds throughout the process. In addition to the lack of appropriate program areas, no area is available for structured, family visits to support this programmatic goal.

Support Facilities

Certain support facilities such as food service, and warehousing have been stretched beyond their limits by the current overcrowding. Food service and warehousing are especially impacted by the limited dock area available at Maguire. These support functions along with the laundry could be collocated with a female/low security/sentenced male facility, both alleviating current shortfalls while providing work and training opportunities for this population.

Intake will remain at Maguire. Adequate space is available to accommodate additional growth. Similarly, central medical services and inpatient services can remain at Maguire. The original design included both a medical and mental health unit. Due to the cost of operating in-patient mental health beds vs. demand, San Mateo County now contracts with Santa Clara County for this service. Mental Health beds are currently used for overflow housing, primarily for women. Once general housing capacity is expanded, these beds can be recaptured for expanded medical inpatient services.



Current Inmate Population

2007 Inmate Population:

During calendar year 2007, the average San Mateo detention population of 1,200 inmates included 1,056 males and 144 females. Approximately 52% of the population was non-sentenced and 48% sentenced. The felony inmates accounted for 49% of the total population, misdemeanants 51%. The system's classification system designated 28% of the inmate population as maximum custody, 47% medium custody and 25% as minimum custody.

A study of inmate characteristics by gender revealed the following.

Male Inmate Population

- Three-quarters are local residents. Eight out of ten lived at the same address six months or more suggesting a factor of stability. Nearly six out of ten are not responsible for children.
- The most frequent offense for which they were confined was for personal drug use and possession.
- Nearly two-thirds have no pending charges from other jurisdictions. Thirty-eight percent were probation violators. Male inmates had an average of 1.1 prior non-violent felony convictions and less than one prior violent felony conviction.
- Six out of ten of the men had earned their high school diploma, GED, a Bachelor's Degree or had post-secondary education. Almost sixty percent were employed at the time of this current jail admission and most reported that they expect to be employed upon release.
- More than three-quarters of the men report having suitable housing upon release and do not expect to be homeless. More than three-quarters of the men report having some form of family support upon release.
- More than one-half report using drugs and four out of ten reports using them daily or several times a week. Methamphetamines were the number one drug of choice. Among those using drugs, 20 percent also reported having emotional problems. Only 17.2 percent reported being involved in treatment at the time of this arrest and few reported ever receiving treatment.
- Almost one-third of the males are assessed by Correctional Health Services as needing residential treatment for their psychiatric disorder.

These characteristics describe a highly addictive educated male that is charged and/or convicted of non-violent crimes. Much of this population does not have pending charges and most have little criminal background. The male is employed, expects to have a job upon release, will have a suitable home and will have family support upon release from jail. While these characteristics suggest a male population who is moderately functioning, their drug and alcohol use has negatively impacted their life.

Female Inmate Population

- Majority of women inmates are confined in San Mateo County Jail for non-violent drug possession and property offenses, only 12 percent are housed for violent/weapons charges.
- 80 percent of the confined population report moderate to severe alcohol or drug problems and 90 percent of these women reported moderate and severe problems with both alcohol and illegal drugs. Methamphetamines were the most commonly listed drug of choice.



- Very few inmates indicated that they were currently receiving substance abuse treatment and an average of 47 percent reported never having received substance abuse treatment.
- More than one-half of the pretrial and one-third of the sentenced women are responsible for young children.

These characteristics indicate that there are significant substance abuse and behavioral health care needs among the women in jail. The high incidence of substance use, particularly methamphetamine use, suggests the need for a long-term treatment continuum including residential and intensive outpatient treatment.

Refer to Appendix 1 & 2 for additional detailed information on the current population, including the results of an inmate profile survey conducted for both the male and female population.



Classification System

The facility uses an objective classification system to assign inmates to housing units. The intake officer assigns the inmate based on sex, age, criminal sophistication, seriousness of the crime charged, physical or mental health needs, assaultive or non-assaultive behavior. Non-sentenced inmates are separated from sentenced inmates wherever possible. A point system is used to assign inmates their custody level. Inmates are broken down into three overall classifications - Minimum, Medium or Maximum.

The facility reviews the classification of inmates in general population every 30 days and every 10 days for those in segregation. On a daily basis, the jail reviews inmates to determine who would be eligible for the lower custody facility (Minimum Security Transition Facility), for the Sheriff's Work Program and for Electronic Monitoring. By statute and by administrative policy, the jail is permitted to provide recommendations to the Courts and to the Probation Department for paroles and for modifications of sentences.

The facility has a male Minimum Security Transition Facility that is used for lower-risk inmates and inmates near their release date. This frees up space in the Maguire Corrections Facility but it is not sufficient to provide on-going relief of the crowding that exists in the jail. There is currently no separate operation for low risk females and/or females near their release dates are currently in operation.

The following table illustrates the current classification breakdown and the consultant's findings regarding potential classification, assuming that overcrowding is eliminated or significantly reduced. The potential distribution reflects the findings of the inmate profile survey documented in the Appendix Volumes 1 & 2. San Mateo County is in the process of reviewing their classification relative to these findings.

Current & Potential Population Distribution by Classification				
	MALE		FEMALE	
	Current Distribution	Potential Distribution	Current Distribution	Potential Distribution
Maximum	28%	15%	25%	5%
Medium	47%	50%	47%	45%
Minimum	25%	35%	25%	50%
Current Bed Distribution Based on Recommended Bed Requirements				
Total Required Beds	1,109	1,109	158	158
Maximum	311	166	40	8
Medium	521	555	74	71
Minimum	277	388	40	79

As illustrated, total maximum security needs range from 311 to 166 beds for males and medium security needs range from 521 to 555 Beds relative to current and potential distribution by classification. Total maximum and medium security needs range from 832 to 721Beds. Medium security can be further broken down into high and low medium. Based on current practices about 40% of the medium security population would be classified as a higher risk. Taking this into account, total current bed need for maximum/high medium security beds would range from 519 to 388 Beds. MCF, the current high security facility has a rated capacity of 688 beds, which suggests compared to the range of need, that it can accommodate the high security population well into the future.



Program Needs

Current Programs:

San Mateo County is committed to providing a range of programming opportunities that can assist an individual in making positive life decisions. In support of this endeavor the inmate population has access to a range of program activities; however, extremely high levels of crowding and lack of proper program and support spaces severely hampers this effort and jeopardizes the health and safety of inmates, staff and the many volunteer service providers. Concurrently, non program areas are "maxed out" in their operations and cannot accommodate projected future growth.

Title 15 of the State of California Minimum Standards for Local Detention Centers requires localities to provide the following programs to persons detained in their facility regardless of legal status:

Education Program:

Voluntary academic and/or vocational education of both sentenced and non-sentenced inmates. The Individuals with Disabilities Education Act (IDEA) is a United States federal law that requires public agencies to provide special education and related services to persons up to the age of 21 years of age. The San Mateo County Jail offers GED, Project Read, Communication Skills, and Domestic Violence through the Sequoia Public School District. It is limited by lack of space to involve everyone in need of these services.

Visiting:

Inmates are mandated to receive two visits or one hour of visiting per week. Due to crowding and lack of space, not all inmates (especially women) receive visits.

Exercise and Recreation:

Three hours of exercise are required by Title 15 over a 7 day period. On occasion, exercise is cancelled due to crowding and lack of space.

Individual/Family Service Program:

The table on the following page displays the types of programs offered at the jail through a contract with the Service League who in turn makes arrangements with local providers for the provision of services. The following community providers are involved in providing services at the jail:

- Delancey Street
- Peninsula Conflict Resolution Center
- Sequoia Public School District
- 300 volunteers from area faith-based agencies

As of May 23, 2007, one quarter (24.5 percent) of the male population and 25.2 percent of the female population were participating in programs. Unfortunately however, there is no dedicated space for these programs. The programs are held in the dayroom or multipurpose rooms and are often cancelled because of safety and security concerns.



The following table provides a summary of current program offerings at the San Mateo facilities.

Existing Jail Programs

San Mateo County Jail Programs		
Programs at Maguire (Male)	Programs at MSTF (Male)	Programs at MSTF (Female)
AA - Bridging the Gap	AA - Bridging the Gap	AA - Bridging the Gap
AA - Spanish	Alcoholics Anonymous	AIDS Education and Prevention
AIDS Education and Prevention	Anger Management	Alcoholics Anonymous
Alcoholics Anonymous	Narcotics Anonymous	Anger Management
Communication Skills		Domestic Violence/Parenting Class
Domestic Violence		First Chance
First Chance		Job Search Skills and Resume Preparation
GED (Study and Testing)		Narcotics Anonymous
Job Search Skills and Resume Preparation		Project Read
Religious Services		
Narcotics Anonymous		
Project Read		
Step into Recovery		

CHOICES Program

The CHOICES program is a cognitive behavioral program tailored to inmates with substance abuse disorders to address their addiction and their criminal thinking errors. It is a partnership between the Sheriff's Office, Delancey Street and Correctional Health Services. The partners should be commended for offering this valuable program.

This program serves 192 men and 24 women on any given day, which represents 17.6 percent of the total inmates confined.

With the exception of inmates charged with homicide and child molestation, every inmate is eligible to participate. They apply to be considered. Men waiting to go to the state Department of Corrections and Rehabilitation are eligible which has the effect of taking up space for an inmate who will be released to San Mateo County. Currently, there are no resources dedicated to assessing whether the inmate needs this particular program using the industry standard such as the American Society for Addiction Medicine guidelines (ASAM). ASAM determines which of the levels of substance abuse treatment a person needs based on an objective, valid assessment instrument.

The program is designed for six weeks but the average length of stay is approximately 170 days. Interviews with inmates indicated that some inmates have requested that their case be continued to allow them to complete the program. While the CHOICES program is a valuable program, it is contributing to the longer length of stays of inmates housed in the jail.



CHOICES are delivered by Delancey Street counselors who have been in drug/alcohol treatment themselves. The program provides cognitive behavioral skills development programming in the following areas:

- Parenting
- Alcohol/drug treatment
- Domestic violence
- Communications
- Community reentry preparation
- Public health
- Therapy groups
- Recognizing triggers

The inmate participates in GED preparation and literacy assistance from the School District and job skills development from the Opportunities Industrial Center West.

An evaluation was conducted on the men participating in CHOICES in 2002. CHOICES participants were tracked 2 years following discharge and these participants were compared with men released from general population who had not participated in the program.

Table 5 presents the findings of the 2002 study

Table 5: CHOICES Recidivism Outcome Study

CHOICE Program Recidivism Outcomes		
Comparison Factor	General Population	CHOICE Participants
Mean # of repeat Felony incarcerations	0.42	0.24
Mean # of repeat Misdemeanor incarcerations	0.57	0.22
Mean # of repeat Probation Violation incarcerations	0.34	0.53
Mean # of months until Felony incarceration	9.52	13
Mean # of months until Misdemeanor incarceration	7.22	12.2
Mean # of months until Probation Violation incarceration	9.55	8.8

Reentry Programs

San Mateo County provides reentry planning to jail inmates. A new Reentry Program has been implemented with funding from the Peninsula Community Foundation for 25 inmates who are eligible for release to San Mateo County. The Reentry Program is a partnership between the Sheriff's Office and Service League.

The Service League has 31 reentry beds which are not adequate for the number of inmates released from the jail who are homeless and who need a structured living environment. The Profile Analysis documented that 5.5% of the males confined will be homeless upon release.



Alternatives to Incarceration

The sheriff operates four programs to help relieve crowding and to provide low-risk offenders an opportunity to seek or maintain employment and pay their financial obligations. These programs are administered by the Sheriff's Alternative Sentencing Bureau.

Sheriff's Work Program - During 2007, an average of 480 male inmates reported to the Sheriff's Work Program each day in lieu of being detained. These inmates report to the Jail to perform community work at municipal and private non-profit agencies. At the end of the day, the inmate returns home to sleep, thus freeing up jail beds. If this program was not in existence, these inmates would be housed in the San Mateo County Jail. The Sheriff and staff are commended for operating this program.

The number of inmates participating in the Sheriff's Work Program declined 35.7 percent between 1997 and 2002. However, between 2002 and 2007, the ADP increased 47.1 percent. This is largely due to the crowding that exists at the jail

Electronic Monitoring - Of all of the alternatives to jail that currently exist in San Mateo County, electronic monitoring (EMP) is used the least. Between 1997 and 2006, the average daily population for EMP decreased 79.3 percent, or by an average annual decrease of 10.6 percent. The highest number of inmates who were on EMP was 43 in 1998 showing room for expansion. During 2006, there were 18 participants in EMP, 6 or 33.3 percent were women and 12 or 66.6 percent were men.

Weekender/Work Furlough - The Weekender Facility has been an option for the courts for many years. The current capacity is 16 beds for males. Male inmates are housed in the weekender dorm while female inmates are housed in the Women's Correctional Center.

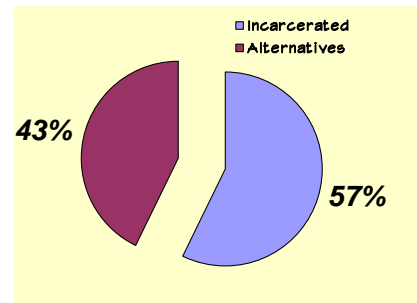
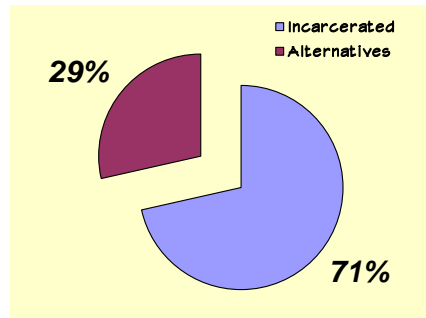
The **Minimum Security Transitional Facility (MSTF)** was opened in July 2003 for male offenders with a Board of Corrections rated capacity of 46 beds. This facility serves minimum security males whose classification determines they pose no risk to public safety and who are medically cleared to participate. The average daily population increased from 30 in 2003 to 43 in 2006, a 43.3 percent increase.

Work Furlough is limited for women (average daily population of 3), because there is no minimum security housing for women inmates separate from WCC. , Work Furlough and Weekender programming require capacity that allows inmates participating in these programs to be separated from high security inmates. It is commendable that even with these physical space restrictions, the San Mateo County Sheriff's Office has permitted eight women to participate in the Job Training Program and to attend job training classes at Opportunities Industrialization Center West (OICW).

Even with these limitations, the San Mateo County Sheriffs Department has utilized all alternative programs within their jurisdiction to relieve overcrowding and reduce the jail population. As illustrated in the graphics, on the following page, in 2007, 29% of the total population under the authority of the Sheriff were accommodated in non-jail facility alternatives. This represents 43% of the sentenced population placed in programs, avoiding the need for over 480 additional jail beds.

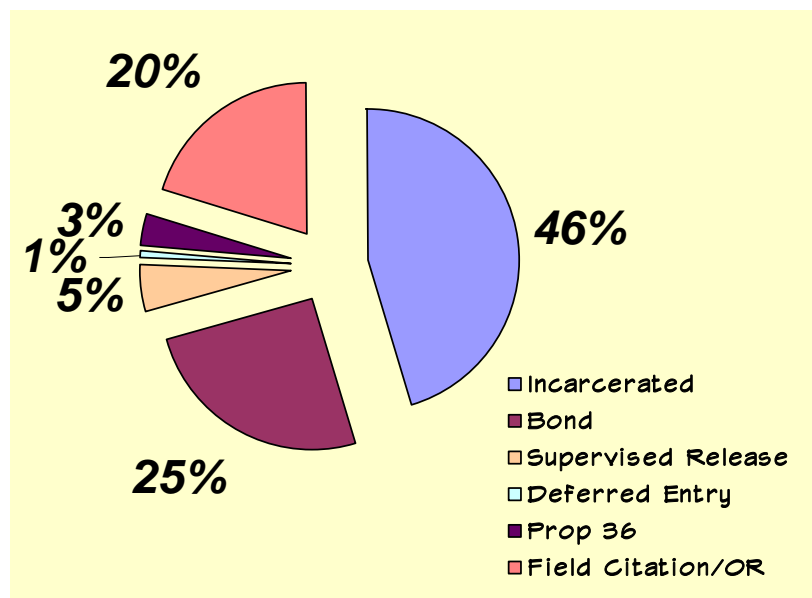


Inmates on Alternative Programs as Percent of Total & Sentenced Populations



Pretrial Release

As illustrated in the following chart, San Mateo County makes use of a wide range of pretrial release alternatives. Chief among them are field cite and release of misdemeanor offenders, and the Sheriff's First Chance program, where first time offenders arrested for non-violent public intoxication offenses and driving under the influence are taken to an alternative facility and not booked into the jail. In 2007: 3,261 bookings were diverted to The "First Chance" Program.



Jail Overcrowding Task Force

Recognizing the critical nature of the Jail Overcrowding problem San Mateo County formed a Jail Overcrowding Task Force which includes broad representation of the Criminal Justice system as well as representatives of the Board of Supervisors and County Administration. This group convenes regularly to review critical issues related to jail population management and to look for common solutions to reduce admissions and the average length of stay while meeting the overarching goal of public safety.



Proposed Programs:

The Needs Assessment & Master Plan identified several key areas of program focus related to future facilities, with the primary focus being on developing standards compliant facilities for females that provide equal access to all program opportunities and will allow gender specific programming, maintain mother-child relationships and provide transition housing and reentry programming to reduce recidivism and re-incarceration.

For the male population, given that sufficient high-security capacity should exist at MCF, the focus should be on lower security sentenced facilities that again focus on transition to the community, expanded opportunities for work furlough and gender specific programming.

A key element of the Department's vision for the entry program is that it programming begins at intake, to avail the offender of an opportunity to participate from day one.

- For female offenders, the program focuses on providing a continuum of care, transition/ re-entry planning & assistance, equal access to programs and alternatives, the ability to engage in meaningful work and the ability to maintain and strengthen family ties, especially mother and child. Evidence based principles identified related to achieving this goal include:
 - Develop interventions based on the non-violent nature of women offenders: The profile of San Mateo County women indicated that the majority of women are charged with or convicted of non-violent crimes suggesting that most of the women involved in the justice system do not require high security beds.
 - Research-based and validated assessment tools are used to assess need and readiness to change: San Mateo County Jail, Probation and Correctional Health Services officials already use some objective assessment instruments to determine custody classification and to assess medical, mental health and probation supervision needs.
 - Provide economic support toward self sufficiency: San Mateo County women inmates were not employed at the time of admission to jail indicating the need for educational and vocational assistance and short-term government assistance after release.
 - Create ongoing social supports upon release: Women who are assigned mentors upon release have lower relapse and recidivism rates (Buell, Maureen 2006. Women's Prison Association, Rhode Island Women Mentoring Program).
 - Establish wraparound models: Because women are often receiving services from more than one service delivery system, Dr. Stephanie Covington and Dr. Barbara Bloom recommend that gender-specific wraparound case management models be established for women released from jails that involve representatives from various service delivery systems.
 - Create motivations for change using connections with their children: Research in California and in Delaware demonstrates that when mothers are given opportunities to visit with their children while they are incarcerated, positive behaviors increase.
 - Use Cognitive Behavioral Methods: Dr. Edward Latessa and Dr. Chris Lowenkamp from the University of Ohio document reduction in future re-offending when programs are based on cognitive behavioral therapeutic approaches and cognitive skills development.
 - Provide gender-specific programming in safe, supportive and respectful environments: Numerous studies cited by Dr. Stephanie Covington and Dr. Barbara Bloom in their Gender-Responsive Strategies: Research, Practice, and



Guiding Principles for Women Offenders. National Institute of Corrections. 2002 demonstrate the importance of programs that are sensitive to the past victimization, domestic violence, trauma, and care giver needs of women offenders.

- Sufficient duration and dosage in programs: Dr. Edward Latessa and Dr. Chris Lowenkamp document that criminogenic patterns will likely change when women are involved in programs that are at a minimum of 3 months in duration and when 60 percent of the day is spent in programming. The profile of women in jail in San Mateo County and confirmed by Dr. Richard Hayward of Correctional Health Services documents chronic substance abuse problems requiring between 6-18 months of treatment.
- Staffs are trained in evidence-based practices and them role model pro-social behavior: To adequately transfer knowledge of evidence-based practices (EBP), staff working with women will need to be fully trained in EBP.
- Measure change in offender behavior: Best practices involve the development of performance metrics, on-going monitoring of offender behavior at the beginning of treatment, at midpoint, at discharge and at 6, 12 and 18 months following discharge from treatment.
- For male offenders, the program focuses on providing an improved environment for therapeutic communities focusing on key issues related to substance abuse, through expanded programs such as Choices, with stronger ties to community support services.

Facility Type

While both female and male facilities will contain minimum security housing areas and transitional/community release housing, as currently envisioned, these components will be developed within the overall construct of a Type II facility to reduce long-term staffing and operational costs and to provide flexibility for the future should needs or programs change. .

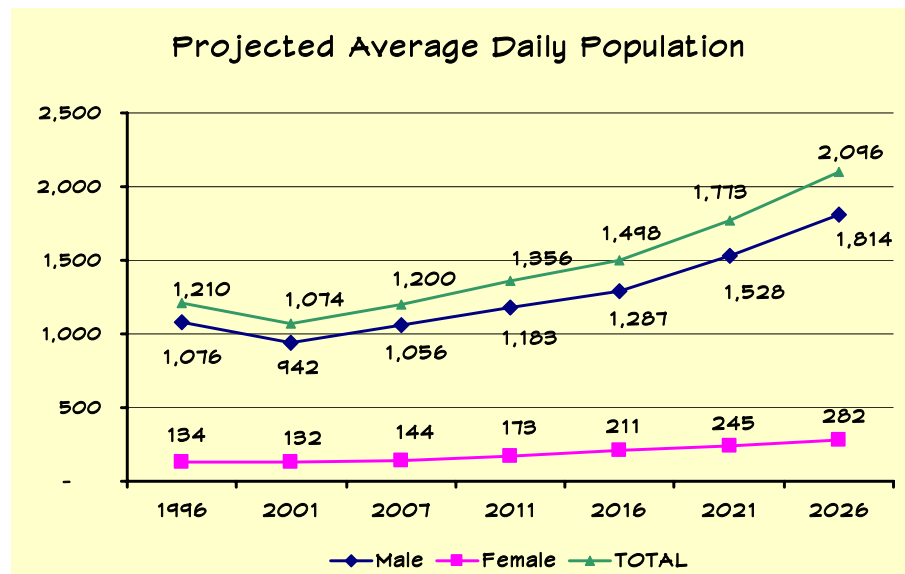


Trends and Projections – Current Practices

Baseline projections for future jail needs were developed using simulation models for the male and female populations. The two projections were then combined to provide the total system projection. As part of this effort, some of the parameters used for modeling were modified. The initial projections used an across-the-board 12% classification /peaking factor for both male and female populations. As part of developing the combined projection, a 10% factor was applied to the female population and a 5% factor was applied to the male projection. Finally, the recommended basis for planning was modified based on the AB900 requirement for funding related to a Year 2011 planning horizon and to take into account the potential for future population reduction initiatives. Refer to Appendices 1 & 2 for detailed information related to population growth, crime, arrests, admissions and similar statistical back-up.

It is important to note that the baseline projection is based on historical trends and the relationship of key variables such as crime, arrests, admissions, ADP, general population growth and similar statistical relationships. Over time, the rate of growth will vary both upward and downward. By looking at the longer range trends, the impact of short-range anomalies are minimized.

As indicated in the graph below, the projection model predicts an Average Daily Total Population of 1,356 in the year 2011, 1,498 in the year 2016, and 1,773 and 2,096 in the years 2021 & 2026 respectively. This reflects a conservative average annual growth rate of about 3.6%, compared to the 2006/2007 growth rates of 8.9% for males and a five year growth rate of 8.5% for females.





Baseline Male Inmate Population Forecast

The following planning assumptions were used in forecasting bed requirements for San Mateo's male inmate population through the year 2026 as shown in Table 6.

- San Mateo County's population rate is expected to grow at 0.5 percent annually during 2006-2025.
- The County's male population will increase by 10.6 percent through 2026.
- Male jail average daily population is projected to increase at a future growth rate of 3.0 percent per year based on the historical growth of ADP from 2000-2007 and an additional .5 percent annual increase based on the assumed growth of state inmates returning to San Mateo County.
- No new alternatives to jail or new case expediting strategies are assumed in this baseline projection.
- Males are projected to maintain an average length of stay of 22.4 days.
- Projections factor in a 5 percent peaking factor for population fluctuations and for the housing of special need inmates.

As indicated in the previous below, the projection model predicts an Average Daily Male Population of 1,183 in the year 2011, 1,287 in the year 2016, and 1,528 and 1,814 in the years 2021 & 2026 respectively.

Baseline Female Inmate Population Forecast

The following planning assumptions were used in forecasting bed requirements for San Mateo's female inmate population through the year 2026.

- San Mateo County's population rate is expected to grow at 0.5 percent annually during 2006-2025.
- Female admissions are projected to increase 3.8 percent per year based on historical trends during recent years (2000-2006).
- Female jail population average length of stay projected to stay constant at 14.7 days.
- Projections factor in a 12 percent peaking factor for fluctuations and for special inmate classifications.

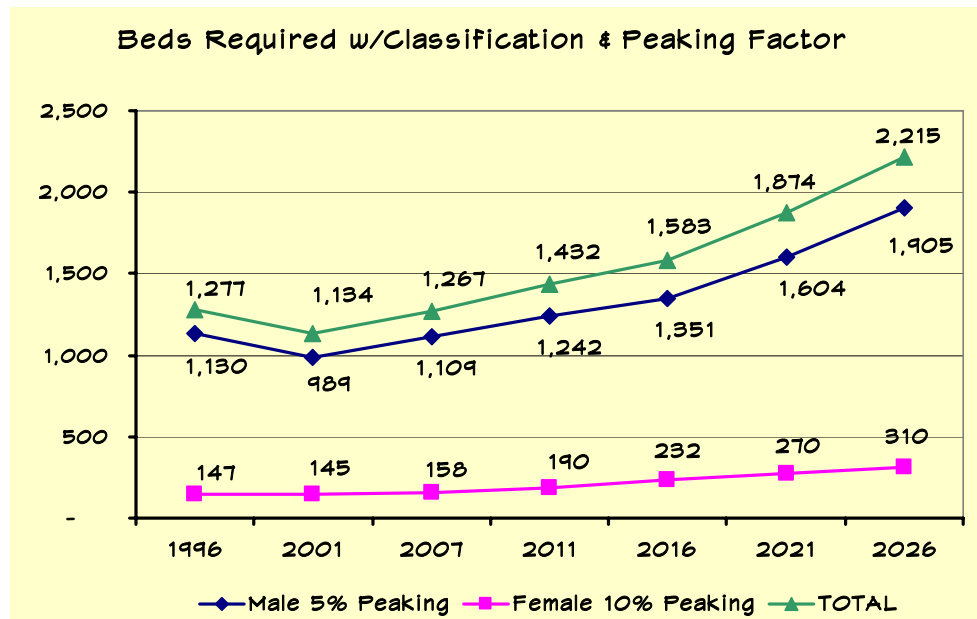
As indicated in the previous graph the projection model predicts an Average Daily Female Population of 144 in the year 2011, 173 in the year 2016, and 245 and 282 in the years 2021 & 2026 respectively.



Baseline Bedspace Requirements

Best practices suggest that a factor be applied to the projections of average population to accommodate classification, peaking above the average and normal maintenance to determine actual bedspace requirements. For San Mateo County, a 10 % factor was used for the female population and a reduced factor of 5% was applied to the male population due to the larger base number for the ADP.

As indicated in the graph below, the application of this factor results in need for a total of 1,432 in the year 2011 (vs. an ADP of 1,356), 1,583 in the year 2016, and 1,874 and 2,215 in the years 2021 & 2026 respectively.





Trends and Projections – Changes to the Current System

The Needs Assessment also identified several actions that could be considered to further contribute to a reduction in demand for jail beds in the future. Chief among these is a targeted program to reduce recidivism through re-entry planning and the potential expansion of pre-trial release alternatives.

- Increased emphasis on reentry, continuum of services – reduce recidivism/re-incarceration
- Increase the use of pretrial release or pretrial supervision.
- Target reduction in probation violator admissions for technical violations using evidence-based practices
- Reduce length-of-stay for probation violators in custody.
- Reduce pretrial and pre-sentence length-of-stay

Refer to Appendices Volumes 1 & 2 for additional detailed data on Program Needs, Jail Population Management options and Inmate Profile data related to determining program needs.

The Jail Overcrowding Task Force and County was also interested in understanding to what extent if any, current Superior Court Case Management practices were impacting the increase in the Jail ADP and overcrowding. A separate analysis of criminal case management was undertaken and is documented in detail in Appendix 3 San Mateo County Superior Court, Analysis of Case Management Practices.

This study looked at several key indicators and compared the performance of the San Mateo Superior Court to courts with caseloads of similar size and complexity. Findings related to these key indicators are detailed in Appendix 3 San Mateo County Superior Court, Analysis of Case Management Practices.

The review of case management practices indicated that the Court is performing well and that the current system results in a 97.6 percent pre-trial disposition rate, a 2.4 percent trial rate and a median time to disposition of 74 days. This is do in large part to case management practices already instituted by the Court that permit the court to come routinely close to meeting the State's time standard of one year for criminal case disposition. However, it was found that there are in any given year up to five percent of criminal cases filed that will not be resolved within these guidelines.

The number of prior offenses seen at arraignment and the recent focus on gang activity may be contributors to such a phenomenon. Several actions were identified that may assist in expediting the disposition of that portion of the active pending caseload that exceeds the one year standard.

- The court convene a small, ongoing committee of its bench to periodically review the individual cases in the active pending caseload, especially those that are older than one year and justify the validity of their status.
- Monitor continuances and trial date certainty to ensure that the spirit of California Penal Code section 1050 is being met and the number of trial settings reduced.
- Monitor on a monthly basis the median time to disposition for felony cases and seek explanations for changes in that metric.
- Continue to monitor criminal clearance rates, time to disposition, trial date certainty and age/size of the active pending caseload.



These few changes may help the Court to continue managing the caseload in a way that will ensure that there is only "explainable variation" from the approved time standards and that pre-trial time in custody is the minimum necessary for the achievement of justice.

Refer to Appendix 3, San Mateo County Superior Court, Analysis of Case Management Practices for additional detailed information.

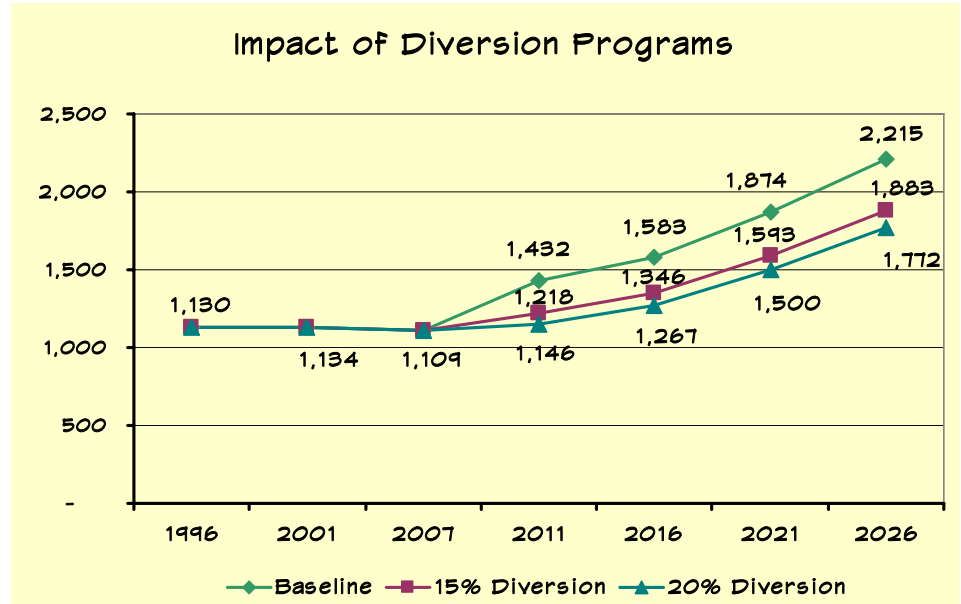
Of keen interest to the Jail Overcrowding Task Force, was their ability to impact the jail population through policy actions. In this regard, there are two ways to model impacts. The first is to develop a baseline projection and then estimate the possible cumulative impacts of policy actions on the population. The second is to do a more exhaustive study and identify and model each and every practice independently. Either is a valid approach. In the first, one is identifying a range of options for consideration by policy-makers without making any preconceived determination of what is best within the limited time frame of a study. The key is to look at the population in detail (as outlined in the Appendices) to determine what the options are and the potential target population. Additionally, the second approach requires a wide range of specific data, that is not currently readily available.

For consideration for planning, based on the review of the population and current practices, the consultants targeted a range of 15% to 20% of the projected ADP for potential diversion. In assessing the results of this modeling, several issues require careful consideration:

- As outlined previously, the Sheriff is already diverting a substantial portion of the population (29% of the total population, 43% of the sentenced population) through the Sheriff's work program in a very cost effective manner, reducing the potential pool for sentenced diversion;
- Any program that is put in place will have costs associated with it – alternatives are not free and in some cases such as community based treatment may actually be more expensive albeit with a better long-term outcome;
- In developing new alternatives, one always has to be concerned about widening the net – that is program placement may not result in a one-for-one reduction in jail beds, as capacity may also go to those who would otherwise be "underserved";
- Both the 15% and 20% models represent an aggressive goal, based on the consultants experience and will require both a concerted effort by all parts of the justice system and sufficient resources to be achievable;
- A critical part of this decision is the fact that the system is currently over capacity by 431 beds – before any diversion programs are even developed – this shortfall will be exacerbated before any program provides any level of relief
- Additionally, 146 beds included in the current rated capacity (84 WCC, 46MSTF, 16 Beds Weekenders) will need to be replaced – again before providing any additional capacity for growth.



The following graph illustrates the impact of achieving additional diversion (pre-trial or sentenced) equal to 15% & 20% of the projected ADP. Bed savings in 2026 are 332 beds for achieving an additional 15% diversion rate and 443 beds for achieving an additional 20% diversion rate.



Impact of Current Bed Need

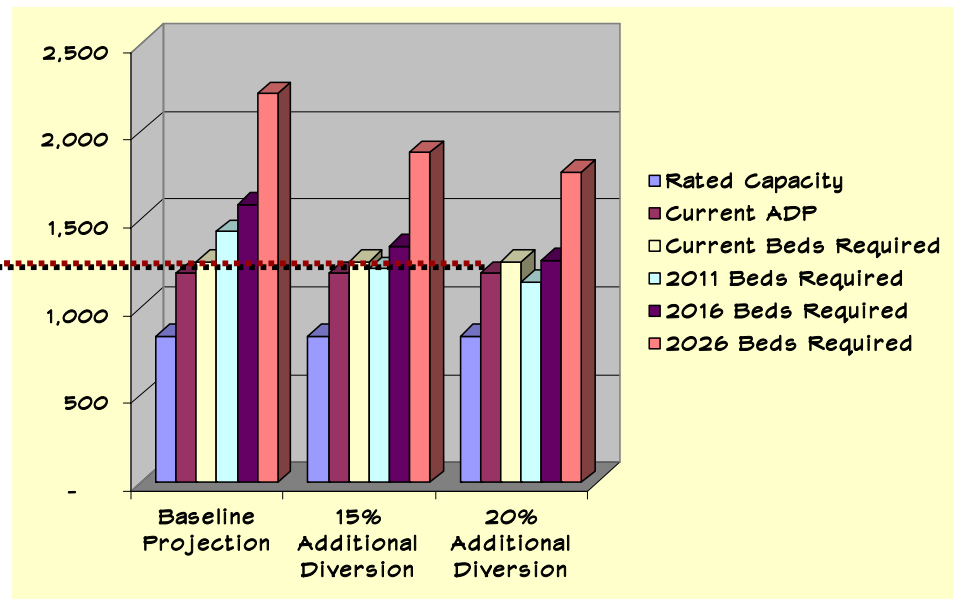
As noted above, as part of adopting any scenario, it is important to remember that the system is currently over capacity. As illustrated below, total current need to "catch-up" is 577 beds, of which 431 are current shortfalls and 146 represent the replacement of WCC, MSTF & the Weekender facility.

•Future Growth

- Additional 515
– 928 beds
depending on
scenario

•Current Need

•1,265 Beds vs. rated
capacity of 834;
431 Current Need
+146 Replacement
577 Total Need





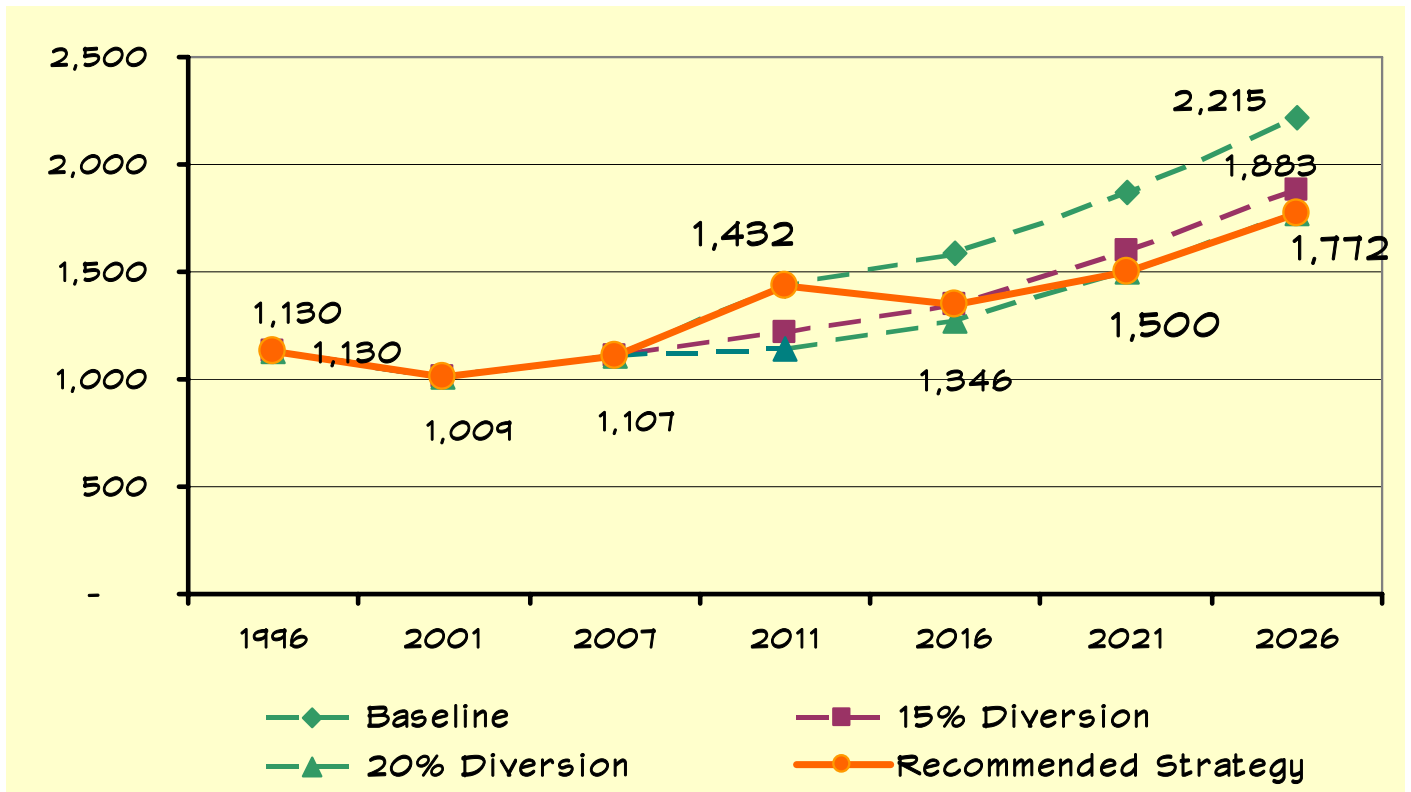
Recommended Scenario for Planning

Typically, a planning horizon for construction would be based on a minimum of occupancy plus ten years. Assuming occupancy by 2011, this would place the planning horizon at 2021, which would require 1,874 beds per the baseline scenario, 1,593 beds with an additional 15% diversion or 1,500 beds if an additional diversion of 20% of the population can be achieved.

A decision on a planning horizon, however is affected by the current availability of state funding for up to 75% of the construction value or \$100M. State funding, however is limited to meeting projected 2011 needs – which as noted above is the projected occupancy date. We believe that the ultimate answer is to

Given this consideration, as illustrated below, the recommended Scenario for planning is to build to the baseline need for 2011 & concurrently implement jail population management strategy to meet needs through 2021 or beyond. Based on classification, this will require a total of 1,464 beds – 1,432 beds to meet the need as projected, plus an additional 32 beds to allow the conversion of two units to 100% single celling at MCF as part of it's revised mission as the high-security facility for the system. This results in a requirement for 766 new beds distributed as follows:

- 431 Current Need
- 146 Replacement
- 32 Doubles to Singles
- 157 Future Growth
- 766 2011 Req'd Beds



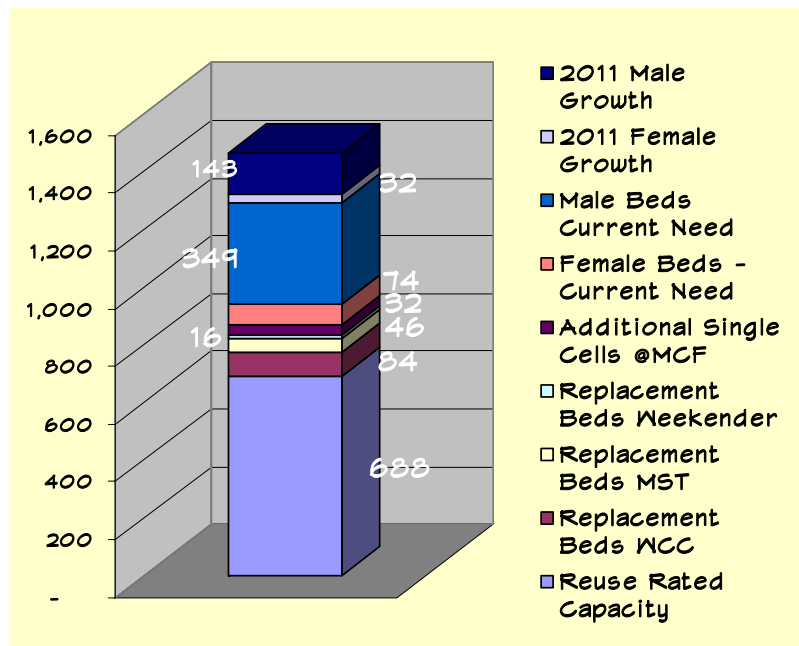


2011 Bed Distribution

The following graphics illustrate the overall distribution of beds based on meeting the 2011 Baseline Projection of need. Of the total 776 additional beds:

- 22.9% are for replacement of existing outmoded, non-compliant facilities
- 54.5% are needed to meet current needs and shortfalls and alleviate overcrowding
- 22.6% are provided for future growth.

2011 Bed Distribution Based on Baseline Projection	
Reuse Rated Capacity	688
Replacement Beds WCC	84
Replacement Beds MST	46
Replacement Beds Weekender	16
Additional Single Cells @MCF	32
Female Beds - Current Need	74
Male Beds Current Need	349
2011 Female Growth	32
2011 Male Growth	143
TOTAL	1,464
Male Beds	
Existing	688
New	586
Subtotal	1,274
Female beds	
Existing	190
New	190
Subtotal	190
TOTAL	1,464

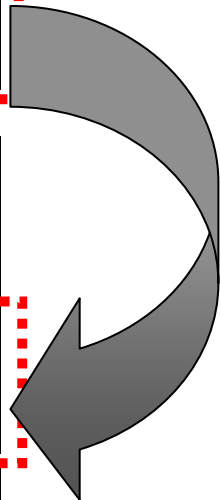




Future Strategy

The table below illustrates how building to the 2011 Baseline Projection relates to 2016 and 2026 need based on achieving a 15% or a 20% level of increased diversion.

San Mateo County Detention Facility Needs Assessment Analysis of Capacity Options & Policy Decisions as a basis for Planning				
	Male		Female	Total
Current Total System Rated Capacity	750		84	834
Less Replacement Beds MSTF, Weekenders, Female	(62)		(84)	(146)
Total Available System Capacity	688		-	688
Current ADP	1,054		144	1,198
Classification/Peaking Factor 5% Male, 10% Female	53		14	67
Double Cells converted to Single at Maguire	-		-	-
TOTAL Current Capacity Requirements	1,107		158	1,265
Total Additional Beds Needed	419		158	577
2011 Projected Needs	1,183		173	1,356
Classification/Peaking Factor 5% Male, 10% Female	59		17	76
Double Cells converted to Single at Maguire	32		-	32
TOTAL 2011 Capacity Requirements	1,274		190	1,464
Total Additional Beds Needed	586		190	776
	Male		Female	Total
2016 Projected Needs	1,287		211	1,498
Classification/Peaking Factor 5% Male, 10% Female	64		21	85
Double Cells converted to Single at Maguire	32		-	32
TOTAL 2016 Capacity Requirements	1,383		232	1,615
Total Additional Beds Needed	695		232	927
Total Additional Beds Needed with 15% Diversion	493		197	690
Total Additional Beds Needed with 20% Diversion	425		186	610
2026 Projected Needs	1,818		282	2,100
Classification/Peaking Factor 5% Male, 10% Female	91		28	119
Double Cells converted to Single at Maguire	48		-	48
TOTAL 2026 Capacity Requirements	1,957		310	2,267
Total Additional Beds Needed	1,269		310	1,579
Total Additional Beds Needed with 15% Diversion	982		264	1,246
Total Additional Beds Needed with 20% Diversion	887		249	1,136





Adequacy of Staffing Levels

Both recent Grand Jury reports and the CSA biennial inspection in 2006, identified concerns with the adequacy of staffing levels related to overcrowding. In both reports it was noted that if not for the overcrowding, that staffing levels would be adequate.

Quoting from the CSA 2006 report . . . "Sufficient staff is needed to ensure the implementation and operation of all required programs and activities. System-wide staffing levels have been issues of concern during previous biennial inspections. During this inspection cycle the issue has risen to that of non-compliance at MCF. If MCF were operating at its rated capacity, the current staffing level is probably appropriate however, crowding has exacerbated the need for added staff."

The staffing issue is to a large part related to all of the pressures that the County is under relative to the budget and revenue. In response to the stated concerns, staffing has been added at both MCF and WCC, and the Sheriff has adopted thresholds related to the population which require minimum levels of staffing and when exceeded trigger the need for overtime or alternative means of assuring that the minimum staffing levels are maintained.

Another key concern, is that by agreement, when the population of a housing unit exceeds 64 (typical rated capacity for the staffing plan) that a second officer is assigned. This results in staffing inefficiencies. Even if the unit is 100% double banded, two units at 96 beds (192 beds) require 4 officers, in normal operations, three units of 64 beds (192 beds) would require three officers. That additional position with relief equates to five officers – a significant amount of which may be covered by overtime.

Relative to the new facility, the growth in total staffing will be offset to a certain extent by the reduced requirements for MCF and the ability to transfer staff currently assigned to WCC and MSTF to the new facility. Additionally, if the County moves ahead with interim actions to relieve overcrowding, the additional staff required for MSF and the North Facility will also offset additional staffing required for the new facility.



Ability to Provide Visual Supervision

Existing Facilities

In general, staff have good visual observation of all areas of all facilities. New Maguire operates in a direct supervision mode which places the officer in the housing unit. This will be the mode of operation for the proposed new facility. Old Maguire has a control room in the center of the floor. WCC uses a combination of rovers to observe all areas of the facility and operates in direct supervision mode as well. The only major issue identified was related to overcrowding of dormitories, where the provision of additional beds does impact clear visibility.

As previously noted the new facility will be operated in a direct supervision mode, consistent with the philosophy of the department.. This not only allows for direct visual observation of all areas, but also provides for direct supervision of the inmate population and the opportunity to intervene immediately when necessary.



Adequacy of Record Keeping

The San Mateo County Sheriff's Office fully complies with all local, state and federal record keeping requirements as required by all codes and regulations, including Title 15 of the California Code of Regulations, the governing code for all county jails in California. All employees are trained on the proper procedures for compiling and storing, both physically and electronically, all required documents and statistics. The most recent biennial inspection found that all recordkeeping was in accord with Title 15 requirements.

The San Mateo County Sheriff's Office has taken a number of steps over the last 2 years to ensure that a high level of compliance with record keeping laws and regulations are adhered to. A new Jail Research Analyst position was added to the Detention Division's staff two years ago, improving the accuracy, retention and pertinence of reports and statistics. Additionally, a new software middleware program was recently installed in the Detention Division that assists with a more accurate and meaningful collection and dissemination of a wide range of statistics and reports. The Sheriff's Office also recently implemented a thorough and legally vetted records retention policy that will reduce paperwork and simultaneously improve the advisability of retained reports for both internal and external customers.

Recognizing the shortcomings of the Sheriff's Office Criminal Justice Information System (CJIS), a process to replace CJIS has been undertaken. A new Jail Management System (JMS) that will replace CJIS with a modern and flexible JMS should be implemented within the next 3 years.



History of the System's Compliance with Standards

CSA Biennial Inspection 2006

The primary concerns identified in the 2006 CSA biennial review were related to overcrowding. Both Type II facilities were found to be overcrowded. MCF 877 inmates vs. rated capacity of 688 Beds; WCC 132 inmates vs. rated capacity of 84 Beds. Beds have been added however the physical plant, programming space and level of staffing are inadequate for the increased population. Specific issues related to non compliance were in all cases direct related to overcrowding:

- **Maguire Correctional Facility**
 - **Title 24 Section 8227 & 2.9 Multiple Occupancy Cells & Dayrooms** – Rated capacity is exceeded resulting in non-compliance with space requirements
 - **Title 24 Section 2.6 Single Occupancy Cells** – Increased double bunking results in exceeding the rated capacity and a shortfall of single cells
 - **Title 15 Section 1027 Number of Personnel** – MCF judged non-compliant due to overcrowding
- **Women's Correctional Center**
 - **Title 24 Sections 2.8 & 2.9 Dormitories & Dayrooms** – Rated capacity is exceeded resulting in non-compliance with space & fixture requirements
 - **Title 24 Section 2.6, 3.1, 3.2 & 3.4 Single Occupancy Cells** – Increased double & triple bunking resulting in non-compliance with space & fixture requirements
 - **Title 15 Section 2.11 Program Space** – Insufficient program space to meet requirements

Of these, issues related to appropriate staffing levels were judged the most critical as previously discussed.

Health & Fire Inspections

The CSA biennial report of June, 20, 2006 noted that health inspections were completed related to nutritional and environmental policies, procedures and practices. Additionally, the Institute for medical Quality conducted a similar review of medical/mental health conditions. No deficiencies were noted in the medical/mental health or nutritional report. Only minor deficiencies were noted in the environmental report and CSA noted that all had been corrected or the repair work approved and scheduled.

Relative to the fire inspection, it was noted that the Fire Marshal inspected the Maple Street Complex on August of 2005, and that all minor deficiencies noted in the reports had been corrected and fire clearances granted. Regarding MCF it was noted that the Fire inspection was scheduled for July 2006. Subsequent correspondence from CSA related to receipt of the County's Corrective Action Plan noted that MCF was inspected on September 12, 2006 and received fire clearance. Of greater interest in this correspondence is additional commentary related to overcrowding and the general condition of facilities.

"Several issues of non-compliance were noted during the inspection of the jails, nearly all were specifically related to crowding. Simply stated, San Mateo County has more adults incarcerated than the Sheriff has facilities in which to house them. The already limited programming spaces have been converted to inmate housing areas to prevent inmates from having to sleep on the floors. To compound the problem, the three facilities at the Maple Street complex in Redwood City have reached the end of their serviceable life span and need to be replaced. Day to day maintenance is difficult enough; remodeling or retrofitting would be costly and fail to meet current needs."

Clearly, CSA's findings support the recommendations of this Needs Assessment.



Grand Jury Findings

“Overcrowding is an ongoing serious problem that can lead to increased assaults on staff & inmates, high stress levels for staff, increased overtime costs and higher turnover of staff.”

“(WCC)” is a crowded disgrace and should be replaced.”

The county Civil Grand Jury is mandated by California Penal Code to inquire into the condition and management of detention facilities within the County. Reviews in 2004, 2005, & 2006 are consistent with the recommendations of the Needs Assessment and the commentary by CSA.

- **2004 Report**

- MCF operating at 134% of capacity
- WCC operating at 144% of capacity
- Over 50% of the population classified as at-risk – assaultive, gang affiliated, or diagnosed with mental illness
- There is currently no honor camp or ,minimum Security option for women. As a result women have no opportunity to work outside the facility.
- Recommendations
 - Replacement of the women's facility
 - Alleviate overcrowding at both jails
 - Expand the “Choices” Program
 - Provide equal access to programs for women

- **2005 Report**

- MCF & WCC are consistently overcrowded; the County should relieve this overcrowding as quickly as possible.
- WCC is substandard and does not serve the female population to the same standard as MCF serves the male population. WCC must be replaced.
 - No accommodations for female inmates with serious mental health issues
 - Lack of classrooms/service areas
 - Inadequate visiting facilities
 - No accommodations for mother-child visits
 - Open bay housing hampers classification
- Recommendations
 - Replacement of the women's facility
 - Move as quickly as possible to relieve overcrowding

- **2006 Report**

- County's detention facilities are severely overcrowded;.
- There are several negative effects of the WCC overcrowding:
 - Additional stress on staff and inmates puts both at risk
 - Inmates with serious health or mental issues must be housed at Maguire
 - Egregiously inadequate visiting facilities
 - No accommodations for mother-child visits
 - Lack of classroom space and special program areas
 - Lack of flexibility in separating potentially hostile inmates
 - Open bay housing hampers classification
- Conclusions
 - WCC is outdated and chronically overcrowded and must be replaced



- MCF while functional and efficient is also overcrowded and will become more so with time
- Solutions to overcrowding problems must be sought in the context of the entire detention system
- The proposed new post-sentencing jail facility to house both men and women with an emphasis on phased re-entry into society is a promising solution



Site Evaluation

As part of developing the Needs Assessment and master Plan, the Planning Team reviewed several sites to determine their suitability for development, with the current WCC site (WC-1) as one of the primary candidates, due to the fact that it is currently used for the women's jail and limited opposition was anticipated. Given that the size was rather constrained, especially when considering facility requirements for the male as well as the female population, other sites were identified for consideration. One option was to look at the City site to the northeast of the Police Administration Building (WC-2) as a "land swap" with the City. A meeting with the City determined that this site was being considered for inclusion in a proposed water front development plan. They suggested instead that some of the industrial land along the freeway may offer an alternative and if tied in with the overall development plan was both preferable from a zoning perspective and potentially could be part of the overall development deal.

Two downtown sites were also identified, D-1 recently purchased by the County for expansion of the County's administration facilities, and D-2 another adjacent block partially in County ownership housing the Law library, with the balance of the site owed by Washington Mutual Bank. This site was viewed as having the potential for an additional bridge connection with the courts and MCF>

Two other county owned sites were also identified outside the immediate vicinity of existing facility and MCF. TR-1 is the site currently occupied by the Peninsula Humane Society who will be moving to a new facility and TR-2 is the Tower Road County Complex

Early on consideration was given to the former Men's Honor Camp in La Honda, but this was removed from further consideration, primarily due to the level of services needed to support the special needs of the female population.

Also in the middle of the process, the state promulgated rules for funding to counties for jail construction under AB900. The rules addressed two critical issues: ability of the County to demonstrate site control and if possible to provide a site for a state re-entry facility in order to enhance the scoring of the counties application. Relative to the later, while initially the state seemed to be flexible in terms of both the size of the facility and site requirements, recent events seem to indicate that the minimum size is 500 beds, with a site requirement for a stand-alone facility of three acres.

This section of the Needs Assessment and Master Plan report provides a summary of findings related to site evaluation and recommendations.

Note that all of the illustrations are based on a typical 64 bed dormitory or double cell unit, arranged in either four or six per floor, and on one site five per floor.



Site D1 – Small Claims Court/County Administration

Site D-1 is located in downtown Redwood City adjacent the existing County Courthouse and Government Center. It is a parcel of about 1.4 acres bounded on the north by Bradford Street, the east by Middlefield Road, the South by Marshall Street and the west by Government Center. The site was recently purchased by the County to house administrative functions that will be displaced from the Courthouse.

Positives of this site include:

- + County Owned
- + Close proximity to Courts & Jail
- + Accommodate Program 5 – 6 levels (three levels housing + support)

Negatives of this site include:

- Planned for Alternate Use
- Community/City Opposition
- Cannot accommodate State Need for Re-Entry Facility
- Off-site Parking Required
- No expansion Potential





Site D2 –County Law Library/Washington Mutual Site

Site D-2 is located in downtown Redwood City adjacent the existing County Courthouse. It is a parcel of about 1.4 acres bounded on the north by Marshall Street, the east by Hamilton Road, the South by Broadway and the west by Winslow Street. The County currently owns about 1/3 of the site which houses the County Law Library. Site has the potential advantage of a bridge connection along Winslow to the MCF/Courthouse Bridge. Site has major drawback in that Broadway is a major commercial multi-use street in downtown Redwood City.

Positives of this site include:

- + Close proximity to Courts & Jail
- + Partially County Owned
- + Accommodate Program 5 – 6 levels (three levels housing + support)

Negatives of this site include:

- Acquisition Cost/Time
- Community/City Opposition
- Cannot accommodate State Need for Re-Entry Facility
- Off-site Parking Required

No expansion Potential





SiteTR-1 Peninsula Humane Society Site

Site TR-1 is located approximately 10 miles to the north of downtown Redwood City e. It is a parcel of about 6.2 acres bounded on the north by the bay and on the south by Airport Boulevard. To the east is Coyote Point Park. The site is County owned. It is highly probable, however, that the public and park advocates will lobby for this land to be included in the park, potentially as a means of generating income to offset operational costs via waterfront development.

Positives of this site include:

- + Larger Site Area
- + Partially County Owned
- + Accommodate Program 2 – 3 levels (three levels housing + support)
- + Expansion Potential
- + Possible accommodate small Re-entry Facility

Negatives of this site include:

- Community Opposition
- Competing use (park expansion/revenue)
- Easements & Flood Plain





SiteTR-2 Tower Road County Complex

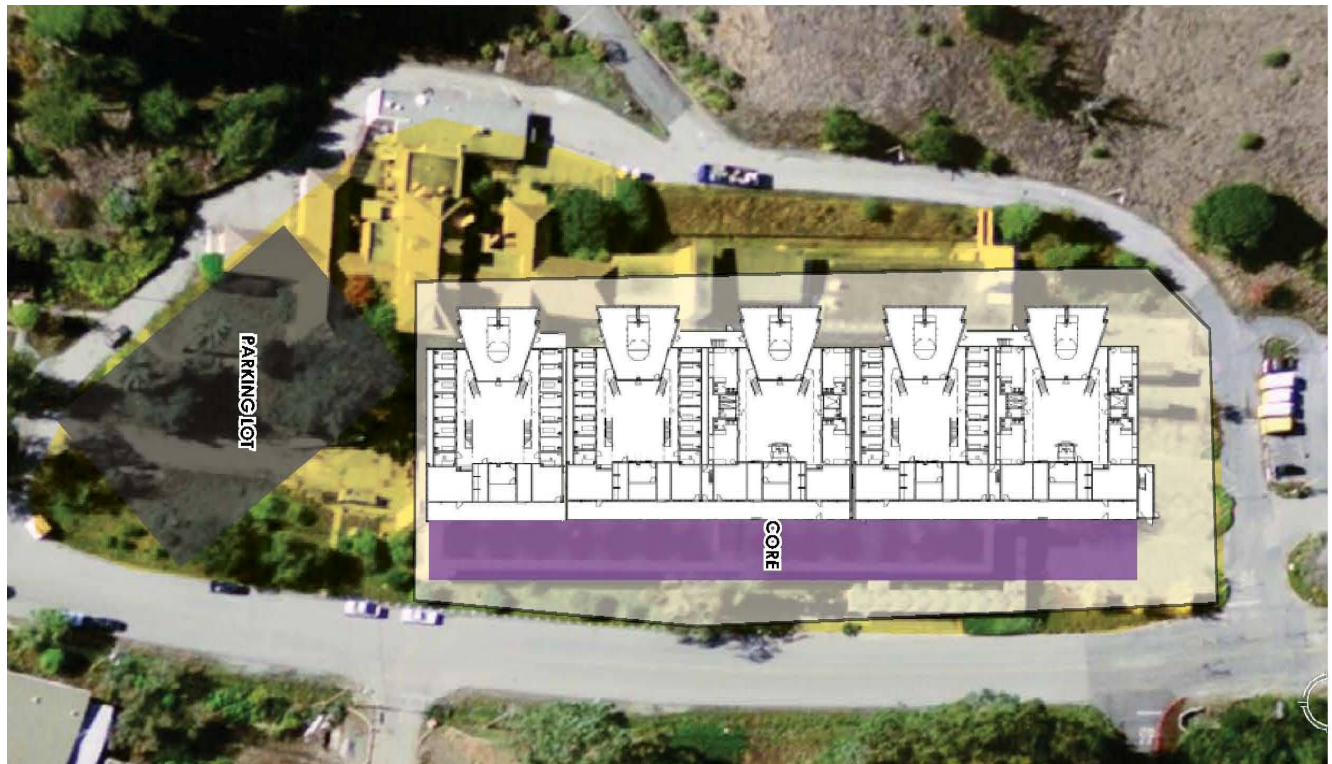
Site TR-2 is located approximately 15 miles by road to the northwest of downtown Redwood City. It is a parcel of about 4.2 located near the intersection of Highway 92 & US 280. Two sites were identified at Tower Road – the former Juvenile Home Site and a site located down in a shallow valley. The shallow valley site was preferred due to the prominence of the former juvenile home site. (Recent construction on a prominent portion of the site resulted in community protests.) It appears, however that there are competing County development plans for the valley portion of the site.

Positives of this site include:

- + Larger Site Area
- + County Owned
- + Accommodate Program 2 – 3 levels (three levels housing + support)
- + Expansion Potential
- + Possible accommodate Re-entry Facility

Negatives of this site include:

- Community Opposition
- Competing development for lower site (Old Juvenile Home as alternate location)
- Greater Travel Distance to Courts & Main Jail





Site WC1 – Women's Correctional Center

Site WC-1 is the current site of WCC. It is located approximately .6 miles to the northeast of the existing Courthouse and Jail on Maple Street adjacent Freeway 101. The portion of the site currently owned by the County is just over 2 acres, but the City has expressed a willingness to assist in enlarging the site to about 4.2 acres as part of developing the Bloomquist Road extension. Use of the site is consistent with the city's development plan and would in fact provide a buffer between waterfront development and the freeway. Reconstruction of Bloomquist will be required not only to increase the site area, but more importantly to resolve issues related to lack of access due to street flooding along maple Street.

Positives of this site include:

- + County Owned
- + Close proximity to Courts & Jail
- + Partially County Owned
- + Accommodate Program 3-4 levels or 5-6 levels with provisions for future expansion;
- + No Known opposition – continuation of current use
- + Interim use of MSF will allow for demolition & construction

Negatives of this site include:

- May require parking structure
- Cannot accommodate State Need for Re-Entry Facility





Site WC 2 – City Parcel Adjacent Police Administration Building

Site WC-2 adjacent the current site and the new Redwood City Police Administration Building. Site was identified prior to any discussion of increasing the size of the existing site as it is larger than the county owned parcel. City currently leases it for vehicle storage. It is located approximately .6 miles to the northeast of the existing Courthouse and Jail on Maple Street. The site is in excess of 4.4 acres, but about 25% - 30% is dedicated wetlands, limiting development potential. City indicated that they see this site as being part of a Master Plan for mixed use development along the riverfront. ,

Positives of this site include:

- + City Owned
- + Close proximity to Courts & Jail
- + Accommodate Program 5 – 6 levels (three levels housing + support)
- + No Known opposition – continuation of current use
- + Interim use of MSF will allow for demolition & construction

Negatives of this site include:

- May require parking structure
- Competing development plans by City
- Wetlands Mitigation
- Cannot accommodate State Need for Re-Entry Facility





Site WC 3 – Chemical Way

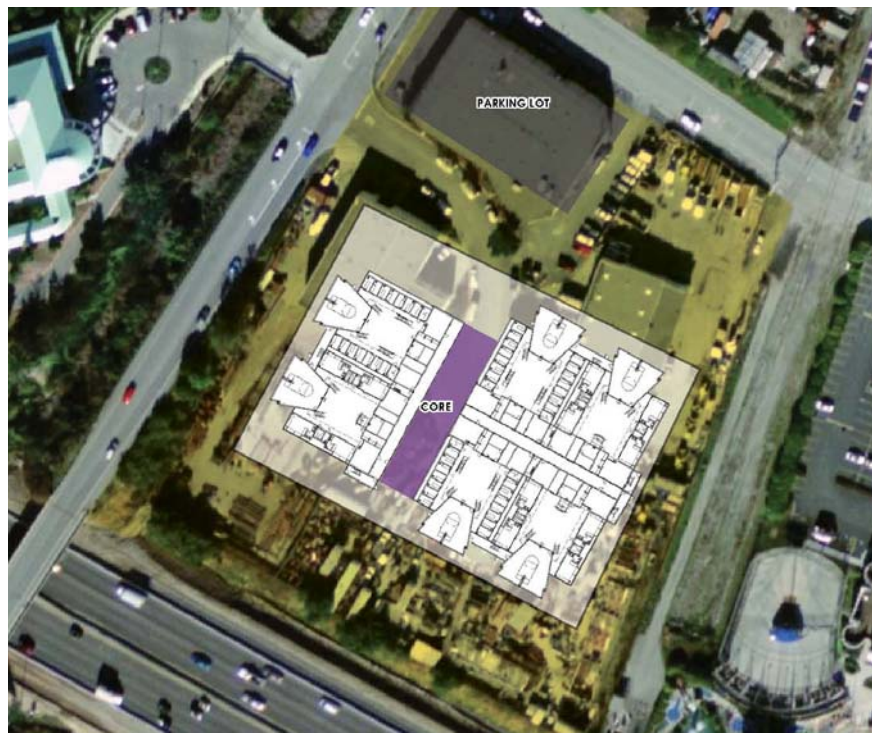
Site WC-3 is located on the opposite side of the new Redwood City Police Administration Building from WCC, at Maple and the 101. The site was identified as a potential for development as an alternative to Site WC2, as at the time it was vacant and per the City's plan for the waterfront area, institutional and mid-rise development is preferred along the freeway corridor. The site is about 4.6 acres and could accommodate initial construction as well as future expansion. Since first being identified, the site is now leased to a business concern, potentially making acquisition both more expensive and time consuming. Presence of hazardous materials is unknown but suspected based on the industrial nature of previous uses. While the city initially identified the parcel as a potential "land-swap" related to waterfront development, the developer showed not interest in this option and the City's plan to move forward at some point with Bloomquist Avenue Extension, reduced the desirability of the current site. If WC3 Chemical Way was selected, it is probable that the County would have to acquire it outright.

Positives of this site include:

- + Close proximity to Courts & Jail
- + Accommodate Program 3-4 levels or 5-6 levels with provisions for future expansion;
- + No Known opposition – continuation of current use
- + Possible to accommodate small re-entry facility::

Negatives of this site include:

- Vacant when identified, now under lease
- Acquisition Cost/Time
- Wetlands Mitigation





Comparative Evaluation

The matrix at the bottom of the page provides a graphic comparative evaluation of the seven sites considered. All sites offer little or no opportunity to obtain points for siting a state re-entry facility as part of the AB 900 funding process. Absent this criteria, the existing site WC-1 Women's Correctional Center is the most responsive across the board. Two primary issues which led to the consideration of alternate sites were mitigated through the process:

- First, the analysis of the footprint indicates that the program can fit on the existing site. Additional land offered by the City will mitigate concerns regarding parking for staff, participants in the Sheriff's Work Program and participants in the Work Furlough program. Further analysis is needed to determine if decked parking will be required. Additionally it may be possible to plan the site for future expansion by reserving a "footprint" for one or two additional housing units which could attach to the main building core;
- The second issue of concern was temporary relocation of the population to accommodate in-situ demolition and construction. This could be mitigated by reopening MSF on an interim basis for male inmates, thereby freeing-up capacity at Maguire for female inmates who have a high demand for services.

With the resolution of these issues, reuse of the WCC site for the proposed project appears to be the logical conclusion.

EVALUATION CRITERIA								Most Responsive Caution Least Responsive
	Site D-1 Small Claims/County Administration	Site D-2 Law Library/MaMu	Site TR-1 Peninsula Humane Society	Site TR-2 Tower Road Complex	Site WC-3 Chemical Way	Site WC-2 Police Administration Building	Site WC-1 Women's Correctional Center	
Size/Ability to Accommodate Program								All sites can accommodate base program; Downtown Sites have smallest available area;
Accommodate Future Expansion								TR-1, WC-3 & WC-1 can be planned for future expansion by reducing footprint
Location/Transportation Costs								Base on location and travel distance; Rating for WC-1 assumes that Bloomquist is constructed resolving flooding problem
Acquisition Costs/Time								Four sites County owned; City has indicated willingness to cooperate re: expansion of WCC Site; Chemical Way vacant at time of identification now under lease
Community Opposition								Known opposition to Tower Road; Possible for others; Humane Society will have interest from Parks groups;
Local Government Opposition								City has stated opposition to downtown sites; Pab site planned for inclusion in waterfront development by City
Competing Development								Site D-1 planned for County Admin Bldg; City interested in multi-use development for D-2; TR-1 previously planned for incorporation into adjacent Park; City development plans for WC-2
Potential Site for State Re-Entry Facility								Most sites too small to accommodate re-entry facility; possible site at Tower Road, if old Juvenile included in the mix.



Recommended Master Plan

Master Plan Framework

The recommended Master Plan for development has several components:

- Maguire Correctional Facility will be used as the high-security detention facility. While it will house primarily male pre-trial offenders, it will also house sentenced offenders who present a public escape or institutional risk, such as sentenced inmates waiting for transfer to the state. Maguire will also continue to be the central intake facility for all facilities and provide in-patient medical services for both the male and female population. (The creation of a special needs/sheltered living unit at the new Women's facility will free up additional beds for medical capacity.) Food Service will be moved to the new Women's/Men's Sentenced Facility to provide both work opportunities and potentially a culinary arts program. The rated capacity of MCF is 688 beds. This will be reduced to 656 beds (- 32 beds to allow two units to be converted to 100% single celling to accommodate the future mission of the facility. Refer to bed distribution summary at the end of this section.
- A new combined Women's Correctional Center and Men's Sentenced facility will be constructed at the site of the current Maple Avenue Facilities.
- The primary elements of the New Women's Justice Center will provide a graduated continuum of supervision options, facilities and therapeutic services. The following continuum demonstrates a reentry program that begins while a woman is in custody and continues six months after their release from jail. Key components of this continuum of services include:
 - Women's Correctional Center – including maximum security housing, Special Needs Housing, and General Population housing developed around a therapeutic community model
 - Minimum Security Treatment/Transition Housing to serve as a "step-down" from maximum and medium security confinement. This facility will allow the Sheriff's Office to expand its opportunities for Women's Work Furlough, Women's Education Furlough, and Women's Community Work and to provide designated capacity for job training, job readiness preparation, drug and mental health treatment.
 - Mother and Child Visitation Program are recommended for both day and overnight visitation.
 - 48 slots for Outpatient Day Treatment Center for Women and Children are recommended for women released from custody to probation.
 - The facility will be planned for 192 beds, based in the 2011 projection for 190 beds. (additional 2 beds result of modular approach to programming housing units) Initial bed distribution as currently envisioned consists of:

Proposed Distribution of Rated Beds (Includes 10% Classification/Peaking Factor)					
	Single Cell	Double Cell	Dormitory		Total
1 - 16 Bed High Security Unit	8	8			16
1 - 16 Bed Special Needs Unit	8	8			16
2 - 16 Bed Work Furlough Unit			32		32
1 - 64 Bed Double Cell Unit		64			64
1 - 64 Bed Dorm Units			64		64
TOTAL New Female	16	80	96		192
Distribution	8.33%	42%	50.00%		100%



- Note that housing will be planned in a flexible manner to allow for program adjustments based on actual experience, such as increase the number of female transition beds ;

Refer to Appendix 1, Female Offender Needs Assessment Population & Program Needs Analysis for more information on the proposed mission of the new Women's Correctional Center. Note that some discrepancies will be found related to the breakdown of the numbers as the initial study was based on 2026 needs and assumed a large site that would allow the development of individual specialized facilities.

- The new Men's Sentenced Facility will provide a similar graduated continuum of supervision options, facilities and therapeutic services with an emphasis on work and life skills as part of a reentry program that begins while a man is in custody and continues six months after their release from jail.
- The facility will be planned for 192 beds, based in the 2011 projection for 190 beds. (additional 2 beds result of modular approach to programming housing units) Initial bed distribution as currently envisioned consists of

Proposed Distribution of Rated Beds (Includes 10% Classification/Peaking Factor)				
	Single Cell	Double Cell	Dormitory	Total
7 - 64 Multi-Cell Units			448	448
1 64 Bed Special Population Unit		64		64
2 36 Bed Transition Units			72	72
Total New Male	0	64	520	584

- As with the Women's facility housing will be planned in a flexible manner to allow for program adjustments based on actual experience, such as increase the number of transition beds ;

Again, Refer to Appendix 2, Male Offender Needs Assessment Population & Program Needs Analysis for more information on the proposed mission of the new Women's Correctional Center. Note that some discrepancies will be found related to the breakdown of the numbers as the initial study was based on 2026 needs and assumed a large site that would allow the development of individual specialized facilities.

In addition to the difference discussed above relative to Female offenders, a key difference is related to the type of facility to be constructed. The initial studies suggested that different facilities would be constructed for different populations – a Type IV facility for Work Furlough Inmates, a type III Facility for Sentenced inmates and a Type II Facility for those requiring more secure confinement. Given the limitations of the site and the need to provide for long term flexibility, it is recommended that the entire facility be constructed as a Type II Facility. This will allow housing units to be reallocated based on program needs, rather than establish fixed capacities that per CSA standards can only be used in one way.



Bed Distribution

The following table provides a summary of bed distribution after completing of the new facilities. Again, note that by consolidating the Women's Correctional Center and the Men's Sentenced Facility, operational costs will be lowered and greater flexibility relative to housing distribution will be provided for the future.

Maguire Male				Current Bed Distribution				2011 Bed Distribution			
Rated Beds				Rated Beds				Rated Beds			
Housing Area	Floor Level	Housing Type	CSA Rated Capacity	Single Cell	Double Cell	Dormitory	Total	Single Cell	Double Cell	Dormitory	Total
North 21-26	2	Dormitory	40			40	40			40	40
South 21-26	2	Dormitory	40			40	40			40	40
3 East	3	Dbl Bunked Cell	64	32	32		64	32	32		64
3 West A	3	Dbl Bunked Cell	48		48		48		48		48
3 West B	3	Dbl Bunked Cell	32		32		32		32		32
North 31-36	3	Dormitory	40			40	40			40	40
South 31-36	3	Dormitory	40			40	40			40	40
4 East	4	Dbl Bunked Cell	64	32	32		64	48			48
4 West	4	Dbl Bunked Cell	64	32	32		64	48			48
5 East	5	Dbl Bunked Cell	64	32	32		64	32	32		64
5 West	5	Dbl Bunked Cell	64	32	32		64	32	32		64
6 East	6	Dbl Bunked Cell	64	32	32		64	32	32		64
6 West	6	Dbl Bunked Cell	64	32	32		64	32	32		64
Total Rated Capacity			688	224	304	160	688	256	240	160	656
Dormitory %			23%								
Double Bunked Cell %			77%								
Special Use Beds				Special Use Beds				Special Use Beds			
Medical	2	Multi Occupancy 4 bed	0			20	20				
Medical	2	Single Cells/Neg Pressure		8							
Medical	2	Single Cells		13							
3 C (Disciplinary Segregation)	3	Single Cell	0	8			8				

New Male				2011 Bed Distribution			
				Rated Beds			
				Single Cell	Double Cell	Dormitory	Total
7 - 64 Multi-Cell Units						448	448
1 64 Bed Special Population Unit					64		64
2 36 bed Transition/work Furlough Units						72	72
Total New Male				0	64	520	584

TOTAL Male Beds				2011 Bed Distribution			
				Rated Beds			
				Single Cell	Double Cell	Dormitory	Total
TOTAL				256	304	680	1,240
Distribution				20.65%	24.52%	54.84%	100%

New Female				2011 Bed Distribution			
				Rated Beds			
				Single Cell	Double Cell	Dormitory	Total
1 - 16 Bed High Security Unit				8	8		16
1 - 16 Bed Special Needs Unit				8	8		16
2 - 16 Bed Work Furlough Unit						32	32
1 - 64 Bed Double Cell Unit					64		64
1 - 64 Bed Multi-Occupancy Cell Dorm Units						64	64
TOTAL New Female				16	80	96	192
Distribution				8.33%	42%	50.00%	100%
Disciplinary Segregation	Single Cell		4				4

TOTAL System Capacity				2011 Bed Distribution			
				Rated Beds			
				Single Cell	Double Cell	Dormitory	Total
Existing Beds				256	240	160	656
New Beds				16	144	616	776
TOTAL				272	384	776	1,432
Distribution				18.99%	26.82%	54.19%	100%



Space Requirements

The new Women's Correctional Center and Men's Sentenced Facility will be programmed, planned and design in accordance with CSA Standards as outlined in the Minimum Standards for Local Detention Facilities Title 24, part 1 Section 13-102 and part 2 Section 470A, 2005 Regulations. While the facility will house sentenced inmates and work furlough programs, it will be designed as a Type II Facility to allow for variations in the population and future flexibility.

It is anticipated that a total of 270,158 Gross Square feet will be required to accommodate the functional needs of all components in accordance with Title 24 Standards. The following pages provide a detailed room-by-room breakdown of anticipated space requirements.

ID	Component	beds	NSF	CGSF	BGSF
General Facility Components					
1.00	Facility Public Area		885	1,062	1,221
2.00	Facility Administration		2,306	3,228	3,713
3.00	Staff Services		3,485	4,879	5,611
4.00	Master Control		660	924	1,063
5.00	Male Shift Command		440	616	708
6.00	Female Shift Command		440	616	708
7.00	Inmate Processing Area		7,375	10,694	12,298
8.00	Medical Clinic		5,106	7,659	8,808
9.00	Program Staff Area		2,672	3,741	4,302
10.00	Visiting Center		5,150	6,953	7,995
11.00	System Laundry		2,860	3,432	3,947
12.00	System Food Preparation		20,790	25,988	29,886
13.00	Staff Dining		950	1,188	1,366
14.00	Warehouse		9,967	11,462	13,181
15.00	Facility Maintenance		1,515	1,742	2,004
			64,601	84,183	96,810
Female Housing and Support					
16.00	Unit Management/ Housing Zone Support		3,315	4,641	5,337
17.00	High Security/ Special Needs Housing (32 rated and 4 unrated beds)	32	4,195	6,922	7,960
18.00	64-Bed Double Cell Housing Unit	64	6,190	9,285	10,678
19.00	64-Bed Mini-Dorm (8 Person Cells) Housing Unit	64	6,380	9,570	11,006
20.00	16-Bed Transition/ Work Furlough Dormitory [Two Required]	32	6,580	9,212	10,594
			192	26,660	39,630
Male Housing and Support					
21.00	Unit Management/ Housing Zone Support [Two Required]		6,630	9,282	10,674
22.00	64-Bed Double Cell Housing Unit	64	6,190	9,285	10,678
23.00	64-Bed Mini-Dorm (8 Person Cells) Housing Unit [Seven Required]	448	44,660	66,990	77,039
24.00	36-Bed Transition/ Work Furlough Dormitory [Two Required]	72	14,400	20,160	23,184
			584	71,880	105,717
Alternatives Sentencing Bureau (ASB)					
25.00	General Administration		1,752	2,628	3,022
26.00	Sheriff's Work Program		2,210	2,763	3,177
			3,962	5,391	6,199

excludes 4 unrated beds

totals 776 167,103 234,920 270,158



SPACE REQUIREMENTS

General Facility Components

ID	Space Name	Units	Unit Area	NSF	Notes
1.00	Facility Public Area	Entrance To Facility. Not used by Inmate Visitors			
1.01	Entrance Vestibule	1	0	0	
1.02	Lobby	1	480	480	Provide seating for 24 and public lockers.
1.03	ADA Female Visitor Toilet	1	50	50	
1.04	ADA Male Visitor Toilet	1	50	50	
1.03	Janitor's Closet	1	35	35	
1.04	Info Tech Office/ Work Room	1	110	110	
1.05	Server Room	1	160	160	
Component NSF				885	
Component Gross Factor sf @ 20%				177	
Component GSF				1,062	

ID	Space Name	Units	Unit Area	NSF	Notes
2.00	Facility Administration	Concept only, for planning purposes			
2.01	Reception Waiting Area	1	90	90	Sized for 6 persons
2.02	Reception Work Station	1	64	64	
2.03	Conference Room	1	300	300	Sized for 12 persons
2.04	Administrative Secretary	1	80	80	
2.05	Pantry	1	60	60	
2.06	Administrator's Office	1	160	160	
2.07	Assistant Administrator's Office	1	140	140	
2.08	Shift Commander	1	140	140	
2.09	Business Manager	1	140	140	
2.10	Staff Office	2	110	220	
2.11	Staff Workstations	8	64	512	
2.12	Records Room	1	180	180	
2.13	Work Room	1	120	120	Supplies, Copier, Mail, etc.
2.14	Male Staff Toilet (ADA)	1	50	50	
2.15	Female Staff Toilet (ADA)	1	50	50	
Component NSF				2,306	
Component Gross Factor sf @ 40%				922	
Component GSF				3,228	



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
3.00	Staff Services	Assumes future build out of 1,016 beds and 135 staff requiring lockers. For planning purposes based on 1:48 + 25% overage.			
3.01	Gun Locker Annex	1	40	40	Provide 135 lockers
3.02	Female Locker Room	1	280	280	sized for 35 lockers
3.03	Female Toilet/ Shower	1	240	240	3 toilets, 3 sinks, 2 showers
3.04	Male Locker Room	1	800	800	Sized for 100 lockers
3.05	Male Toilet/ Shower	1	300	300	3 toilets, 2 urinal, 3 sinks, 3 showers
3.06	Vending Area	1	80	80	
3.07	Response Team Equipment Storage	1	160	160	
3.08	Muster/Multipurpose Room	1	700	700	35 person mustering or briefings
3.09	Fitness Room	1	500	500	Aerobic and stationary weights
3.10	Storage Room	1	240	240	
3.11	Janitor's Closet	1	35	35	
3.12	Staff Office	1	110	110	

Component NSF	3,485
Component Gross Factor sf @ 40%	1,394
Component GSF	4,879

ID	Space Name	Units	Unit Area	NSF	Notes
4.00	Master Control				
4.01	Master Control Room w. toilet	1	240	240	Assumes 2 work stations
4.02	Mechanical Equipment Room	1	100	100	
4.03	Security Equipment Room	1	200	200	
4.04	Master Control Vestibule	1	40	40	
4.05	Armory	1	80	80	

Component NSF	660
Component Gross Factor sf @ 40%	264
Component GSF	924

ID	Space Name	Units	Unit Area	NSF	Notes
5.00	Male Shift Command				
5.01	Shift Supervisor's Office	1	120	120	
5.02	Shift Conference Room	1	140	140	
5.03	Ass't Shift Supervisor's Office	1	120	120	
5.04	Shift Work Area	1	60	60	2 work counters

Component NSF	440
Component Gross Factor sf @ 40%	176
Component GSF	616



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
6.00	Female Shift Command				
6.01	Shift Supervisor's Office	1	120	120	
6.02	Shift Conference Room	1	140	140	
6.03	Ass't Shift Supervisor's Office	1	120	120	
6.04	Shift Work Area	1	60	60	2 work counters

Component NSF	440
Component Gross Factor sf @ 40%	176
Component GSF	616

ID	Space Name	Units	Unit Area	NSF	Notes
7.00	Inmate Processing Area				Facility to provide back-up booking capability however, booking and release to occur at Maguire.
Entry Area					
7.01	Male Staff Toilet	1	35	35	
7.02	Female Staff Toilet	1	35	35	
7.03	Transport Staff Work Room	1	120	120	
Admission Area					
7.04	Vehicular Sallyport	1	3,400	3,400	
7.05	Intake Sally Port	1	80	80	
7.06	Transport Staff Work Room	1	120	120	
7.07	Individual Holding Cell	4	60	240	Can accommodate 1-3 inmates
7.08	Large Group Holding Cell	3	450	1,350	24 person cell for court transports and intakes. 2 toilers required
7.09	Search Room	1	360	360	Frisk area for group returns to facility
7.10	Admission Desk and Work Area	1	160	160	
7.11	Storage Room	1	120	120	
7.12	Medical Interview Room	1	100	100	Provide counter sink
7.13	Unassigned Interview Room	1	80	80	
7.14	Supervisor's Office	1	120	120	
7.15	Booking Desk	1	200	200	Booking desk area requires 100 sf. Additional SF provides set back area fronting booking desk
7.16	Booking Desk Work Alcove	1	80	80	
7.17	ID/ DNA room	1	80	80	Live scan equipment
Property and Dress Out					
7.18	Inmate Property Storage	1	350	350	Assume majority of inmate property stored at Maguire.
7.19	Inmate Issue Alcove	1	60	60	
	Sack Lunch Storage	1	80	80	Storage of meals for transports
7.20	Dress Out Counter and dressing room,	2	50	100	Used for court dress out
Operations Support					
7.21	Male Staff Toilet	1	35	35	
7.22	Female Staff Toilet	1	35	35	
7.23	Janitor's Closet	1	35	35	

Component NSF	7,375
Component Gross Factor sf @ 45%	3,319
Component GSF	10,694



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
8.00	Medical Clinic	Assumes sheltered housing occurs at Maguire.			
Medical Administration					
8.01	Clinical Director	1	160	160	
8.02	Staff Office	3	110	330	
8.03	Open Landscape Clerical/Report Writing Work Area	1	300	300	Open landscape area providing 2 clerical work stations @ 60nsf and 4 writing stations and space for requisite office equipment.
8.04	Medical Records Room	1	320	320	Files and 2 work stations.
8.05	Conference Room	1	240	240	Seating for 8.
8.06	Staff Break Room	1	120	120	
8.07	Female Staff Rest Room	1	50	50	
8.08	Male Staff Rest Room	1	50	50	
8.09	Staff Locker Alcove	1	40	90	40 personal storage lockers
Outpatient Clinic					
8.10	Inmate Waiting	1	144	144	Sized for 12 persons. Observable from nurses station and officer's station.
8.11	Short Term Holding Cell	2	60	120	Short term isolation prior to transfer from facility. Observable from nurses station. Provide bed and toilet
8.12	Safety Cell	1	60		Conform to requirements of Title 24, 470A.2.5. Observable from nurses' station
8.13	Inmate Toilet	1	50	50	ADA
8.14	Security Station	1	40	40	Supports nurses station. Adjacent to nurses station
8.15	Nurses Station	1	140	140	Two work counter stations, communication equipment (fax and copier) and general work space.
8.16	Inmate Lab Toilet	1	50	50	One way pass-through to lab/workroom. ADA
8.17	Blood draw alcove	1	40	40	adjacent to lab
8.18	Lab	1	120	120	
8.19	Exam Room	3	100	300	Provide hot and cold running water
8.20	Treatment Room	1	250	250	Design and equip to permit minor surgical procedures. Provide hot and cold running water and cast removal facilities.
8.21	Telemed Room	1	120	120	10' width. Exam room FF&E and hot and cold running water.
8.22	Daily Use Supply Storage	1	60	60	
8.23	Radiology Room	1	150	150	Digital
8.24	Radiology Office	1	110	110	
8.25	Eye Exam Room	1	140	140	
8.26	Infection Control Room	1	120	120	Conference room for 4-5 patients and instructor
8.27	Clean Storage	1	60	60	
8.28	Soiled Storage	1	60	60	
8.29	Pharmaceutical Area - Pill storage.	1	120	120	
8.30	Pharmaceutical Area - Auto Med Room	1	80	80	
8.31	Pharmaceutical Dispensing Alcove	1	40	40	
8.32	Emergency Equipment Storage Room	1	80	80	
8.33	Supply storage	1	100	100	
8.34	General Storage	1	200	200	Larger items, crutches, machines, wheel chairs
8.35	Janitor Closet	1	50	50	Utility sink, mop storage, shelving.
Dental Services					
8.36	Dental Operator	2	80	160	1 chair/operator
8.37	Dental Work Station	1	64	64	
8.38	Dental Storage	1	60	60	
8.39	Dental Mechanical Room	1	40	40	
Mental Health Services					
8.40	Staff Office	1	110	110	
8.41	Staff Work Station	2	64	128	
8.42	Conference Room	1	140	140	
Component NSF				5,106	
Component Gross Factor sf @ 50%				2,553	
Component GSF				7,659	



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
9.00	Program Staff Area	Assumes future 1,016 Bed Build out. Staff areas centralizes. Program delivery decentralized to housing areas to support decentralized operation concept.			
9.01	Programs Supervisor	1	140	140	
9.02	Conference Room	1	280	280	
9.03	Probation Staff Office	2	120	240	
9.04	Probation Staff Work Station	1	64	64	
9.05	Education Supervisor Office	1	120	120	
9.06	Education Staff Work stations	1	640	640	10 stations @ 64 sf/station
9.07	Education Storage	1	80	80	
9.08	Inmate Library Book Repository	1	180	180	
9.09	Counseling Supervisor	1	120	120	
9.10	Counseling Work stations	1	384	384	10 stations @ 64 sf/station
9.11	Chaplain's Office	1	120	120	
9.12	Chaplaincy Staff Work Station	1	64	64	
9.13	Chaplaincy Storage	1	100	100	
9.14	Staff Beverage Counter	1	40	40	
9.15	Male Staff Toilet (ADA)	1	50	50	
9.16	Female Staff Toilet (ADA)	1	50	50	

Component NSF	2,672
Component Gross Factor sf @ 40%	1,069
Component GSF	3,741

ID	Space Name	Units	Unit Area	NSF	Notes
10.00	Visiting Center	Assumes scheduling days by gender. Assumes future 1,016 bed build out. Booth number provides 1 hour visiting for 100% inmate population if operated 24 hours weekly.			
Visitor Waiting					
10.01	Visiting Security/ Information Station	1	80	80	Location for visitor processing officer
10.02	Staff Toilet	1	35	35	
10.03	Janitor's Closet	1	35	35	Utility sink, mop storage, shelving.
10.04	Visitor Waiting	1	1,260	1,260	Seating for 84
10.05	Male Visitor Toilet	1	120	120	Size for 3 individuals
10.06	Female Visitor Toilet	1	120	120	Size for 3 individuals
10.07	Vending Area	1	60	60	Appropriate utility connections for 3 machines
10.08	Visitor lockers	1	60	60	Lockers for individuals with family/attorney contact visits
Visiting Side					
10.09	Non Contact Visiting Booths	1	1,920	1,920	48 booths @ 40 sf/ booth (4 booths ADA)
10.10	Attorney Contact Visiting	4	80	320	
10.11	Family Counseling and Contact Visiting	1	480	480	Provide soft furnishings, kitchenette ff&E, 2 toilets w. changing tables.
10.12	Outside Visitation/ Play Area	1	600	600	Calculated at 50%
10.13	Inmate Search Room	1	60	60	

Component NSF	5,150
Component Gross Factor sf @ 35%	1,803
Component GSF	6,953



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
11.00	System Laundry	Size to provide for inmate ADP of 1,694. Laundry will support both facilities. Warehouse will store extra bedding, inmate uniforms, etc.			
11.01	Supervisor's Office	1	80	80	
11.02	Receiving/ Staging Area	1	240	240	
11.03	Machine Area	1	1,000	1,000	
11.04	Supply Storage	1	240	240	
11.05	Folding Area	1	400	400	
11.06	Clean Linen Storage	1	480	480	
11.07	Cart Storage	1	240	240	
11.08	Personal Laundry Washer	2	20	40	
11.09	Personal Laundry Dryer	2	20	40	
11.10	Staff Toilet	1	50	50	
11.11	Inmate Toilet	1	50	50	
Component NSF				2,860	
Component Gross Factor sf @ 20%				572	
Component GSF				3,432	

ID	Space Name	Units	Unit Area	NSF	Notes
12.00	System Food Preparation	Size to provide for inmate ADP of 1,694 and 200 staff receiving 1 meal daily. Kitchen will cook chill prepare for both facilities			
12.01	Receiving Area	1	800	800	
12.02	Cold Storage	3	2,500	7,500	7 day storage
12.03	Dry Storage	3	1,500	4,500	7 day storage
12.04	Food Preparation/ Rethermalization Area	1	3,800	3,800	
12.05	Tray Assembly	1	1,600	1,600	
12.06	Warewashing	1	1,200	1,200	
12.07	Director's Office	1	120	120	
12.08	Support Office	2	80	160	
12.09	Inmate Break Area	1	250	250	
12.10	Staff Toilets/Lockers	2	120	240	
12.11	Inmate Toilets	2	40	80	
12.12	Trash Room	1	120	120	
12.13	Recycling Room	1	80	80	
12.14	Janitor Closets	2	50	100	
12.15	Mechanical Equipment	1	240	240	
Component NSF				20,790	
Component Gross Factor sf @ 25%				5,198	
Component GSF				25,988	

	Components/Spaces	Units	Unit Area	NSF	Notes
13.00	Staff Dining				
13.01	Staff Dining	1	630	630	Table seating for 28
13.02	Staff Serving	1	180	180	
13.03	Female Staff Toilet (ADA)	1	50	50	
13.04	Male Staff Toilet (ADA)	1	50	50	
13.05	Janitor's Closet	1	40	40	
Component NSF				950	
Component Gross Factor sf @ 25%				238	
Component GSF				1,188	



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
14.00	Warehouse	Sized for 2016 ADP of 1,694 inmates. All outside delivery to this location. Institutional vehicles will move goods to Maguire. 2,500 SF (30,000 cu ft.) of storage available at Maguire. Assumes commissary remains an in-house operation.			
14.01	Loading Dock Vestibule	1	192	192	Vestibule supports two unloading loading areas
14.02	Warehouse Office	1	110	110	
14.03	Facility Storage	1	8,750	8,750	10' storage racks provide 12' storage height. Provides 105,000 cubic feet of storage.
14.04	Commissary Office	1	110	110	
14.05	Commissary Storage and Delivery Assembly	1	700	700	Assumes dry and cold storage and area for assembling delivery packages from stock
14.06	Janitor's Closet	1	35	35	
14.07	Staff Toilet	1	35	35	Assumes new bulk items located in general storage area
14.08	Inmate Toilet	1	35	35	

Component NSF 9,967
Component Gross Factor sf @ 15% 1,495
Component GSF 11,462

ID	Space Name	Units	Unit Area	NSF	Notes
15.00	Facility Maintenance				
15.01	Office	1	110	110	
15.02	Plans Room	1	80	80	
15.03	Work Room/ Supplies Tools	1	800	800	
15.04	Grounds Equipment	1	360	360	
15.05	Combustible Storage	1	60	60	
15.06	Janitor's Closet	1	35	35	
15.07	Inmate Toilet	1	35	35	
15.08	Staff Toilet	1	35	35	

Component NSF 1,515
Component Gross Factor sf @ 15% 227
Component GSF 1,742



SPACE REQUIREMENTS

Female Housing Area

ID	Space Name	Units	Unit Area	NSF	Notes
16.00	Unit Management/ Housing Zone Support				
16.01	Unit Manager's Office	1	120	120	
16.02	Unit Security Station	1	80	80	
16.03	Inmate Legal Research Work Counter	1	60	60	Provide two work counters
16.04	Staff Office	1	110	110	
16.05	Interview Room	1	80	80	
16.06	Unit Supply Storage Room	1	160	160	
16.07	Janitor's Closet	1	35	35	
16.08	Male Staff Toilet (ADA)	1	50	50	
16.09	Female Staff Toilet (ADA)	1	50	50	
16.10	Triage/ Nurses Clinic	1	160	160	Hot/ cold water, exam table, work station, lockable storage.
16.11	Inmate Toilet	1	50	50	ADA
16.12	Classroom - 24 students	2	660	1,320	2 classrooms w. storage closet
16.13	Computer Lab - 16 students	1	560	560	w. securable storage room for computer equipment.
16.14	Large Group Room	1	480	480	Sized for 24
Component NSF				3,315	
Component Gross Factor sf @ 40%				1,326	
Component GSF				4,641	

ID	Space Name	Units	Unit Area	NSF	Notes
17.00	High Security/ Special Needs Housing (32 rated and 4 unrated beds)			Assumes centralized visiting	
High Security Direct Housing Support					
17.01	Multipurpose Room	1	240	240	Utilized for small group programs and hearings.
17.02	Interview Room	1	80	80	
17.03	Triage Room	1	100	100	Hot/ cold running water, exam table, work station, lockable storage.
17.04	Food Prep Alcove	1	120	120	Counter with hot and cold running water. Utility Connections to support retherm units.
17.05	Unit Storage Room	1	80	80	
17.06	Janitor's Closet	1	35	35	Utility sink, mop storage, shelving.
17.07	Staff Toilet	1	40	40	
17.08	Officer's Control Station	1	120	120	Observes 2 living areas and outdoor exercise area
High Security Housing Unit (16 beds)					
17.09	Single Occupancy Cell	7	70	490	Combo unit, provide writing surface with seat, storage.
17.10	ADA Single Cell	1	80	80	Combo unit, provide writing surface with seat, storage.
17.11	Double Occupancy Cell	4	70	280	Combo unit, double bunk, writing surface with seat, storage.
17.12	Dayroom	1	280	280	Drinking fountain required. Provide inmate telephone
17.13	ADA Shower	2	40	80	Includes drying area
17.14	Enclosed Recreation Yard	1	500	250	Shared with Special Needs Unit; Calculated at 50%.
Special Needs Housing Unit (16 beds)					
17.14	Single Occupancy Cell	7	70	490	Combo unit, provide writing surface with seat, storage.
17.15	ADA Single Cell	1	80	80	Combo unit, provide writing surface with seat, storage.
17.16	Double Occupancy Cell	4	70	280	Combo unit, double bunk, writing surface with seat, storage.
17.17	Dayroom	1	280	280	Drinking fountain required. Provide inmate telephone
17.18	ADA Shower	2	40	80	Includes drying area
17.19	Enclosed Recreation Yard	1	500	250	Shared with High Security Unit; Calculated at 50%.
Disciplinary Segregation (4 Unrated Beds)					
17.20	Single Occupancy Cell	3	70	210	
17.21	ADA Cell	1	80	160	Each unit section has 1 ADA cell
17.22	ADA Shower	1	40	40	Provide secure enclosures. Each unit section has 1 ADA shower
17.23	Unit Storage Room	1	80		
17.24	Small Interview/ Multipurpose	1	180		
17.25	Enclosed Recreation Yard	1	100	50	One person at a time; Calculated at 50%
Component NSF				4,195	
Component Gross Factor sf @ 65%				2,727	
Component GSF				6,922	



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
18.00	64-Bed Double Cell Housing Unit				Assumes centralized visiting
18.01	Entry Vestibule	1	60	60	
18.02	Officers Station	1	100	100	Officers Station SF includes work station and separation area between desk and dayroom
18.03	Double Occupancy Cell	30	70	2,100	Bunk Beds
18.04	ADA Double Occupancy Cell	2	110	220	2 floor mounted beds
18.05	Dayroom Area	64	35	2,240	Dayroom provides area for large group sessions. Moveable furniture. Provide drinking fountain.
18.06	Inmate Shower	4	30	120	
18.07	ADA Inmate Shower	1	40	40	
18.08	Food Prep Alcove	1	80	80	Counter with hot and cold running water. Utility Connections to support retherm units.
18.09	Counseling/Interview Room	1	80	80	
18.10	Multipurpose Room	1	360	360	May be used for in-unit group programs, quiet room, as other functions.
18.11	Telephone Area	1	20	20	Provide 4 inmate telephones.
18.12	Laundry Room	1	80	80	2 washers/ dryers and folding table for personal laundry items.
18.13	Vending Machine Area	1	40	40	Provide appropriate utility connections. 2 machines
18.14	Janitor's Closet	2	35	70	Utility sink, mop storage, shelving.
18.15	Staff Toilet	1	40	40	
18.16	Unit Storage	1	40	40	
18.17	Outdoor Recreation Yard	1	1000	500	Area Calculated at 50%
				Component NSF	6,190
				Component Gross Factor sf @ 50%	3,095
				Component GSF	9,285
ID	Space Name	Units	Unit Area	NSF	Notes
19.00	64-Bed Mini-Dorm (8 Person Cells) Housing Unit				Assumes centralized visiting
19.01	Entry Vestibule	1	60	60	
19.02	Officer Station	1	100	100	
19.03	8-Person Mini-Dorm	8	320	2,560	includes toilet/sink
19.04	Dayroom Area	64	35	2,240	May be subdivided
19.05	ADA Shower	1	40	40	
19.06	Standard Shower	4	30	120	
19.07	Food Prep Alcove	1	80	80	Counter with hot and cold running water. Utility Connections to support retherm units.
19.08	Counseling/Interview Room	1	80	80	
19.09	Multipurpose Room	1	360	360	May be used for in-unit group programs, quiet room, as other functions.
19.10	Telephone area	1	20	20	Provide 4 inmate telephones.
19.11	Laundry Room	1	80	80	2 washers/ dryers and folding table for personal laundry items.
19.12	Vending Machine Area	1	40	40	Provide appropriate utility connections. 2 machines
19.13	Unit Storage	2	70	140	
19.14	Staff Toilet	1	50	50	
19.15	Janitor's Closet	2	35	70	
19.16	Enclosed Recreation Yard	1	1000	500	Exterior area counted at 50%
				Component NSF	6,380
				Component Gross Factor sf @ 50%	3,190
				Component GSF	9,570



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
20.00	16-Bed Transition/ Work Furlough Dormitory [Two Required]				
20.01	4 Person Living Areas with kitchenette	4	520	2,080	Each living area provides 4 individual rooms with non secure door, group sitting area, kitchenette and hygiene area consisting of shower, toilet, and wash basin.
20.02	Counselor's Office	1	120	120	
20.03	Multipurpose Counseling Room	1	240	240	
20.04	Dayroom Area	1	400	400	
20.05	Telephone Area	1	15	15	Provide 3 inmate telephones.
20.06	Laundry Room	1	80	80	2 washers/ dryers and folding table for personal laundry items.
20.07	Vending Machine Area	1	40	40	Provide appropriate utility connections. 2 machines
20.08	Janitor's Closet	1	35	35	Utility sink, mop storage, shelving.
20.09	Staff Toilet	1	40	40	
20.10	Unit Storage	1	40	40	
20.11	Outdoor Recreation Yard	1	400	200	Two units share a 800 sf area; Area calculated at 50%.
Component NSF				3,290	
Component Gross Factor sf @ 40%				1,316	
Component GSF				4,606	
2 UNITS REQUIRED				9,212	



SPACE REQUIREMENTS

Male Housing Area

ID	Space Name	Units	Unit Area	NSF	Notes
21.00	Unit Management/ Housing Zone Support [Two Required]				
21.01	Unit Manager's Office	1	120	120	
21.02	Unit Security Station	1	80	80	
21.03	Inmate Legal Research Work Counter	1	60	60	Provide two work counters
21.04	Staff Office	1	110	110	
21.05	Interview Room	1	80	80	
21.06	Unit Supply Storage Room	1	160	160	
21.07	Janitor's Closet	1	35	35	
21.08	Male Staff Toilet (ADA)	1	50	50	
21.09	Female Staff Toilet (ADA)	1	50	50	
21.10	Triage/ Nurses Clinic	1	160	160	Hot/ cold running water, exam table, work station, lockable storage.
21.11	Inmate Toilet	1	50	50	ADA
21.12	Classroom - 24 students	2	660	1,320	2 classrooms w. storage closet
21.13	Computer Lab - 16 students	1	560	560	w. securable storage room for computer equipment.
21.14	Large Group Room	1	480	480	Sized for 24
Component NSF				3,315	
Component Gross Factor sf @ 40%				1,326	
Component GSF				4,641	
2 UNITS REQUIRED				9,282	

ID	Space Name	Units	Unit Area	NSF	Notes
22.00	64-Bed Double Cell Housing Unit				Assumes centralized visiting
22.01	Entry Vestibule	1	60	60	
22.02	Officers Station	1	100	100	Officers Station SF includes work station and separation area between desk and dayroom
22.03	Double Occupancy Cell	30	70	2,100	Bunk Beds
22.04	ADA Double Occupancy Cell	2	110	220	2 floor mounted beds
22.05	Dayroom Area	64	35	2,240	Dayroom provides area for large group sessions. Moveable furniture. Provide drinking fountain.
22.06	Inmate Shower	4	30	120	
22.07	ADA Inmate Shower	1	40	40	
22.08	Food Prep Alcove	1	80	80	Counter with hot and cold running water. Utility Connections to support retherm units.
22.09	Counseling/Interview Room	1	80	80	
22.10	Multipurpose Room	1	360	360	May be used for in-unit group programs, quiet room, as other functions.
22.11	Telephone Area	1	20	20	Provide 4 inmate telephones.
22.12	Laundry Room	1	80	80	2 washers/ dryers and folding table for personal laundry items.
22.13	Vending Machine Area	1	40	40	Provide appropriate utility connections. 2 machines
22.14	Janitor's Closet	2	35	70	Utility sink, mop storage, shelving.
22.15	Staff Toilet	1	40	40	
22.16	Unit Storage	1	40	40	
22.17	Outdoor Recreation Yard	1	1000	500	Area Calculated at 50%
Component NSF				6,190	
Component Gross Factor sf @ 50%				3,095	
Component GSF				9,285	



SPACE REQUIREMENTS

ID	Space Name	Units	Unit Area	NSF	Notes
23.00	64-Bed Mini-Dorm (8 Person Cells) Housing Unit [Seven Required]			Assumes centralized visiting	
23.01	Entry Vestibule	1	60	60	
23.02	Officer Station	1	100	100	
23.03	8-Person Mini-Dorm	8	320	2,560	includes toilet/sink
23.04	Dayroom Area	64	35	2,240	May be subdivided
23.05	ADA Shower	1	40	40	
23.06	Standard Shower	4	30	120	
23.07	Food Prep Alcove	1	80	80	Counter with hot and cold running water. Utility Connections to support retherm units.
23.08	Counseling/Interview Room	1	80	80	
23.09	Multipurpose Room	1	360	360	May be used for in-unit group programs, quiet room, as other functions.
23.10	Telephone area	1	20	20	Provide 4 inmate telephones.
23.11	Laundry Room	1	80	80	2 washers/ dryers and folding table for personal laundry items.
23.12	Vending Machine Area	1	40	40	Provide appropriate utility connections. 2 machines
23.13	Unit Storage	2	70	140	
23.14	Staff Toilet	1	50	50	
23.15	Janitor's Closet	2	35	70	
23.16	Enclosed Recreation Yard	1	1000	500	Exterior area counted at 50%
				Component NSF	6,380
				Component Gross Factor sf @ 50%	3,190
				Component GSF	9,570
				7 UNITS REQUIRED	66,990
ID	Space Name	Units	Unit Area	NSF	Notes
24.00	36-Bed Transition/ Work Furlough Dormitory [Two Required]				
24.01	4 Person Living Areas with kitchenette	9	520	4,680	Each living area provides 4 individual rooms with non secure door, group sitting area, kitchenette and hygiene area consisting of shower, toilet, and wash basin.
24.02	Counselor's Office	2	120	240	
24.03	Multipurpose Counseling Room	1	480	480	
24.04	Dayroom Area	1	840	840	
24.05	Telephone Area	2	15	30	Provide 3 inmate telephones in each.
24.06	Laundry Room	1	160	160	2 washers/ dryers and folding table for personal laundry items.
24.07	Vending Machine Area	1	80	80	Provide appropriate utility connections. 4 machines
24.08	Janitor's Closet	2	35	70	Utility sink, mop storage, shelving.
24.09	Staff Toilet	1	40	40	
24.10	Unit Storage	2	40	80	
24.11	Outdoor Recreation Yard	1	1,000	500	Two units share a 1000 sf area; Area calculated at 50%.
				Component NSF	7,200
				Component Gross Factor sf @ 40%	2,880
				Component GSF	10,080
				2 UNITS REQUIRED	20,160



SPACE REQUIREMENTS

Alternatives Sentencing Bureau (ASB)

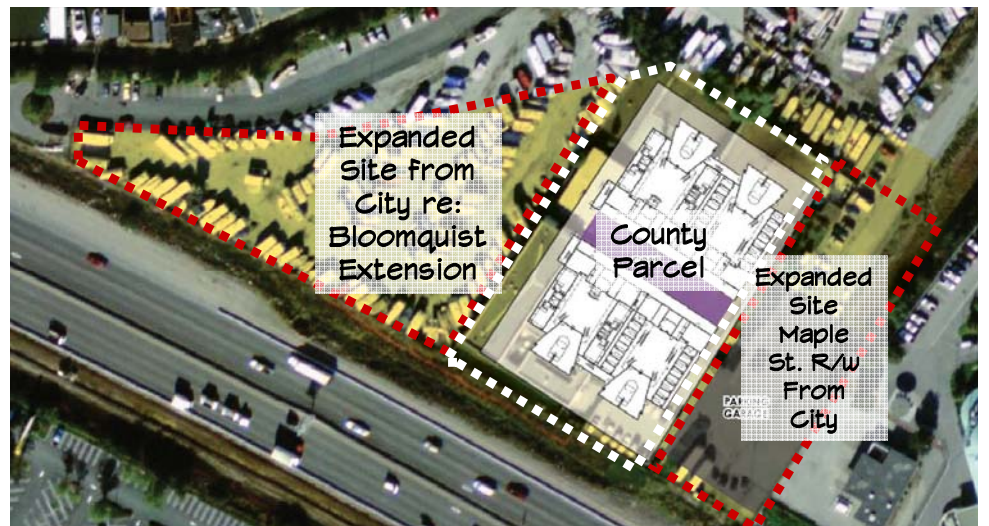
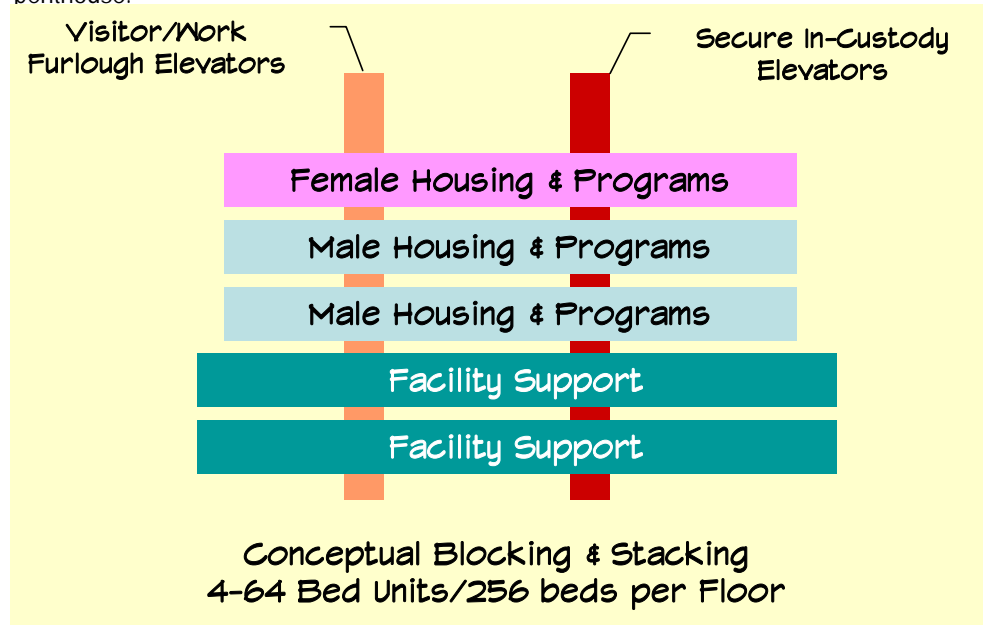
	Space Name	Units	Unit Area	NSF	Notes
25.00	General Administration				
25.01	Lobby Area	1	120	120	
25.02	ASB Manager	1	120	120	
25.03	Accountant	2	110	220	
25.04	Work Force/ Electronic Monitoring Deputy	4	100	400	
25.05	Sheriff's Work Program Deputy Workstations	2	80	160	
25.06	Length of Stay Clerk Workstations	3	64	192	
25.07	Booking/ Fingerprint/ Photo ID	1	120	120	
25.08	Staff Work Room	1	320	320	Includes personal item lockers
25.09	Male Staff Toilet	1	50	50	
25.10	Female Staff Toilet	1	50	50	
Component NSF				1,752	
Component Gross Factor sf @ 50%				876	
Component GSF				2,628	
	Space Name	Units	Unit Area	NSF	Notes
26.00	Sheriff's Work Program	Relates to Housing Components 20 and 24			
26.01	Entry Vestibule	1	80	80	
26.02	Waiting Room	1	1,200	1,200	Accommodates 100 @ 12nsf; Drinking Fountain
26.03	Check-In Desk	1	180	180	Open counter with storage on staff side
26.04	Male Inmate Toilet	1	180	180	
26.05	Female Inmate Toilet	1	220	220	
26.06	Urine Testing Room	1	100	100	Locate between inmate toilets
26.07	Staff Toilet	2	50	100	Locate away from inmate access.
26.08	Janitor's Closet	1	50	50	
26.09	Storage Room	1	240	240	
26.10	Group Room	1	480	480	Table Seating for 24
26.11	Work Detail Processing Room	1	240	240	
26.12	Work Detail Locker Room/ Change Area (M)	1	360	360	
26.13	Work Detail Locker Room/ Change Area (F)	1	120	120	
26.14	Work Detail Equipment Room	1	300	300	
Component NSF				2,210	
Component Gross Factor sf @ 25%				553	
Component GSF				2,763	



Conceptual Development Plan

The two diagrams below illustrate the conceptual approach to project development. As indicated, the City has expressed a willingness to assist the County in enlarging the site by vacating the Maple Street Right of way to the east and by providing a triangular parcel to the west that will result from the extension of Bloomquist Avenue. Since the availability of this pace is dependent on both assigning the waterfront development rights to a developer and extending Bloomquist Avenue, the conceptual developmnt places all facility construction on the parcel currently owned by the County. If the City is forthcoming on the offer to vacate Maple Street, it would be used to develop a multi-level parking structure. If the parcel to the west is readily available, the construction of a parking structure can be avoided until such time as it would be necessary to expand the jail to the west.

Based on four housing units or about 256 beds per floor, a five level structure would be required. Each of the housing unit floors will be tow levels with a mezzanine. In order to separate work furlough from in-custody traffic in a vertical scheme, the housing floors will be laid out to accommodate access via the visitor elevators that would extend to visiting areas on the floor. This will provide for flexibility of the program warrants expansion. Overall height of the building is estimated at 90' plus a mechanical penthouse.





Implementation Plan

The anticipated implementation schedule is outlined below. A total of 40 months is estimated from A/E selection thru construction to beneficial occupancy in June of 2011. It is assumed that MSF will be available as a resource to accommodate demolition and construction. Male inmates will be moved to MSF and Female inmates will be housed in a unit at MCF which currently houses up to 105 males due to conversion of the program space. Overflow females will be housed in the overflow housing in the medical area.

	2007												2008													2011								
	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2		3	4	5	6	7	8	9		
A/E Selection	3 mos.																																	
Design				9 mos.																														
Bid & Award														3 mos.																				
Construction																	36 mos.																	



Statement of Probable Construction Costs

Based on the estimated area requirements, and estimate of probable cost was developed on a component by component basis. Total construction costs for the Women's Correctional Center and Men's Sentenced Facility are estimated at \$89.5M. If a one level deck is required to meet parking needs an additional \$2M would be required for construction for a total of \$91.5M. Project costs are estimated at \$132.7M with the deck included and \$127.9M if the parking deck is not required.

Escalation is included thru the mid-point of construction – December 2009. No allowance has been made for a full EIR since this is a continuation of an existing use. Estimated construction and project costs are detailed as follows.

ID	Component	BGSF	Cost/SF	Component Cost
General Facility Components				
1.00	Facility Public Area	1,221	\$ 260.00	\$ 317,538
2.00	Facility Administration	3,713	\$ 240.00	\$ 891,038
3.00	Staff Services	5,611	\$ 275.00	\$ 1,542,984
4.00	Master Control	1,063	\$ 375.00	\$ 398,475
5.00	Male Shift Command	708	\$ 240.00	\$ 170,016
6.00	Female Shift Command	708	\$ 240.00	\$ 170,016
7.00	Inmate Processing Area	12,298	\$ 220.00	\$ 2,705,519
8.00	Medical Clinic	8,808	\$ 380.00	\$ 3,346,983
9.00	Program Staff Area	4,302	\$ 240.00	\$ 1,032,461
10.00	Visiting Center	7,995	\$ 290.00	\$ 2,318,659
11.00	System Laundry	3,947	\$ 525.00	\$ 2,072,070
12.00	System Food Preparation	29,886	\$ 465.00	\$ 13,896,816
13.00	Staff Dining	1,366	\$ 220.00	\$ 300,438
14.00	Warehouse	13,181	\$ 195.00	\$ 2,570,365
15.00	Facility Maintenance	2,004	\$ 210.00	\$ 420,753
		96,810		
Female Housing and Support				
16.00	Unit Management/ Housing Zone Support	5,337	\$ 325.00	\$ 1,734,574
17.00	High Security/ Special Needs Housing (32 rated and 4 unrated beds)	7,960	\$ 415.00	\$ 3,303,405
18.00	64-Bed Double Cell Housing Unit	10,678	\$ 350.00	\$ 3,737,213
19.00	64-Bed Mini-Dorm (8 Person Cells) Housing Unit	11,006	\$ 335.00	\$ 3,686,843
20.00	16-Bed Transition/ Work Furlough Dormitory [Two Required]	10,594	\$ 310.00	\$ 3,284,078
		45,574		
Male Housing and Support				
21.00	Unit Management/ Housing Zone Support [Two Required]	10,674	\$ 325.00	\$ 3,469,148
22.00	64-Bed Double Cell Housing Unit	10,678	\$ 350.00	\$ 3,737,213
23.00	64-Bed Mini-Dorm (8 Person Cells) Housing Unit [Seven Required]	77,039	\$ 335.00	\$ 25,807,898
24.00	36-Bed Transition/ Work Furlough Dormitory [Two Required]	23,184	\$ 310.00	\$ 7,187,040
		121,575		
Alternatives Sentencing Bureau (ASB)				
25.00	General Administration	3,022	\$ 240.00	\$ 725,328
26.00	Sheriff's Work Program	3,177	\$ 220.00	\$ 698,913
		6,199		
	Subtotal	270,158	\$ 331.38	\$ 89,525,780
	Parking Structure	200	\$ 10,000	\$ 2,000,000
	Total Construction			\$ 91,525,780
Project Costs				
	Design/CM Fees/Project Administration		12%	\$ 10,983,094
	Design Contingency		5%	\$ 5,125,444
	Escalation to Mid-point of Construction 12/09 @ 6%/yr		17%	\$ 18,745,808
	Subtotal			\$ 126,380,125
	Construction Contingency		5%	\$ 6,319,006
	TOTAL			\$ 132,699,131
	TOTAL w/o Parking Deck			\$ 126,899,710