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LA DEFENSA



November 30th, 2023

To:

Supervisor District 1; Phil Serna
Supervisor District 2; Patrick Kennedy
Supervisor District 3; Rich Desmond
Supervisor District 4; Sue Frost
Supervisor District 5; Pat Hume

Cc:

County Executive Officer, Ann Edwards
County Deputy Executive, Eric Jones

Sacramento County Board of Supervisors,

We write to you as a collective of architects and organizations to bring attention to critical issues around the decision to construct an “Intake and Health Services Facility” jail building next to the downtown Main Jail. Nacht & Lewis’ conclusions in their architectural studies contain significant errors and the firm arrived at their conclusions due to superfluous design requirements that are not part of *Mays* Consent Decree. This letter outlines those errors and explains the following issues and facts in detail:

1. [False Justifications: Outside the Scope of the Mays Consent Decree](#)
2. [Nacht & Lewis’ Plans Severely Under-Utilize Jail Space/Beds](#)
3. [Nacht & Lewis’ Plans Inflated Bed Needs](#)
4. [N&L’s Plan is to Build a 9-story Tower—Not a Small 3-story Annex](#)
5. [Dept. of General Services’ Misuse of Funds Allocated for ADA Renovations](#)
6. [Wasteful Design and Spending: Square Footage Cost Comparisons](#)
7. [Plan B to the Main Jail Annex: Addressing Spatial Limitations](#)
8. [Opportunities to Rapidly Reduce the Jail Population](#)

It is our hope that, supplied with this new information, you will recognize that it is not necessary to build a new jail facility to meet the requirements of the *Mays* Consent Decree. If your goal is to meet the *Mays* Consent Decree in the most fiscally responsible way, there are other, more efficient and effective ways to do so. We are more than happy to provide additional context and answer any questions you may have.

1. False Justifications for Jail Annex: Outside the Scope of the *Mays* Consent Decree

The County is creating artificial rationales for the planned jail annex that are well outside of the legal requirements of the Mays Consent Decree.

The Department of General Services (DGS) and Nacht & Lewis are using superfluous requests to justify a new annex in the name of *Mays* Compliance. They are conflating *needs*—meeting the legal requirements of *Mays*—with *wants*—wish lists from the Sheriff’s Department and other County departments—and misrepresenting the jail annex plans to the Board of Supervisors as *Mays* Compliance.

Plans for the Main Jail Annex include:

- An additional 16,600 square foot “food services” area ([pg 33](#)). This would be in addition to the existing kitchen already in the Main Jail. **This is not a requirement of the *Mays* Consent Decree.**
- The Sheriff’s request to not house Intensive Outpatient (IOP) individuals in tiered cells. This is not a *Mays* Consent Decree requirement, and IOP individuals are currently located in tiered cells. **This request under-utilizes nearly 600 beds of capacity, and gives the illusion of insufficient space in the Main Jail.** This item is described in more detail in the following section of this letter.
- Nacht & Lewis calculated that the County would need 34 group therapy rooms to accommodate all individuals in accordance with *Mays* ([Section 4, pg 14](#)). Although this is an incorrect calculation on its own ([Image 1](#)), Nacht & Lewis added a superfluous requirement of only 8 individuals per group, which was not specified in *Mays* ([Section 4, pg 14](#)).
- A plan to add hundreds of new locker spaces by retrofitting the existing booking loop in the Sacramento County Main Jail ([Section 7, pg 136](#)). There is also a significant amount of “unassigned” space in Nacht & Lewis’ proposed new annex booking loop ([Section 7, pg 135](#)).

The plan presented to the Board of Supervisors on 10/17/23 by the Department of General Services (DGS) represented contract 81689 as “*Mays* Compliance.” DGS said that the contract with Nacht & Lewis for jail renovation projects would increase minimum to medium security in the Rio Cosumnes Correctional Center (RCCC) for *Mays* Consent Decree compliance, but the contract language specifies nothing about security in RCCC, rather it states: “The improvements will provide a comfortable work environment for the officers, necessary space for equipment used daily, and storage space for inmate recreational equipment” ([pg 2](#)).

It’s also important to remember that the vast majority of *Mays* Consent Decree requirements are related to operational policies and staffing within the jails ([Image 16](#)). However, recent

investigations have found the County in only 14% compliance with suicide prevention requirements ([pg 8](#)), 33% compliance with medical requirements ([pg 6](#)), and remains in noncompliance with most restrictive housing, discipline, and classification requirements ([pg 1](#)).

By examining requirements demanded of the County by the *Mays* Consent Decree, and removing project bloat, it is evident that a new annex is not needed and space within the existing facility is sufficient for compliance once O'Connell's population reduction plan has been implemented.

2. Nacht & Lewis' Plans Severely Under-Utilize Jail Space/Beds

Nacht & Lewis assigned 107 people to a space that currently holds 816 beds.

In their [March 2022 report](#), Nacht & Lewis tried to figure out how to fit the various classification of Serious Mental Illness (SMI) populations in the jail while maintaining segregation. In their plan they state "IOP males were assigned to 300W, 100E, and 200E on 3rd through 6th floors" ([Section 4 pg 17](#)). Pod 300W has 40 cells, 100E has 30 cells and 200E has 32 cells ([Image 2](#)). **This combined is 102 cells per floor.** This means using "300W, 100E, and 200E on 3rd through 6th floors", which is 4 floors total would equate to 408 individual cells, or 816 beds. **Nacht & Lewis assigned 107 people to a space of 408 cells.** Even if we wanted to only use cells on the first tier (which is not a *Mays* requirement) that would be 204 first floor cells for 107 people. ([Image 2](#)).

Nacht & Lewis concluded that there is not enough space in the Main Jail, even after population reduction, to meet consent decree requirements: because they are not optimally using the actual space available in the Main Jail.

According to the March 2022 capacity report by Nacht & Lewis, there are 107 IOP males that require IOP housing (single bed cells) ([Section 4, pg 18](#)), **meaning that Nacht & Lewis allocated 408 individual cells for 107 individuals** ([Image 3](#)). This decision came from a Sheriff Department claim that IOP individuals cannot be placed on a tiered level in the jail, however this is not accurate, as IOP patients in the jail are currently held on tiered levels. This is not a requirement of the *Mays* Remedial Plan and this is one instance of the Department of General Services and Nacht & Lewis bloating the demands that County is currently facing in order to justify a new building. Without this superfluous requirement and more intelligent design of the pods, the County can utilize 8 additional pods from the Nacht & Lewis population study.

In comparison to Nacht & Lewis' report, IOP bed requirements in the *Mays* Consent Decree can be met by dedicating 1 pod (100E) on 4 existing floors ([Image 3](#)). This would allow access to activity rooms for group therapy, as required by the *Mays* consent decree. Nacht & Lewis inaccurately estimated that the County would have to decrease the jail population by 1,040 people to meet *Mays* by performing only population reduction. With one simple change to their organizational plan involving IOP individuals and following a more conservative adherence to *Mays*, it's evident there is space for an additional 576 beds. **This means a reduction of 464 people (1040 - 576) would allow the County to be in compliance with *Mays* from a spatial perspective.**

O’Connell’s population reduction plan states that the County can safely reduce the jail population by 600-700 people.

It is possible to meet spatial population requirements of the Mays Consent Decree with only O’Connell’s population reduction measures.

3. Nacht & Lewis’ Plans Inflate Bed Needs

In just 7 months, and after the County’s jail population reduction study concluded that the jail system could safely reduce its population by at least 600 people, Nacht & Lewis increased their estimated jail bed requirements for people with high acuity health care needs by nearly 70%.

In March of 2022 Nacht & Lewis stated that the County would need **34** total Acute Inpatient (AIU) beds and **120** IOP (Intensive Outpatient) beds ([Section 4, pg 2](#)). These numbers already included buffers for max capacity ([Image 4](#) and [Image 5](#)).

Just 7 months later, in their November 2022 report, Nacht & Lewis significantly increased their allocated capacity for AIU and IOP beds: **from 34 to 57 AIU beds** ([pg 21](#)), and **from 120 to 199 IOP beds** ([pg 21](#)).

Sacramento County residents deserve to know what changed so drastically in seven months to create a **69% increase in AIU and IOP bed needs**. These numbers increased after the County’s consultant Kevin O’Connells jail population reduction report was completed which concluded that the jail population could be reduced by at least 600 people, including people with high acuity mental health care needs ([pg 6](#)). Nacht & Lewis, an architecture firm, claimed in their report that O’Connell’s population reduction plan would have no effect at all on SMI populations in the jails ([pg 2](#)). This is in direct conflict with O’Connell’s and other highly qualified expert conclusions ([pg 6, pg 107, pg 109, pg 92](#)).

4. Nacht & Lewis’ Plan is to Build a 9-story Tower—Not a Small 3-story Annex

The public has been led to believe that the County’s plan is to build a three story annex, but Nacht & Lewis’ plan is to build a 9-story building similar in size to the current Main Jail.

Nacht & Lewis lists the proposed jail annex square footage as 242,676 square feet ([Image 6](#)), up from the 60,000 square foot plan in their 2018 report. For reference, the current Main Jail total square footage is 373,170 square feet. **This means Nacht & Lewis’ plan is to almost double the existing square footage of the Main Jail.**

At this size, the proposed annex plans to hold space to incarcerate 294 people ([pg 33](#)). This means that **Nacht & Lewis allocated 825 square feet per incarcerated person in the annex**. Every AIU bed in Nacht & Lewis’ proposal is allocated 669 square feet per person, which does not include the additional space for medical services, because that is a separate line item of 31,500 square feet ([Image 8](#)). **This is more than twice the average size of a hotel room (300 sq ft).**

Our analysis of square footage of the bark lot shows that this building would be **9 floors high at a minimum** ([Image 7](#)). Nacht & Lewis claims this space is required to comply with *Mays* Consent Decree requirements for medical beds, group therapy, out of cell time, and SMI classification segregation—but **their square footage analysis is bloated with unneeded facilities not demanded by *Mays***. After implementing O’Connell’s jail reduction plans that are already approved by the County, **no additional space will be needed to comply with *Mays* spatial requirements**.

5. Department of General Services’ Misuse of Funds Allocated for ADA Renovations of Existing Main Jail

The County has unnecessarily delayed and deprioritized legally required retrofits to the current Main Jail, even after allocating funds to complete them.

If the County truly wanted to prioritize meeting spatial requirements of the *Mays* Consent Decree as efficiently as possible, it could have already addressed many of the spatial ADA (Americans with Disabilities Act) and HIPAA (Health Insurance Portability and Accountability Act) requirements in the Main Jail. Outside of dozens of ADA procedural and policy changes ([pg 20](#)), the ADA spatial requirements include “accessible toilet fixtures, sanitary facilities, showers, dining/dayroom seating, and recreation/yard areas” which require things as simple as installing grab bars in bathrooms and seats in showers ([pg 32](#)). Many court-appointed expert monitors have also urged the county to install confidential interview booths and white noise machines on each floor to address the spatial limitations of protecting patient privacy ([pg 27](#), [pg 23](#)). One expert report noted in October 2022 that “The County plans to make changes in Main Jail booking including computer stations, larger interview cubicles with privacy barriers, sound machines, individual scanners for documents, and space for supplies, but these changes have not yet been implemented” ([pg 18](#)).

The County is required to make ADA and HIPAA retrofits in the current building *regardless* of any new building, but the \$16 Million dollars in funding that was allocated to Main Jail ADA improvements ([stated publicly](#) by previous DGS Director in Jeffrey Gasaway on January 25th, 2022 at 12:25pm) was subsequently shifted, without Board of Supervisors approval, to cover costs associated with the jail annex. A September 2023 statement from the County said that its intention is now to start ADA improvements of the current Main Jail in 2024.

The County has had nearly four years since the *Mays* Consent Decree was finalized to make relatively simple improvements in the Main Jail to improve accessibility and confidentiality for those who are incarcerated, but *it’s clear that the jail annex has been prioritized over all other solutions, no matter the cost to the public.*

6. Wasteful Design and Spending: Square Footage, Fixed Plant Cost Comparisons

The County wants to spend \$2,695 per square foot to expand the jail—that’s 8 times more than the national average of building costs for medical facilities.

In New York, NY it cost \$540 per square foot in 2023 to build a medical facility ([Image 9](#) and [Image 10](#)). Based on Nacht & Lewis’ proposal for the jail annex, it would cost Sacramento County \$3,811 per square foot with the approved \$925 Million price tag—excluding interest ($\$925,000,000 / 242,676 \text{ sq ft} = \$3,811$).

We recognize that public procurement is more expensive, and \$925 Million is the total estimated project cost, not just the build costs. However, typical build costs are near 70% of the total project costs. This would still put the Sacramento County Main Jail Annex project cost at 4 times higher than the expected cost of a medical facility built in New York City and **8 times higher than the national average of building costs for medical facilities**.

Jails are also typically [much cheaper](#) to build than hospitals are, usually ranging from \$200-\$400/square foot in build costs. Santa Clara County approved a new “mental health jail” in 2022 that they estimate will be a net project cost of [\\$390 Million for a 500 bed 291,000 square foot jail](#). This is \$1,340 per square foot. **Sacramento County is looking at a project price of more than double this figure.**

Similar to the quiet inflation of estimated bed needs by Nacht & Lewis in their inaccurate and misleading analysis, Sacramento County residents have seen surprising and significant increases in project cost estimates brought to the Board by the Department of General Services—rapidly inflating project estimates from December 2022 to August 2023, with the jail annex cost increasing from \$450 Million to at least \$654 Million, up to \$925 Million, in just eight months. If the County’s goal is to meet the *Mays* Consent Decree in the most fiscally responsible way, there are other, more efficient and effective ways to do so.

7. Plan B to the Main Jail Annex: Addressing Spatial Limitations

We understand that the County is legally required to comply with the *Mays* Consent Decree. We understand that the configuration of cells is important to meet certain population needs—that this is not simply a general population reduction need. We also understand that there are spatial limitations for meeting ADA and HIPAA requirements in the Main Jail, specifically in the booking loop/intake area.

Sufficient space already exists in the current Main Jail facility that could be repurposed and renovated to create an ADA/HIPAA compliant booking loop/intake area. But unfortunately, this was never explored in any of Nacht & Lewis’ reports or in any other studies related to this project.

Utilizing CAD drawings in the [2018 ADA study by Nacht & Lewis](#), the square footage allocated to a HIPAA and ADA compliant booking loop in the theoretical jail annex plan would, for example, fit in the current indoor parking area behind the 4 jail courtrooms ([Image 11](#)). This is one example of a spatial repurposing option that has never been seriously considered.

The changes that Nacht & Lewis has proposed for “backfill” of the current Main Jail after building of a jail annex show that significant retrofitting is possible for repurposing existing space, especially in the current booking loop ([Images 12 & 13](#)). Nacht & Lewis’ proposed design

changes to classrooms on the 2nd floor of the Main Jail also suggest that significant retrofitting is possible ([Images 14 & 15](#)).

8. Opportunities to Rapidly Reduce the Jail Population

We applaud Sacramento County for creating its first ever Jail Population Reduction Plan, and recognize that this effort has so far been unsuccessful at reducing the jail population in Sacramento County. Meeting *Mays* Consent Decree depends on sustained reductions in the number of people the County incarcerates. **We urge you to dedicate a significant increase of resources for community-based preventative care and pretrial diversion programs.**

Recent data shows that [75% of people incarcerated in Sacramento County's jails are being detained pre-trial](#). This is often due to an individual's inability to afford cash bail. Recent court rulings like *In re Humphrey* (2021) and *Welchen v. County of Sacramento* (2023), if implemented, would have significant impacts on reducing the incarcerated pretrial population in Sacramento County's jails. The swift implementation of these laws should be the County's top priority.

Existing laws ([AB 1810](#)), allowing for pre-trial diversion for people with diagnosed mental illness, are also not being implemented fully. **Incarcerated individuals are having to wait at least three months just for a mental health assessment**, which is needed to move their Mental Health Diversion process forward in the court system for a judge to review. While we recognize there is a mental health workforce shortage, there are also system inefficiencies that could be addressed to prioritize expediting this process which would result in significant and swift reductions in numbers of people with Serious Mental Illness (SMI) who are incarcerated in the Main Jail.

Mays Plaintiff's Counsel sent the County a [letter](#) in October 2023 stating that "Ultimately, **the County will not be able to meet its legal obligations without meaningfully reducing the size of the jail population**. At core, the County has failed to meet the obligations of the *Mays* Consent Decree because the needs of the population chronically and substantially outstrip the jail's staffing and space resources. Class counsel, federal court-appointed subject matter experts, and independent consultants have all identified excessive population as a cause of dangerous and illegal conditions in the jails." Safely reducing the jail population is possible, and has been successful in many other jurisdictions across California and the United States.

Conclusion

The evidence presented in this letter shows that it is not legally necessary for Sacramento County to construct a new jail facility. Sacramento County has had many opportunities to prioritize actions that would bring the County's jails into compliance much faster and with significantly less resources. These actions include ADA and HIPAA renovations in the current jails that money had been allocated for, and following through with jail population reduction measures focused on prevention and diversion that the County has already committed to. If these items had

been implemented as the Board directed, the County would be much closer to compliance with the *Mays* Consent Decree.

Constructing a \$925 Million jail annex is not only unnecessary, but would be harmful to current and future generations of Sacramento County residents as it jeopardizes the fiscal health of the County and the ability to invest significantly in preventative systems of care that promote safety and health for every resident. We urge you to stop this jail expansion plan immediately and direct your staff to complete the alternatives laid out in this letter.

Sincerely,

Designing Justice + Designing Spaces
American Civil Liberties Union Foundation of Northern California
Sacramento Area Chapter of ACLU
Sacramento Valley Psychological Association (SVPA)
Ella Baker Center for Human Rights
Prison Policy Initiative
Office of: Office
Bz Zhang, AIA, NOMA
Design As Protest Collective
United CORE Alliance
Social Justice PolitiCorps
Decarcerate Sacramento
Showing Up for Racial Justice (SURJ) Sacramento
Kim Carter Martinez and Amy Hines-Shaikh, Wild Cat Consulting
Californians United for a Responsible Budget (CURB)
Riverside All of Us Or None
California Coalition for Women Prisoners
Anti Police-Terror Project Sacramento
San Francisco Pretrial Diversion Project
La Defensa
Care First California Coalition
Sacramento Homeless Union
Dignity and Power Now
Mental Health Association of Portland
Presente.org

APPENDIX.

Image 1.

N&L Says we need “34 group spaces to comply with the remedial plan”

Supply:

Analysis shows us that currently, if we look at the 10 classrooms in the jail as space to conduct Group Therapy, then we can calculate the “session hours” that are available in the jail.

Demand:

We also need to calculate how many session hours are required for each population to be in compliance with Mays for each population (10 hours/week for IOP and 5 for OOP). The group size is a variable that can be changed to yield different session hour total required.

Summary: We have more than enough capacity (700 session hours) to accommodate this demand. Almost 5x as much as needed with **ONLY 10 rooms.**

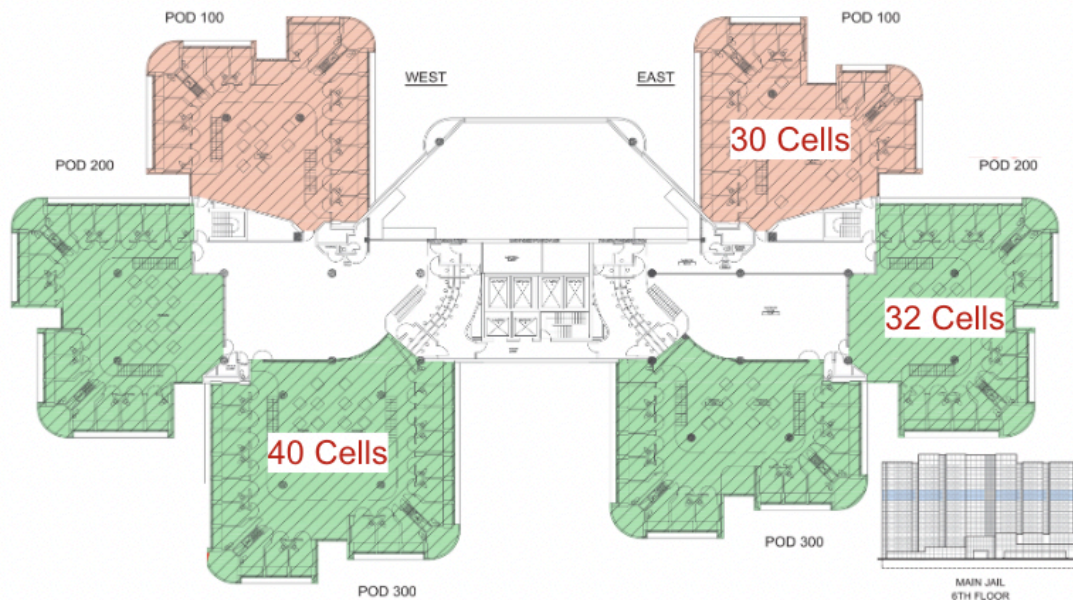
Group Therapy Schedule Analysis:							
Each room can be staffed for X hours:	10						
Classroom total count	10						
Days a week staffed (not optional per Mays)	7						
Room Session Hours Available	700						
Session Person Count	15						
	Male	Female	Male Groups	Female Groups	Group Totals	Session Hrs Req	Total Session Hrs
IOP	103	13	7	1	8	10	80
OOP	295	37	20	3	23	5	115
Session Hours Total:	195						

A normal [example calculation](#)

Dire Example:							
Each room can be staffed for X hours:	7						
Classroom total count	8						
Days a week staffed (not optional per Mays)	7						
Room Session Hours Available	392						
Session Person Count	8						
	Male	Female	Male Groups	Female Groups	Group Totals	Session Hrs Req	Total Session Hrs
IOP	103	13	13	2	15	10	150
OOP	295	37	37	5	42	5	210
Session Hours Total:	300						

A [dire example calculation](#) that still satisfies the decree with very small group sizes.

Image 2.



Caption: N&L states in their report that “IOP males were assigned to 300W, 100E, and 200E on 3rd through 6th floors” ([section 4 pg 17](#)). Here is a visual representation of ONE of those 4 floors. Pod 300W has 40 cells, 100E has 30, and 200E has 32. **This combined is 102 cells per floor.** This equates to 408 cells (816 beds) total for IOP Males, which is only a population of 107 individuals (shown in Image 4).

Image 3.



N&L Plan for IOP Males

This plan used in their analysis allocates 408 Cells for 107 individuals.



Improved Plan

This plan uses 120 Cells in 4 pods for 107 individuals. This also provides access to group activity rooms. Giving back a capacity of 576 beds for Gen Pop.

Caption: This image compares Nacht & Lewis' plan for IOP beds to an improved spatial plan in how the jail allocates IOP male pods, which frees up 8 pods. Even with the requirement to not use tiers, we would still only need 8 pods (100E, 200E on each floor) instead of the assigned 12.

Image 4.

Table 4.05: Bed Needs Compared with Capacity

Housing Type	Bed Need		Existing Adequate Capacity		Difference	
	Male	Female	Male	Female	Male	Female
SMI Populations						
Acute Inpatient	27	4	27	4	0	0
Acute Inpatient/ADS1	3	0*	3	0*	0	0
IOP	103	13	102	13	(1)	0
IOP/ADS1	4	0*	4	0*	0	0
OPP	295	37	0	37	(295)	0
OPP/ADS1	10	2	0	2	(10)	0
Rated Medical Beds						
Long-Term Medical	32	4	21	3	(11)	(1)
Medical Detox	38	5	25	3	(13)	(2)
Administrative Segregation						
ADS1	6	1	6	1	0	0
ADS2	10	1	10	1	0	0
General Population	1,601	201	903	192	(698)	(9)
Subtotal Rated Capacity	2,129	268	1,101	256	(1,028)	(12)
Total Rated Capacity	2,397		1,357		(1,040)	
Infirmary†	20	10	9	3	(11)	(7)

* Small number in classification accommodated with compatible inmates.
 † Infirmary is scoped for the study but is not counted in the rated capacity.

Caption: Chart from the Nacht & Lewis March 2022 (pg 33) study showing total population needs and estimated adequate capacity as well as the difference. With changes to organizational structure and a correct Group Therapy analysis, we find the Total Rated Capacity Difference to be under 600 individuals, which is aligned with O’Connell’s estimates for population reduction.

Image 5.

POPULATION REDUCTION IMPACTS STUDY REPORT

Sacramento County – CHMHSF

November 21, 2022

Table 4.01: Updated Projections for Special Housing

Special Populations	Identified Need*	Low	High	Census**	Bed Need for Sample	Bed Need for Full Capacity
Acute Inpatient (AIU)	40	28	49	1899	45	57
Intensive Outpatient Program (IOP)	131	118	157	1899	158	199
Outpatient Psychiatric Pods (OPP)	332	NA	NA	2051	382	446
Total Sheltered Mental Health	503				585	702

* AIU and IOP: Avg. Available Beds + Monthly Waitlist + ADS to Treatment (9 data points July 2021 - May 2022) | OPP: Single Point 8.4.2022 + ADS to Treatment
 **AIU and IOP: Avg. of Monthly ADP (9 data points matched to Avg. Need) \ OPP: All Data from 8.4.2022

Caption: Compared to the N&L report published in March 2022 (pg 25) showing 120 IOP and 34 AIU individuals (seen in Image 3), **just 7 months later** in Nacht & Lewis’ November 2022 report, they inflated these bed requirement numbers by **69%**, seemingly to justify a new building.

Image 6.

Table 4.07: Current Jail Facilities

Existing Facilities			
Facility	Main Jail	RCCC	Total
Board-Rated Bed Capacity	2,380	1,625	4,005
Building Area (GSF)	373,170	354,707	727,877

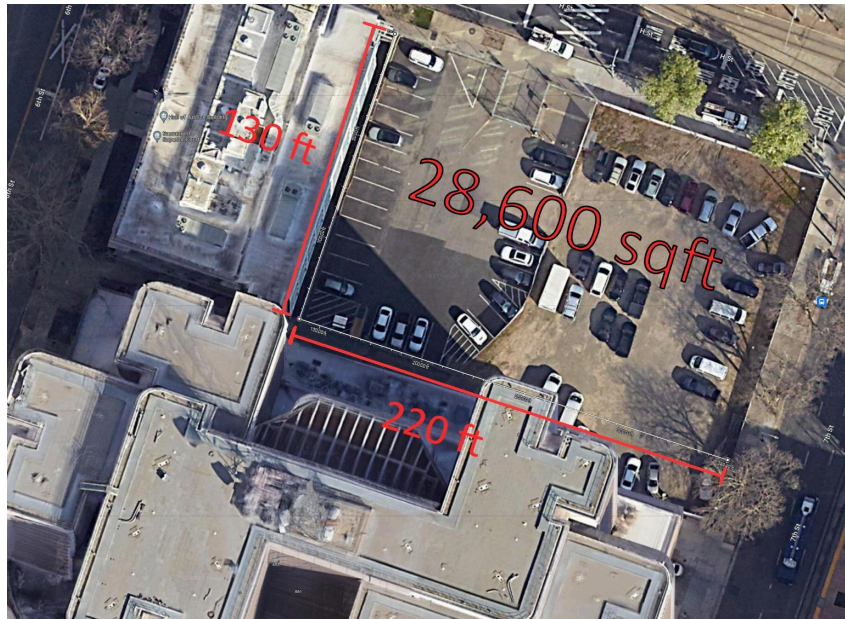
Table 5.02: Option 1A Summary

OPTION 1A	MJ "bark Lot"	RCCC	New Site	Total
Replacement beds	294 ¹	0 ¹	0	294
New building area (GSF)	242,676	0	0	242,676
Estimated cost (ROM)				\$450M
Project duration (months)				60

¹ 20 Ad. Seg. and 240 pretrial OPP detainees would be in the main jail in housing vacated by general population detainees, plus 160 sentenced OPP detainees in existing beds vacated by general population detainees at RCCC.

Caption: The tables above are from page 28 and page 33 of [N&L's November 2022 report](#) and show both the current square footage of the Sacramento County Main Jail and the Rio Cosumnes Correctional Center (RCCC), as well as the square footage for the proposed Main Jail Annex. If constructed, the annex would almost double the square footage of the Main Jail.

Image 7.



Caption: The new building plans to be 242,676 sq ft. The absolute maximum size of the bark lot to utilize as a footprint is 28,600 sqft. This means the new annex building would have to be 9 stories high to facilitate that much space. This is not a small 3 story annex, it's a skyscraper.

Image 8.

POPULATION REDUCTION IMPACTS STUDY REPORT

Sacramento County – CHMHSF

November 21, 2022

Table 5.01: Option 1A Space Allocation

Functional Area	Avg. GSF/ Bed *	No. of Beds Needed	BASE + MED. & MH @ MJ Estimate (GSF)
Minimum Security Housing	135	0	0
Medium Security Housing	182	0	0
Maximum Security Housing	303	0	0
Administrative Segregation Housing	334	0	0
Outpatient Psychiatric Pod (OPP) Housing	334	0	0
Intensive Outpatient Program (IOP) Housing	334	160	53,440
Acute Inpatient Units (AIU) Housing	669	50	33,450
Medical Clinical Services & Infirmary	allow.	0	31,500
Intake & Transport	allow.	0	23,176
Long-term Medical Housing	228	36	8,208
Medical Detox.	224	48	10,752
Lobby & Visiting	allow.	0	2,954
Central Programs & Support	allow.	0	0
Recreation	allow.	0	9,694
Administration (Custody and Healthcare)	allow.	0	15,082
Staff Support	allow.	0	10,375
Central Control & Armory	allow.	0	2,445
Receiving/ Storage/ Maintenance	allow.	0	25,000
Food Service	allow.	0	16,600
Laundry	allow.	0	0
Total Gross Area Required for Jail Facilities			242,676

*Allow. = Allowance, which is space independent of the number of inmates served.

Caption: This chart from [page 33 of N&L’s November 2022 report](#) shows that they allocated 669 square feet per AIU bed.

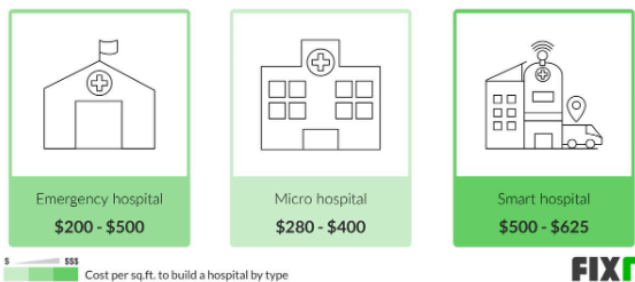
Image 9. Average Construction Costs Per Square Foot

Location	2019	2020	2021	2022	2023
National Average	\$362.69	\$371.48	\$382.12	\$400.11	\$419.18
New York, NY	\$484.88	\$494.19	\$506.94	\$523.11	\$540.45
Chicago, IL	\$436.50	\$444.21	\$456.40	\$474.03	\$494.76
Boston, MA	\$414.67	\$427.46	\$433.44	\$454.36	\$479.38
Los Angeles, CA	\$409.55	\$419.04	\$430.83	\$452.05	\$475.20
Ann Arbor, MI	\$362.97	\$369.02	\$382.83	\$396.83	\$409.43
Omaha, NE	\$330.20	\$340.43	\$352.74	\$363.59	\$383.59
Denver, CO	\$323.44	\$333.80	\$345.51	\$362.23	\$378.97
Atlanta, GA	\$322.76	\$329.05	\$342.71	\$359.46	\$375.52
Phoenix, AR	\$320.55	\$327.81	\$332.73	\$351.97	\$373.71
Houston, TX	\$312.00	\$320.44	\$329.72	\$341.67	\$357.30



Caption: Average construction costs per square feet for medical facilities according to Building Design & Construction. They collect bid data from projects across the United states.

Image 10.



Type	Cost per Sq.Ft. (Labor Included)
Emergency Hospital	\$200 - \$500
Micro Hospital	\$280 - \$400
Smart Hospital	\$500 - \$625

Caption: Average construction costs per square foot for medical facilities [according to FIXR](#).

Image 11. Sufficient Square Footage Exists in Current Main Jail for ADA/HIPAA Compliant Booking Loop

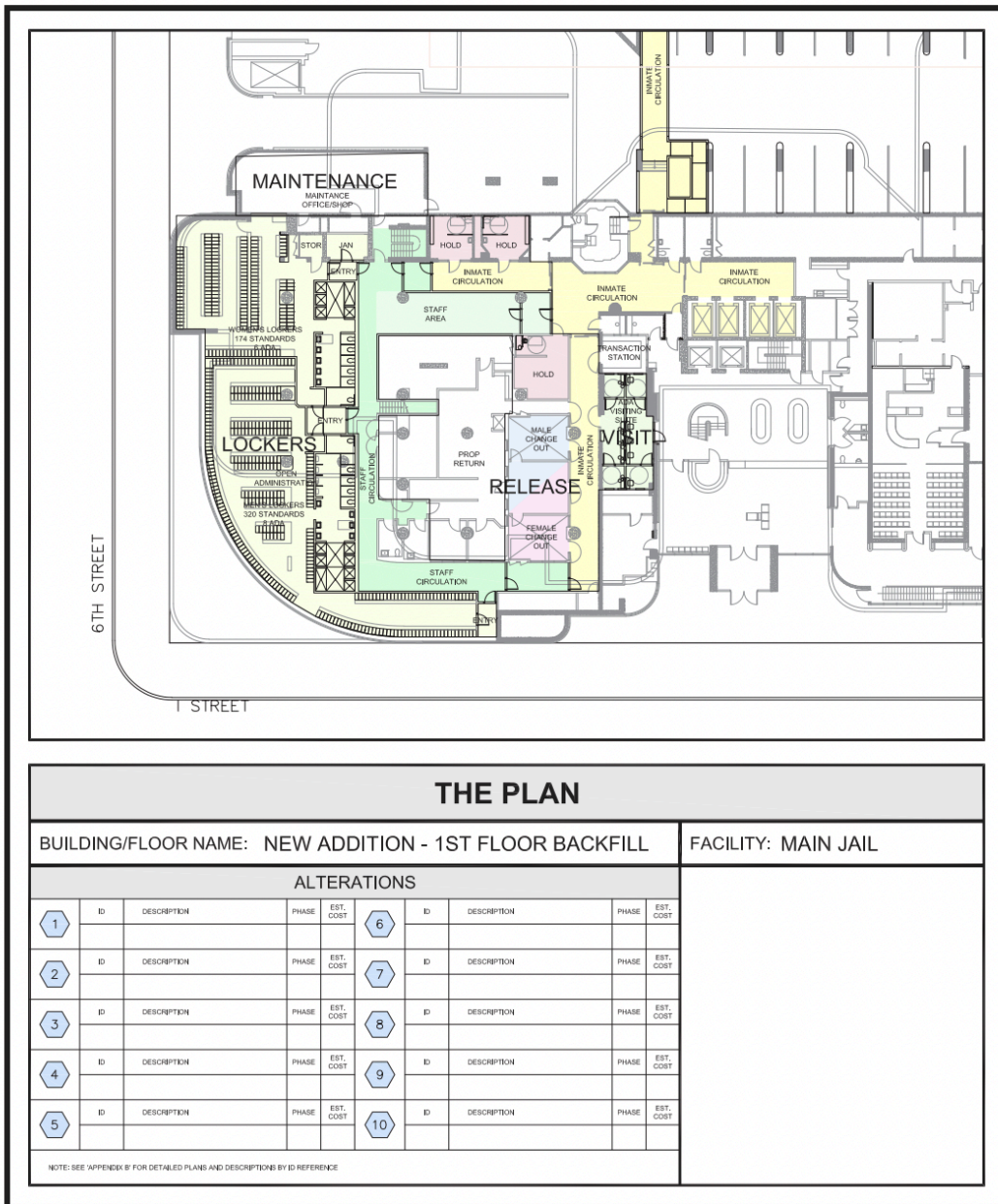


Caption: Utilizing CAD drawings in the [2018 ADA study by Nacht & Lewis](#) of the current first floor of the Main Jail and N&L's design of an ADA/HIPAA compliant booking loop on the first floor of the proposed jail annex ([pg 135](#)), this image shows that the square footage allocated to a HIPAA and ADA compliant booking loop in the proposed jail annex plan would, for example, fit in the current indoor parking area behind the 4 jail courtrooms. This is one example of a spatial repurposing option that has never been seriously considered by the County.

Image 13. Main Jail Booking Loop Proposed (N&L) Renovations

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Section 7 | The Plan

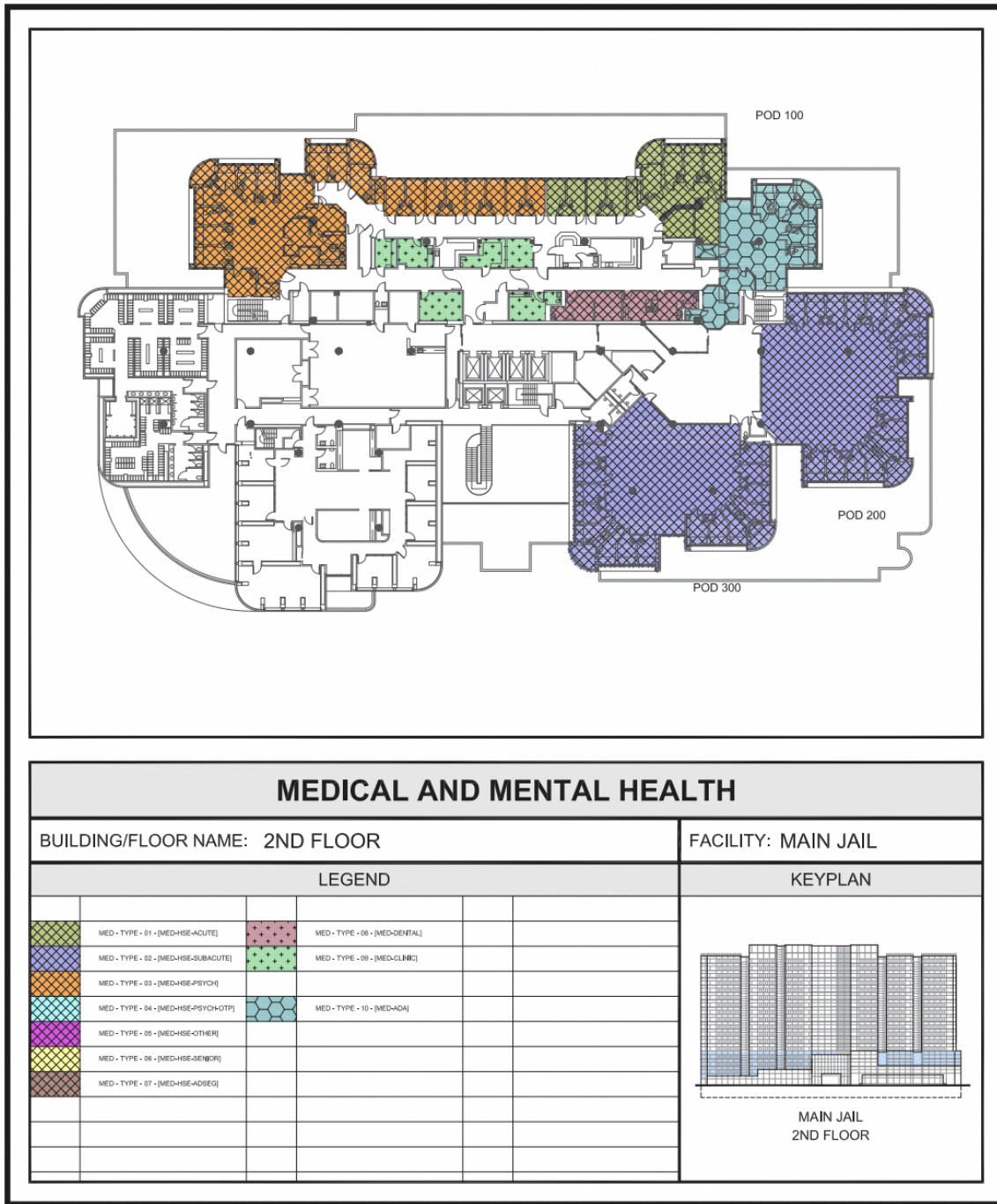


Caption: Page 136 of the [2018 ADA study by Nacht & Lewis](#) showing that significant repurposing and retrofitting is possible in the existing space of the current intake/booking loop.

Image 14. Current Main Jail 2nd Floor

DRAFT 1-3-18

Section 4 | Medical and Mental Health

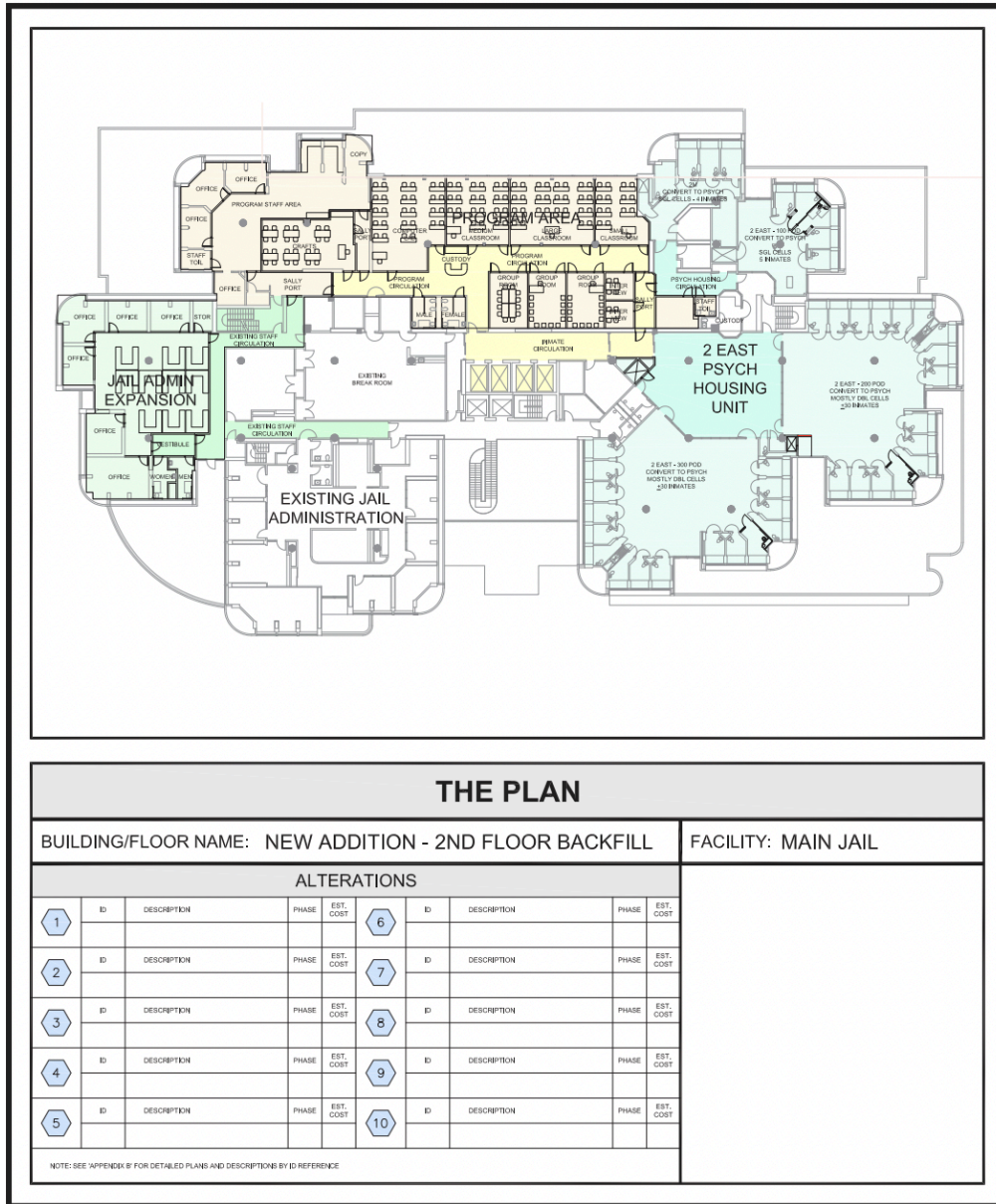


Caption: Page 56 of the [2018 ADA study by Nacht & Lewis](#) showing the current design of the 2nd floor of the Sacramento County Main Jail.

Image 15. Proposed (N&L) Main Jail 2nd Floor Renovations

DRAFT 1-5-18

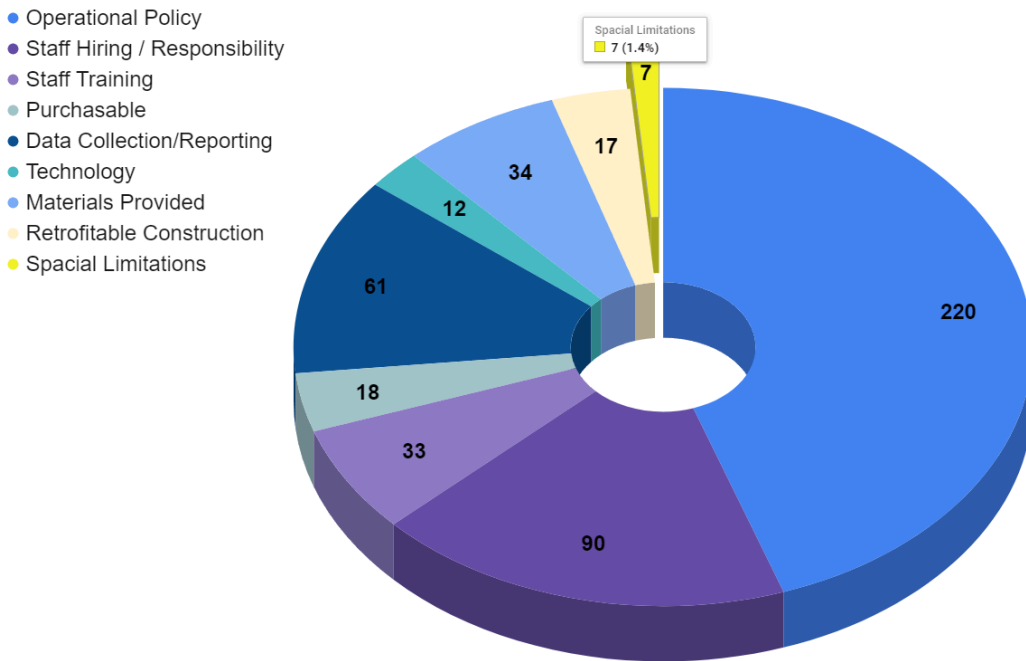
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Caption: Page 138 of the [2018 ADA study by Nacht & Lewis](#) showing Nacht & Lewis' proposed design changes to classrooms on the 2nd floor of the Main Jail which suggests that significant retrofitting of the current jail structure is possible.

Image 16. Mays Consent Decree Requirements



Caption: This chart categorizes the Sacramento County [Mays Consent Decree](#) requirements into Operational policies, staff hiring/responsibility, staff training, purchasable items, data collection/reporting, technology, materials provided, retrofittable construction, and spatial limitations of the current County jail facilities.