

Los Angeles County Probation Department
Feasibility Study: Adaptive Use of Camp Joseph Scott as Secure Youth Treatment Facility



JJCC-JJRBG – Planning Update SYTF Planning

Excerpt – Board Motion, March 2022

- Support further exploration of the potential future identification of only the following Facilities:
 - *Campus Kilpatrick and Camp Scott as the permanent Secure Youth Track Facility (SYTF) locations for male youth, and*
 - *Dorothy Kirby Center as the permanent SYTF location for girls*
- Instruct the Chief Probation Officer, in collaboration with the Youth Justice Transition Advisory Group (YJTAG), County Counsel, the Juvenile Justice Realignment Block Grant Subcommittee (JJRBG) and other relevant stakeholders:
 - *to develop a plan for proposed renovations and other necessary physical modifications, as necessary, at Camp Scott, the Dorothy Kirby Center and Campus Kilpatrick, that would make the camps safe and ready for use in accordance with the values of Youth Justice Reimagined (YJR) and recommendations of the JJRBG, and in compliance with California Building Standards Code, Title 24 mandates;*
 - *commence appropriate environmental review of the proposed plan in compliance with the California Environmental Quality Act (CEQA); and*
 - *return to the Board within 120 days with the proposed designation of Campus Kilpatrick and Camp Scott as the permanent SYTF for boys, and Dorothy Kirby Center as the permanent SYTF for girls, along with necessary recommendations for findings and analysis under CEQA to support the designation, or report back to the Board in writing within 30 days if it is anticipated that a longer timeframe will be required in order to satisfy the requirements of CEQA; (timeline subsequently extended)”*

Scope of Camp Scott Feasibility Study

- Confirmation of Existing Physical Conditions
- Preliminary Estimate of Probable Space Needs to Support Program Objectives
- Preparation of Preliminary Blocking and Stacking Diagrams as Site “Test Fit”
- ROM Estimate of Probable Budget Requirements for Project Implementation
- Estimate of Probable Time to Occupancy

“Analysis, Planning & Recommendations to reflect the tenets of the LA Model in the adaptive use of Camp Scott”

The LA Model

Los Angeles County Probation Department **LA MODEL** Residential Treatment Services Bureau



The L.A. Model is built upon the core principals of the Positive Youth Justice Model and consists of **SMALL GROUPS**, **HOME-LIKE ENVIRONMENT**, with a **YOUTH-CENTERED COLLABORATIVE APPROACH**. The model provides the youth in our care a robust **DEVELOPMENTAL STAGE SYSTEM** embedded with Dialectical Behavioral Therapy (DBT). The Probation Department has established a higher bar of programming throughout the Residential Treatment Services Bureau, camp community placement.



DEVELOPMENTAL STAGE SYSTEM (DSS)

The **4 Stage** DSS is aimed to create behavioral change using a **Tri-Responsive Approach**:

- ✓ Daily Stage Tasks, Responsibilities, Programming & BMP
- ✓ Dialectical Behavior Therapy (DBT)
- ✓ Forward Thinking Interactive Journaling System (CBT)



"Cultivating a Culture of Care by Fostering Positive Behavioral Change"

"...a facility focused on therapeutic, holistic, small group treatment . . . youth treated with dignity and respect . . . A therapeutic milieu . . . programming elements engaging and meaningful for youth and staff."

The therapeutic Milieu refers to and includes all aspects of the environment within which youth live and staff work. That milieu is characterized by a culture of care and respect among all persons in the setting (e.g., probation staff, youth, kitchen staff, medical providers, mental health clinicians, administrators, educators, volunteers, and any other person who provides services as well as the formal programming and education elements that are critical to each person's growth and well-being."

The LA Model

*Eyes ON, Ears ON
Hearts ON
“Relationship Based
Unit Management”*



Existing Facilities

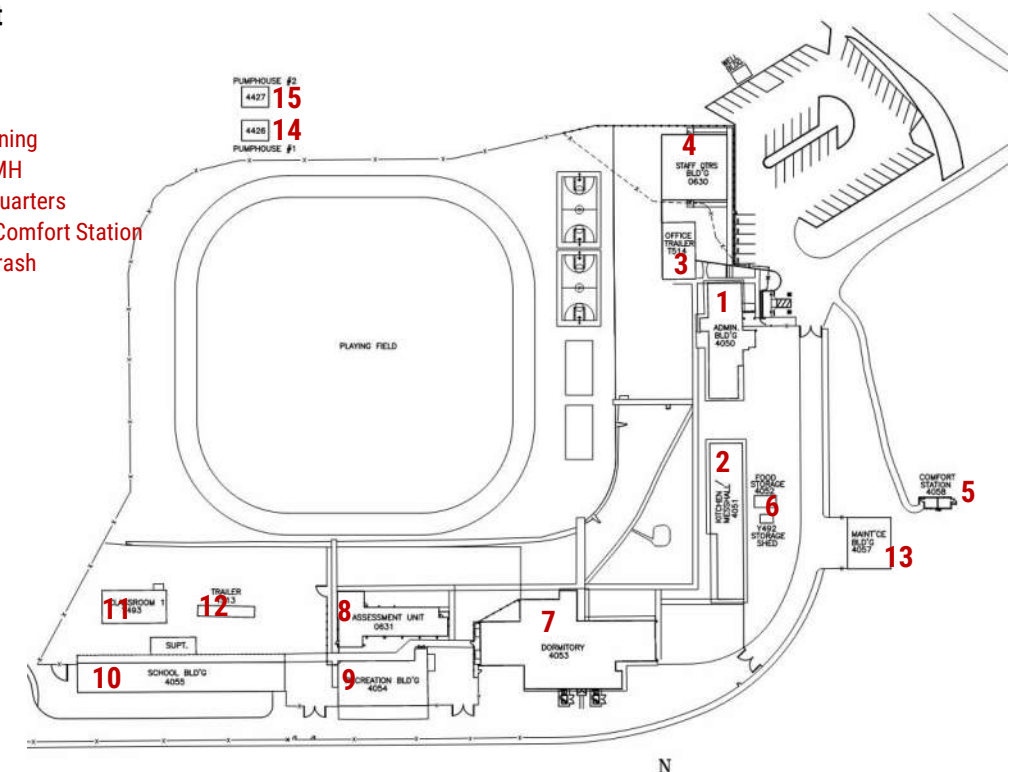
- Constructed 1958
- Originally “Staff” Secure – no perimeter fence
- Original buildings – wood frame construction
- Barracks like dormitory – 120 +/- youth, four open segments, common showers & toilets
- Additions over time:

• Perimeter fence	Date Unknown
• Triple-wide Office Trailer (DMH)	1970
• School Trailer 1 Career Center/Library	1975
• School Trailer 2	1975
• Staff Sleeping Quarters	2000
• Hope Center (Originally SHU)	2000
- Most recently housed small youth female population who were transferred to Dorothy Kirby



**Camp Joseph Scott
Site Utilization**

1. Administration
2. Food Service/Dining
3. Office Trailer DMH
4. Staff Sleeping Quarters
5. Public/Visitors Comfort Station
6. Food Storage/Trash
7. Dormitory
8. Hope Center
9. Recreation
10. Education
11. School Trailer 1
12. School Trailer 2
13. Maintenance
14. Pump House 1
15. Pump House 2



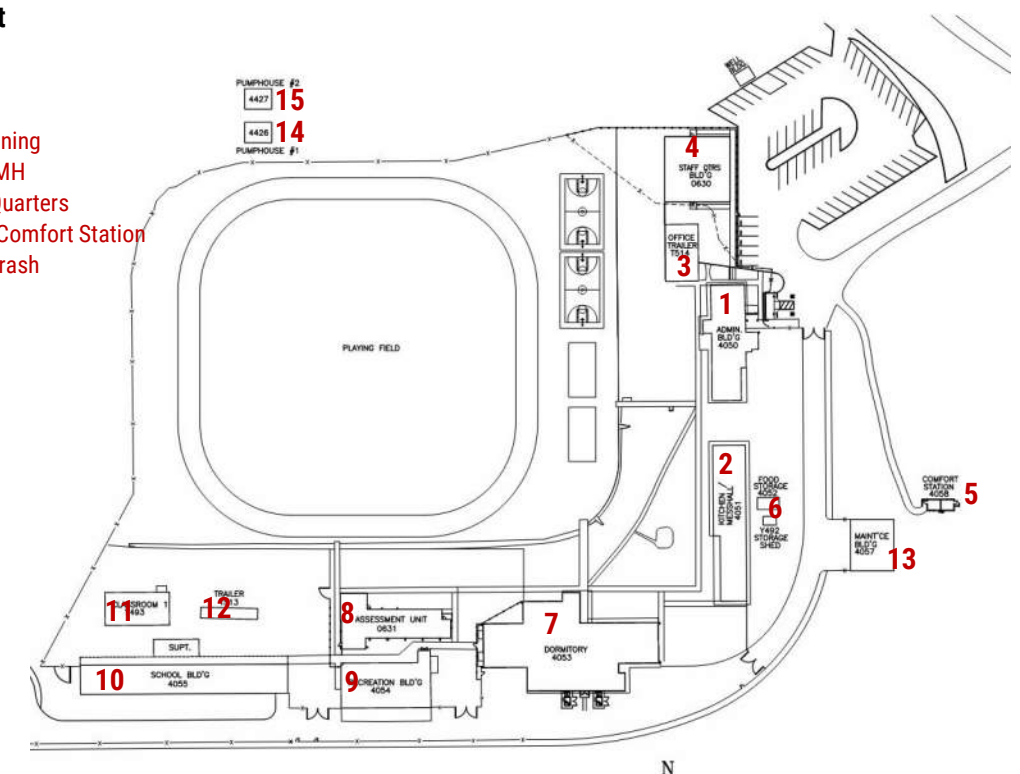
Existing Facilities

- Strategic Asset Management Study 2016
 - Facility Condition Index - .50
 - Indicates that requires improvements equal to half of Capital Value, Estimated at that time as \$34.7M
 - Evaluates facility as in poor condition
 - 2016 Estimated Cost for State-of-Good Repair \$17.35M
 - 2022 Escalated Cost for State-of-Good Repair \$24.35M
- Facility needs reflective of the LA Model were not anticipated in the original construction of Camp Scott (or any of the other contemporary camps).
- While overtime, there have been additions and minor renovations, the facility does not reflect the program needs or environment anticipated in the LA Model for trauma responsive care for better outcomes.



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Physical Conditions



























































- Review of Strategic Asset Management Study

- On Site Review

- Programming
- Architecture
- Site & Civil Engineering
- Structural Engineering
- Mechanical, Electrical, Plumbing & Fire Protection Engineering
- Security Systems

- Summary of Findings

-  Highly Responsive to Criterion
-  Generally Responsive or Easily Modified to Be Responsive
-  Limited Responsiveness to Criterion/Significant Investment Required to Respond
-  Not Responsive to Criterion or Excessive Cost to Respond

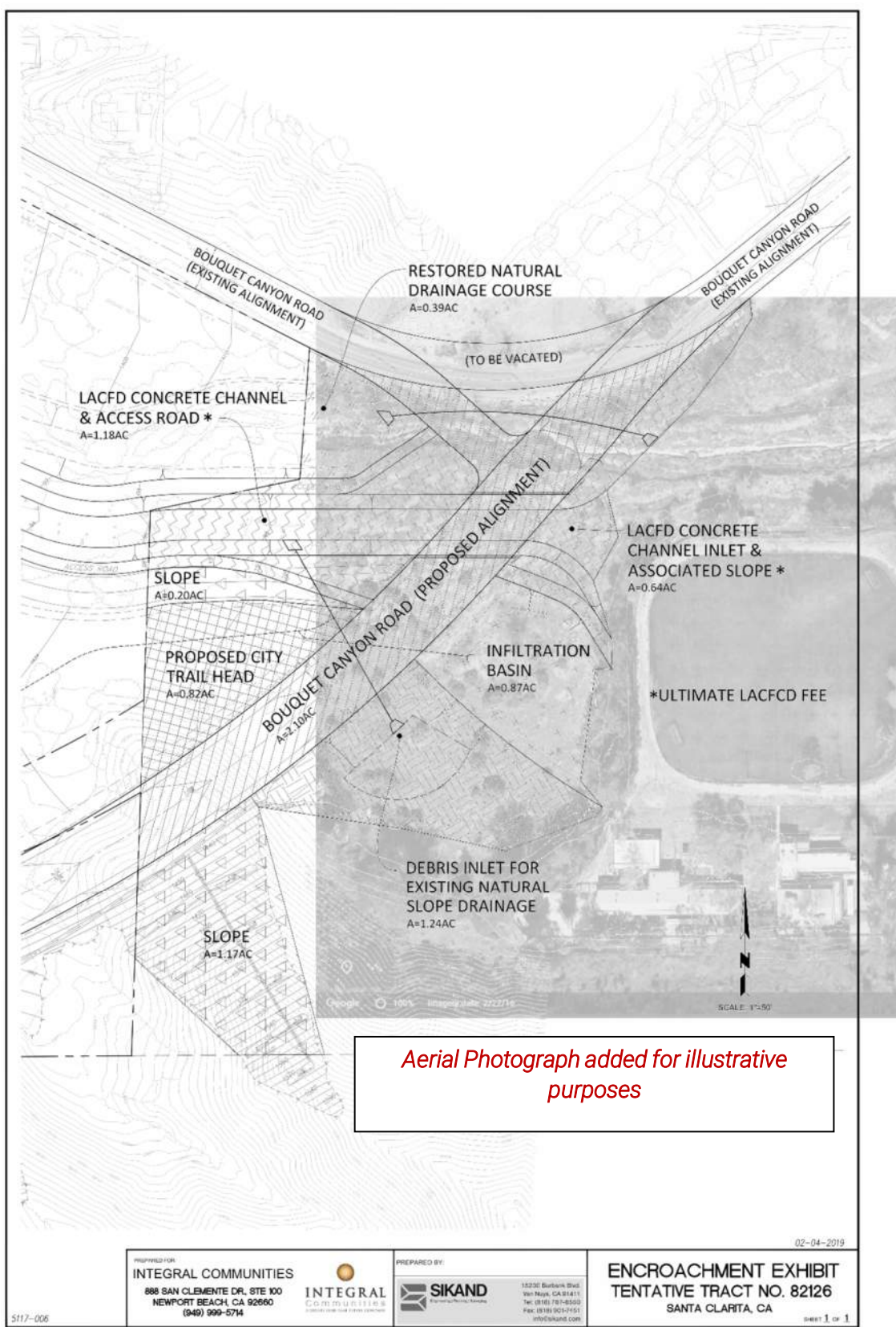
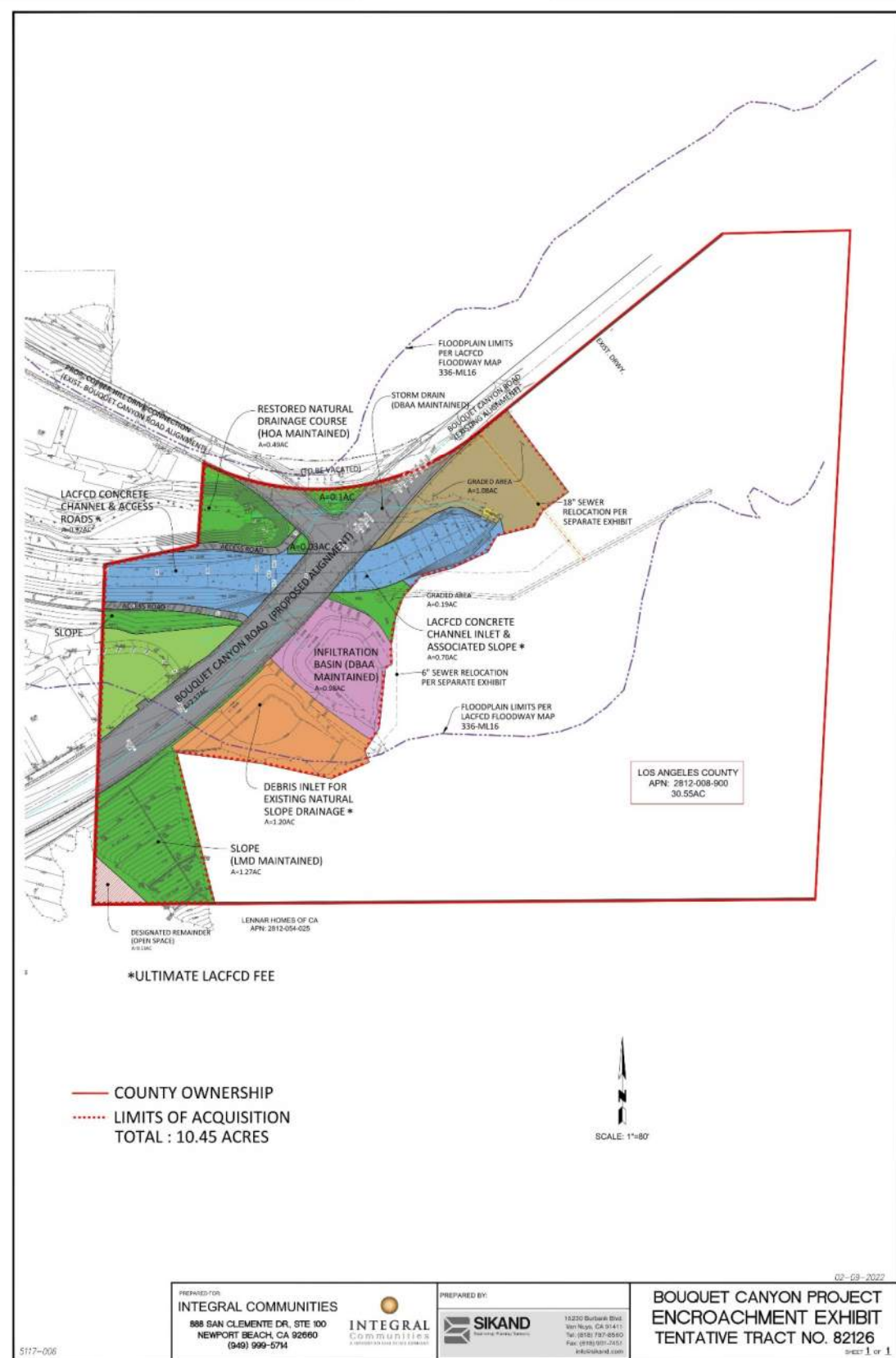
	Functional/ Program Suitability	Quality of Environment/ Response to LA Model	Physical Conditions	Security Systems/ Construction	Sustainability
Site 8.8 acres					
Administration Building 3,625 sf					
Kitchen/Dining 3,837 sf					
Office Trailer (DMH) 1,581 sf					
Staff Sleeping Quarters 3,600 sf					
Comfort Station 600sf					
Food Storage Building 300 sf		N/A		N/A	N/A
Dormitory Building 9,670 sf					
Hope Center 3,500 sf					
Recreation Building 3,510 sf					
Education Building 7,156 sf					
Classroom Trailers 2,191 sf & 397 sf					
Maintenance Shed 1,995 sf		N/A			N/A

Site Impacts – Proposed Adjacent Development

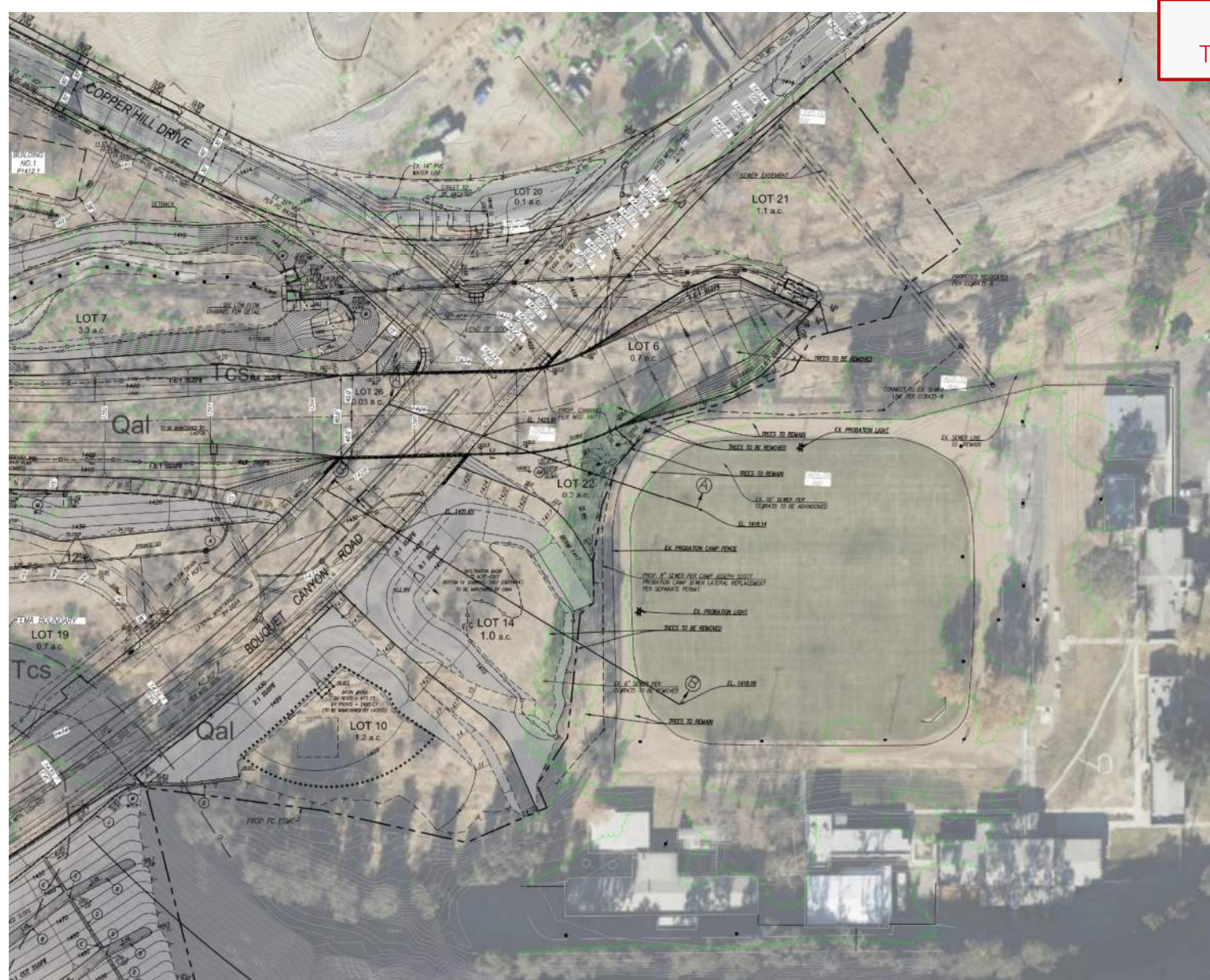
- Adjacent Planned Residential Development – 366 Units
- City of Santa Clarita has requested the transfer of 10.45 acres from LA County to the City to accommodate the realignment of Bouquet Canyon Road and to accommodate storm water management basins
- Transfer of property will require removal of vegetation that currently shields Camp Scott from partial view and improvements will come within 20'+/- of the existing fence line,



Site Impacts – Proposed Adjacent Development



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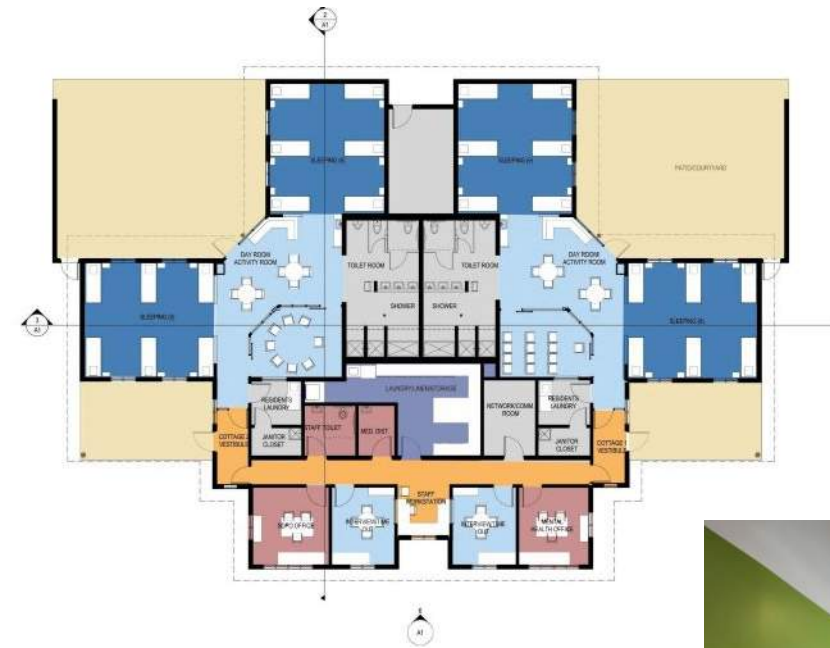


Views from Bouquet Canyon Road



Idealized Program - *Best Practices to Create an Environment Supportive of Treatment*

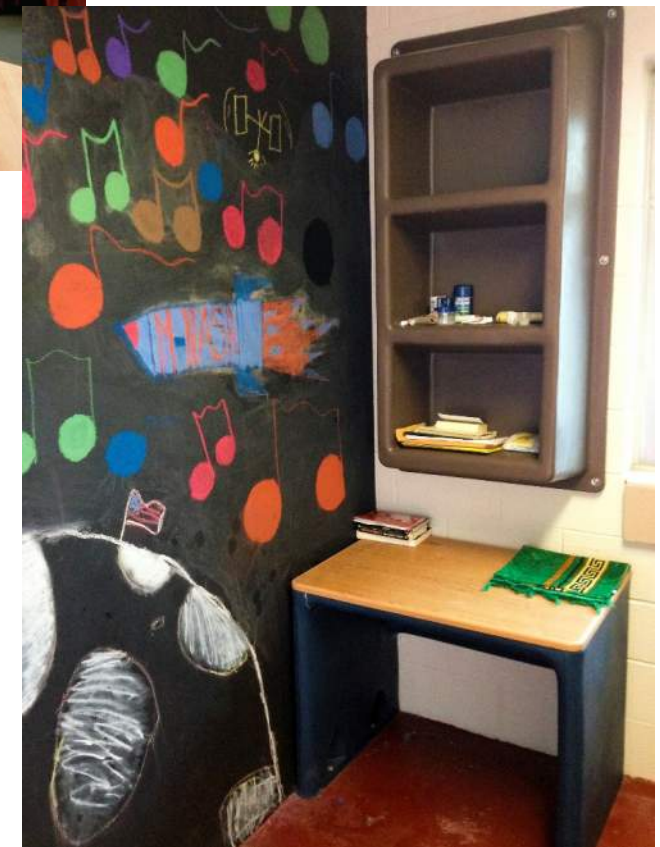
- Maximum facility size 150 youth (ACA 3-JDF-2b-02) Smaller Preferred
- Small, single level housing units
 - Maximum Unit Size 25 Youth (ACA 3-JDF-2b-02)
 - Units of (8 – 12 residents) Preferred, 16 Maximum
 - Recommend twinned for efficiency
- Single occupancy sleeping room preferred over dormitory housing
- Identify behavior characteristics and requirements for separation
- Housing units arranged in groups for shared services & staffing efficiency, **with treatment staff located on the unit**
- Open dayroom with attached sleeping rooms (improved supervision)
- **Single user showers/toilet rooms** (1 per 8 residents)
- **Dedicated outdoor space** – “backyard”
- On-unit housing activities (counseling, homework, passive recreation) for program flexibility
- Central Dining (no dining in housing units)
- Extensive program opportunities (educational, vocational, recreation, visiting, and others)
- Direct supervision staffing ratios of 1:8 (day) to 1:16 (night) – (PREA 115.313(c))



Idealized Program - *Best Practices to Create an Environment Supportive of Treatment*

Quality of Environment Matters ... to youth & staff alike

- Abundant Natural Light
- Acoustical Control
- Reduce the Apparent Density
- Normative Furnishings
- Clear Sightlines and Enhanced Casual Observation
- Spatial Variety
- Connection to the Outdoors
- Materials, Colors & Textures
- Integrate Public & Youth Art



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Idealized Program

- Key considerations of the program
 - Single Rooms Preferred – but if a dormitory model provide individual cubicles, but some single rooms will be required
 - Housing Units of 10 or no more than 12 youth
 - Treatment staff located on the unit
 - Robust Academic, Community College and CTE Program
 - Indoor & Outdoor Recreation
 - Visiting Center with provisions for family related services
 - Art, Music and a range of therapeutic activities
 - 24/7 Medical/Mental Health
 - Robust staff facilities – administration, staff support & where required housing
 - Full Support facilities
- Concepts in Idealized Program are the basis for evaluation of potential locations

Original Base Program - Evaluation of Existing Camps for SYTF Population

Program Summary

#	Component	Net SF	Grossing Factor	Gross SF
200	Administration/Visiting/Intake/Transfer			
210	Public Access	975	1.40	1,365
220	Administration	1,246	1.40	1,744
230	Staff Support	1,550	1.40	2,170
240	Administration Building Support	1,036	1.40	1,450
250	Intake	770	1.40	1,078
260	Visiting	3,030	1.40	4,242
270	Security	470	1.40	658
	Total Administration	9,077	1.40	12,708
300	Staff Housing			
310	Staff Housing	3,485	1.50	5,228
320	Staff Housing Support	550	1.40	770
	Total Staff Housing	4,035	1.49	5,998
400	Medical/Behavioral Health Services			
410	Medical	1,740	1.60	2,784
420	Behavioral Health	910	1.50	1,365
430	Health Services Support	1,370	1.60	2,192
440	Health Services Building Support	400	1.40	560
	Total Medical and Behavioral Health Services	4,420	1.56	6,901
460	Food Service/Laundry			
460	Food Service	8,460	1.25	10,575
470	Laundry	730	1.30	949
480	Food Service & Laundry Building Support	650	1.30	845
	Total Food Service & Laundry	9,840	1.26	12,369
500	Education			
510	Academic Education	5,320	1.30	6,916
520	Education Administration	2,718	1.35	3,669
530	Library	620	1.35	837
540	Vocational Education	4,620	1.35	6,237
550	Education/Vocational Building Support	450	1.40	630
	Total Education	13,728	1.33	18,289
580	Recreation/Multi-Purpose			
580	Recreation	9,240	1.25	11,550
590	Programs Building Support	500	1.40	700
	Total Recreation / Multi-Purpose	9,740	1.26	12,250
600	Youth Housing			
610	Youth Housing - Dormitory	9,500	1.60	15,200
620	Youth Housing - Treatment Staff	1,970	1.60	3,152
630	Youth Housing Support Spaces	800	1.40	1,120
650	Housing - Individual Rooms	2,535	1.60	4,056
660	Individual RoomsYouth Housing Support Spaces	1,890	1.60	3,024
670	Individual Rooms Support Space	800	1.40	1,120
	Total Youth Housing	17,495	1.58	27,672
700	Facility Services			
710	Warehouse	6,450	1.20	7,740
720	Maintenance	3,268	1.30	4,248
730	Warehouse/ Maintenance Building Support	480	1.30	624
	Total Facility Services	10,198	1.24	12,612
	TOTAL FACILITY BUILDING SQUARE FOOTAGE	78,533		108,799

Application to Camp Scott

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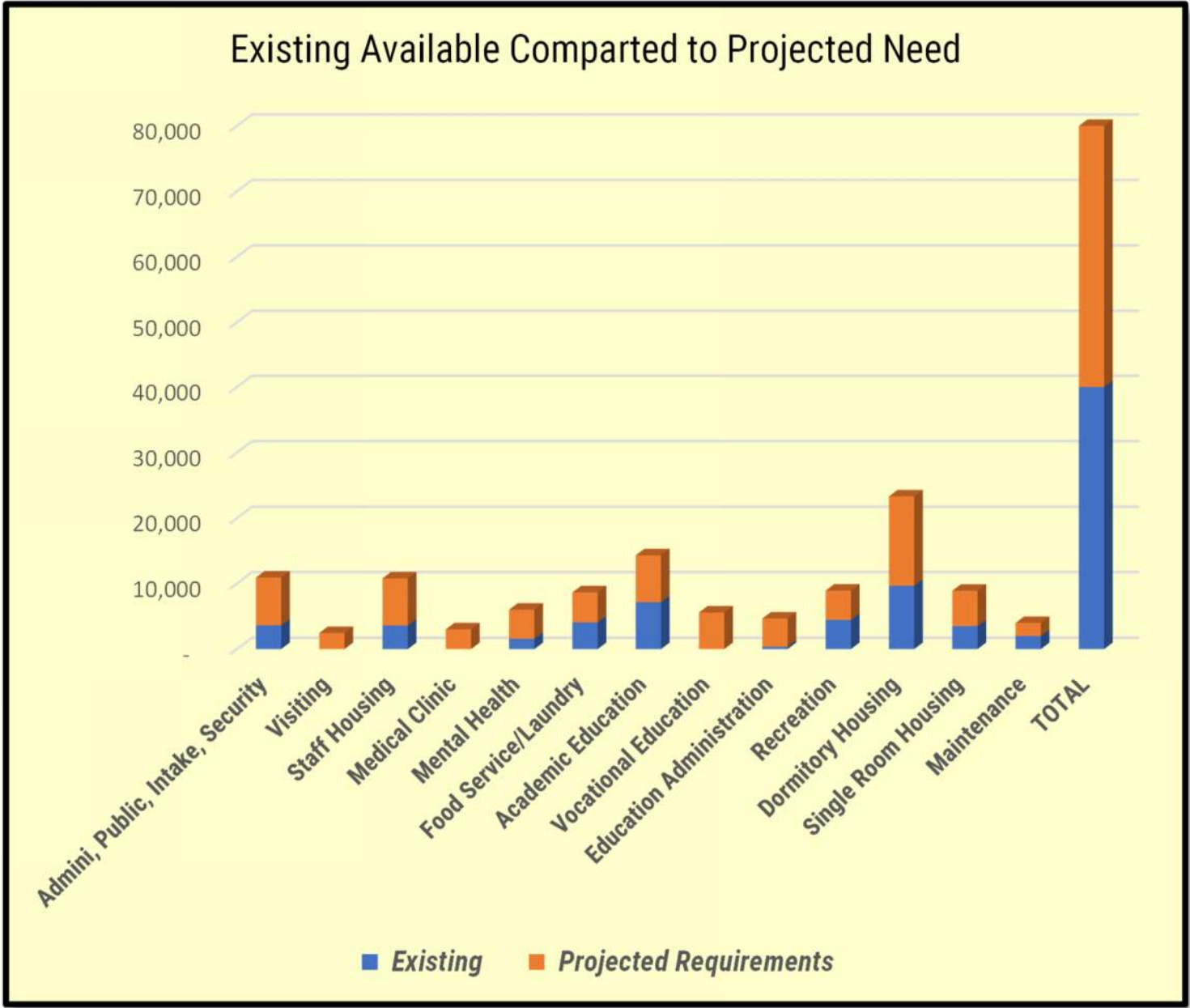
Adjusted Program Reuse and Additions, Camp Scott

Program Summary

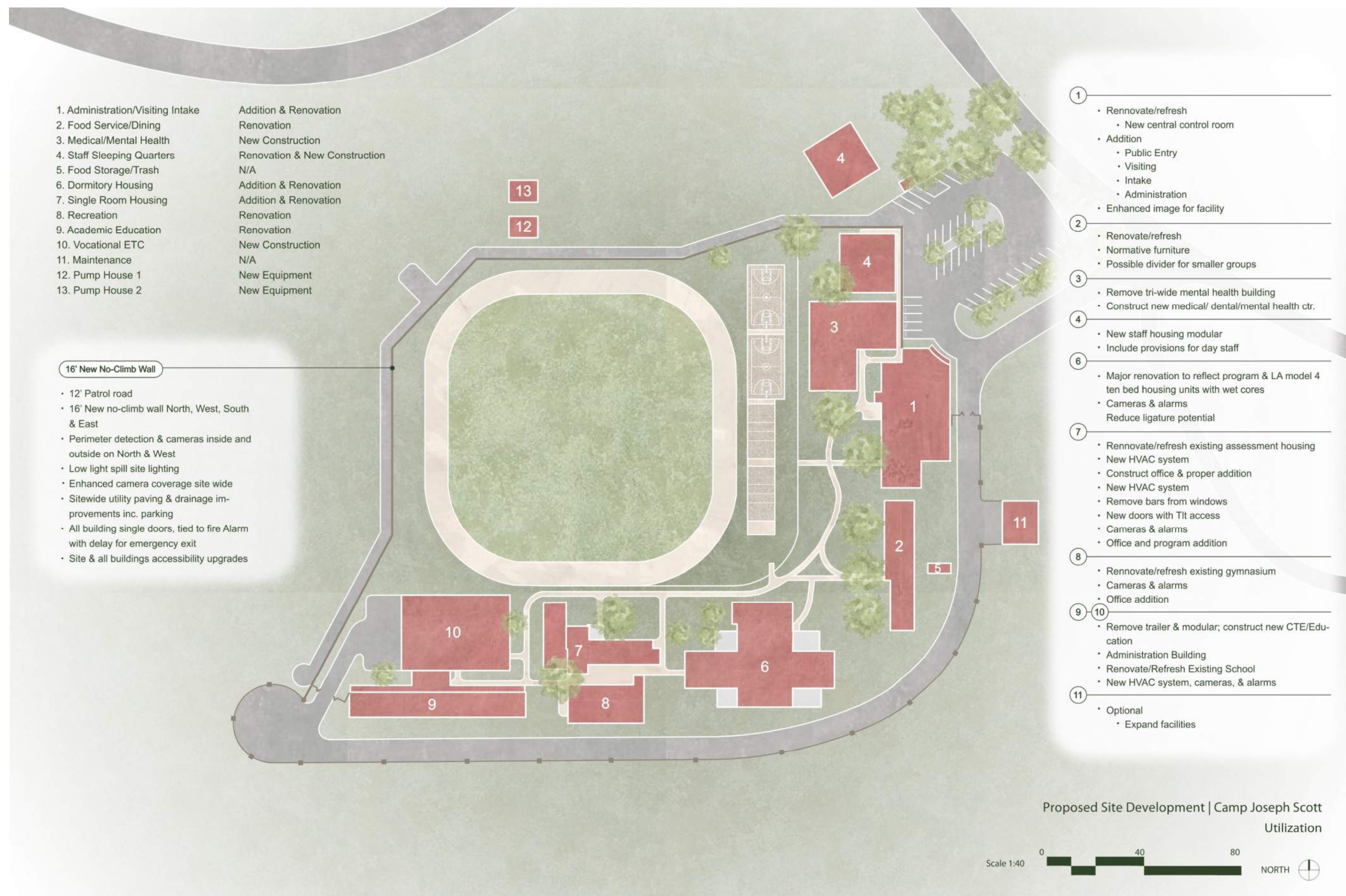
#	Component	Net SF	Grossing Factor	Gross SF	Reuse/ Renovate	Addition	New Construction
200	Administration/Visiting/Intake/Transfer						
210	Public Access	1,095	1,369	1,574			
220	Administration	1,086	1,412	1,694			
230	Staff Support	-	-	-			
240	Administration Building Support	816	1,061	1,273			
250	Intake	1,290	1,613	1,854			
260	Visiting	1,780	2,136	2,456			
270	Security	600	780	897			
	Total Administration	6,667	8,370	9,749	3,625	6,124	-
300	Staff Housing						
300	Existing Staff Modular Housing			3,600			
310	New Staff Modular Housing	-	-	3,600			
320	Staff Housing Support	Included in Grossing Factor					
	Total Staff Housing	-	-	7,200	3,600	-	3,600
400	Medical/Behavioral Health Services						
410	Medical	2,020	2,626	3,020			
420	Behavioral Health	1,240	1,612	1,854			
430	Health Services Support	1,730	2,249	2,586			
440	Health Services Building Support	Included in Grossing Factor					
	Total Medical and Behavioral Health Services	4,990	6,487	7,460	-	-	7,460
460	Food Service/Laundry						
460	Food Service	3,932	-	4,067			
470	Laundry	400	460	529			
480	Food Service & Laundry Building Support	Included in Grossing Factor					
	Total Food Service & Laundry	4,332	-	4,596	4,067	-	529
500	Education						
510	Academic Education	6,365	-	7,156	7,156		
520	Education Administration	3,006	3,758	4,321			4,321
530	Library	Included in 510 Ac Ed					
540	Vocational Education	4,620	5,082	5,590			5,590
550	Education/Vocational Building Support	Included in Grossing Factor					
	Total Education	13,991	8,840	17,067	7,156	-	9,911
580	Recreation/Multi-Purpose						
580	Recreation	3,545	4,062	4,468	4,468		
590	Programs Building Support	Included in Grossing Factor					
	Total Recreation / Multi-Purpose	3,545	1	4,468	4,468	-	-
600	Youth Housing						
610	Youth Housing - Dormitory	7,180	-	13,648	9,670	3,978	
620	Youth Housing - Treatment Staff	2,710	-	Incl Above	Incl. Above		
630	Youth Housing Support Spaces	Included in Grossing Factor					
650	Housing - Individual Rooms	1,968	-	5,407	3,500	1,907	
660	Individual RoomsYouth Housing Support Spaces	1,950	-	Incl Above	Incl. Above		
670	Individual Rooms Support Space	Included in Grossing Factor					
	Total Youth Housing	9,890	2	19,055	13,170	5,885	-
700	Facility Services						
710	Warehouse	Included in Existing Building Area					
720	Maintenance	Included in Existing Building Area					
730	Warehouse/ Maintenance Building Support	Included in Existing Building Area					
	Total Facility Services			1,995	1,995	-	-
	TOTAL FACILITY BUILDING SQUARE FOOTAGE	43,415		71,590	38,081	12,009	21,500

Application to Camp Scott

Component/Building	Existing	Projected Requirements
Administration, Public, Intake, Security Administration	3,625	7,293
Visiting	-	2,456
Staff Housing	3,600	7,200
Medical Clinic	-	3,020
Mental Health	1,581	4,440
Food Service/Laundry	4,067	4,596
Academic Education	7,156	7,156
Vocational Education	-	5,590
Education Administration	350	4,321
Recreation	4,468	4,468
Dormitory Housing	9,670	13,648
Single Room Housing	3,500	5,407
Maintenance	1,995	1,995
TOTAL	40,012	71,590

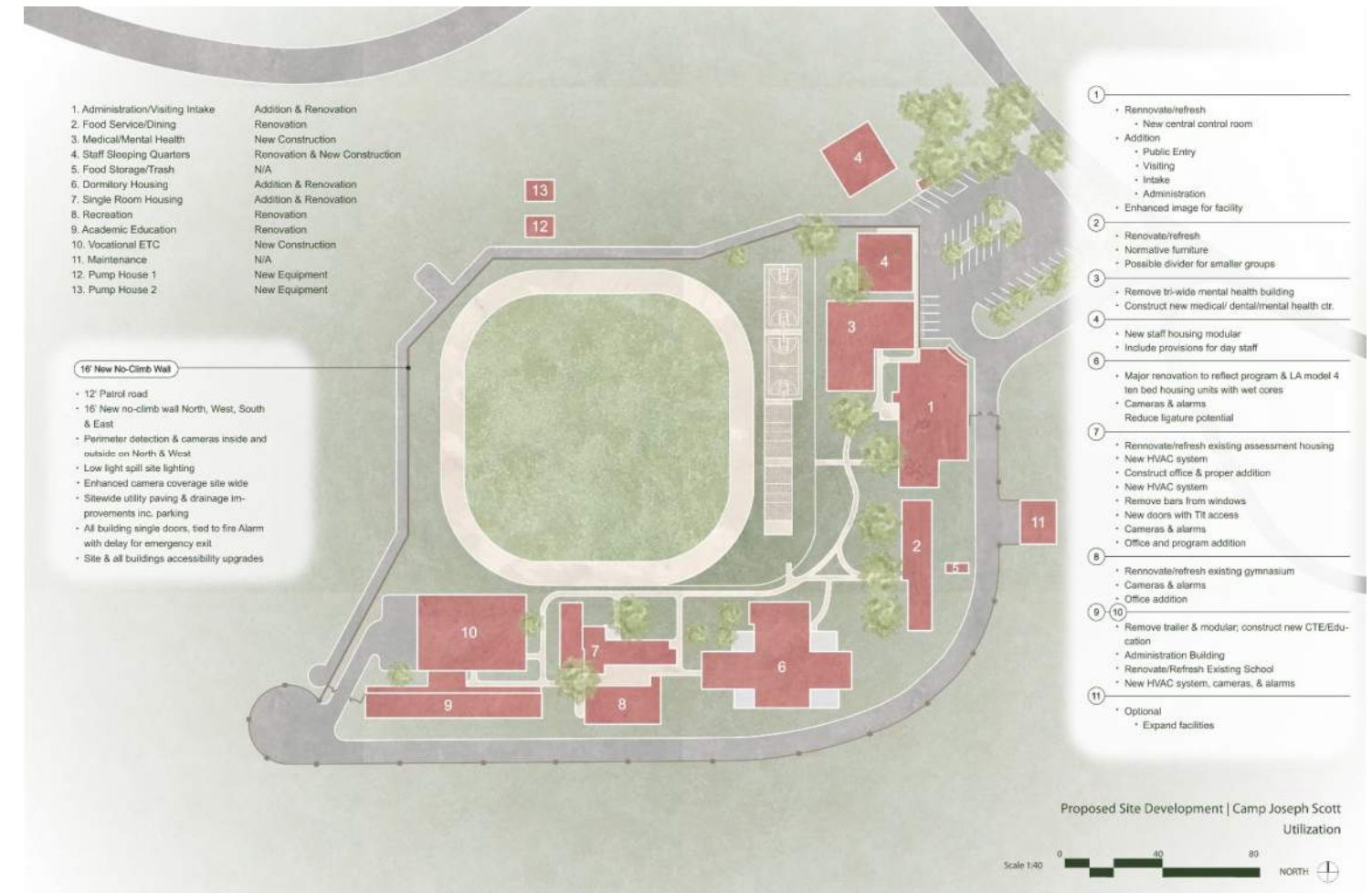


Test fit - Adaptation of Camp Scott - Site



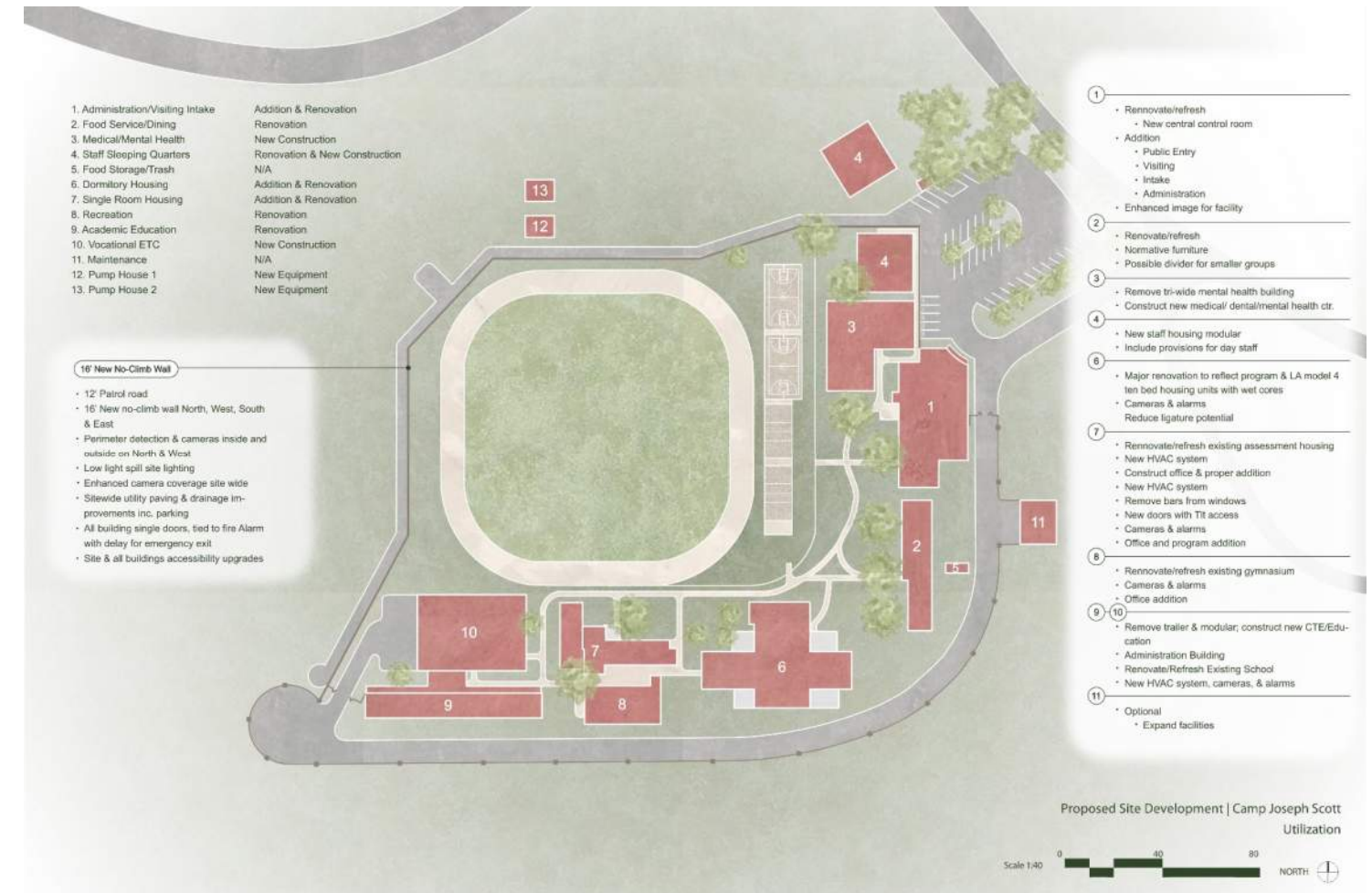
Test fit - Adaptation of Camp Scott - Site

- Replace fencing on **North and west sides of Camp with 16' masonry wall** to limit visibility from Bouquet Road, the community and planned development.
- **Replace/Reconstruct fencing on South and East Sides** with non-climb fence including bottom rail.
- **Construct new vehicle sallyport with solid bifold doors** at entry to limit visibility and to enhance public face of facility.
- **Provide Perimeter Detection for entire perimeter** tied to perimeter lighting system with impact lighting that boosts footcandles in alarmed zone; normal lighting planned to limit light pollution to night sky and community.
- **Provide 12' patrol road, external detection**, and cameras along perimeter wall to reduce intrusion or introduction of contraband.
- Provide **full site CCTV coverage** with recording.
- Revise **walkway system to create more normative campus walkways**, remove walkways from edge of building and address current accessibility deficiencies, provide bollard style lighting for pedestrian paths.
- Provide **overall site lighting using 16' +/- standards with cut off fixtures** to eliminate light pollution to surrounding community.
- **Repave parking and all driveways including the internal fire/service road. Repair site landscape water sprinklers** (consideration should be given to replacing field grass with artificial turf as a water conservation measure).
- **General landscape and drainage improvements** as required to comply with County of Los Angeles Low Impact development requirements.
- **Site furnishings and landscaping at new main entrance to create welcoming image** for visitors and staff alike.
- Provide **accessible drop-off** and locate accessible parking with walkway per code requirements.

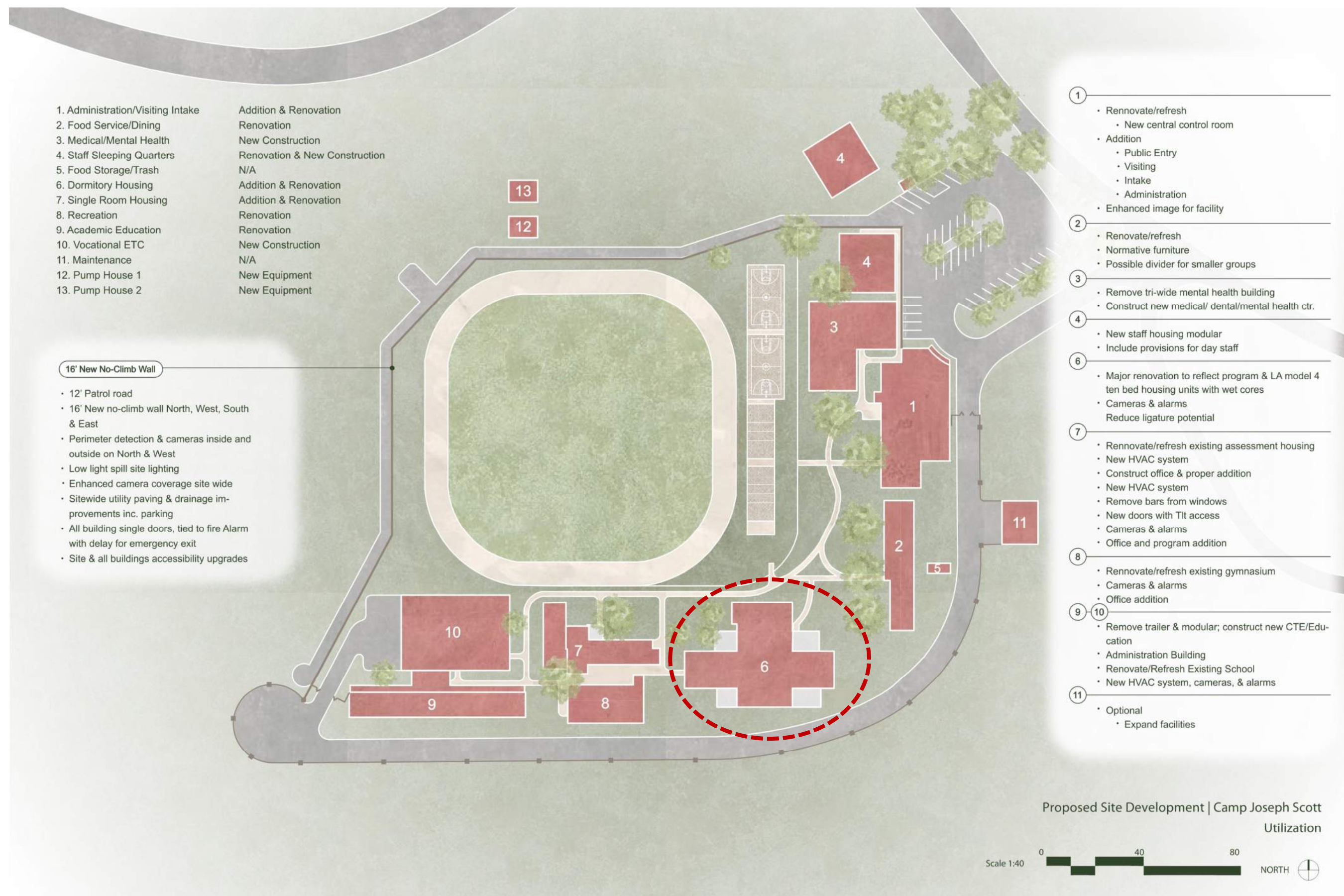


Test fit - Adaptation of Camp Scott - Site

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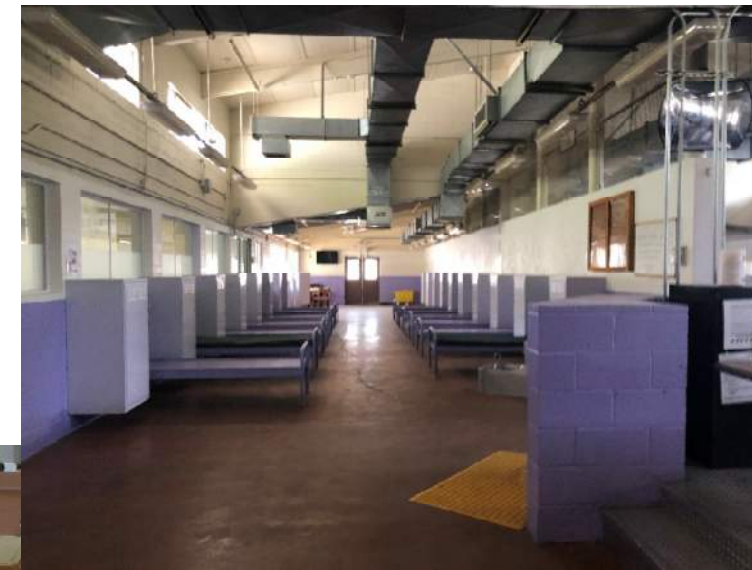
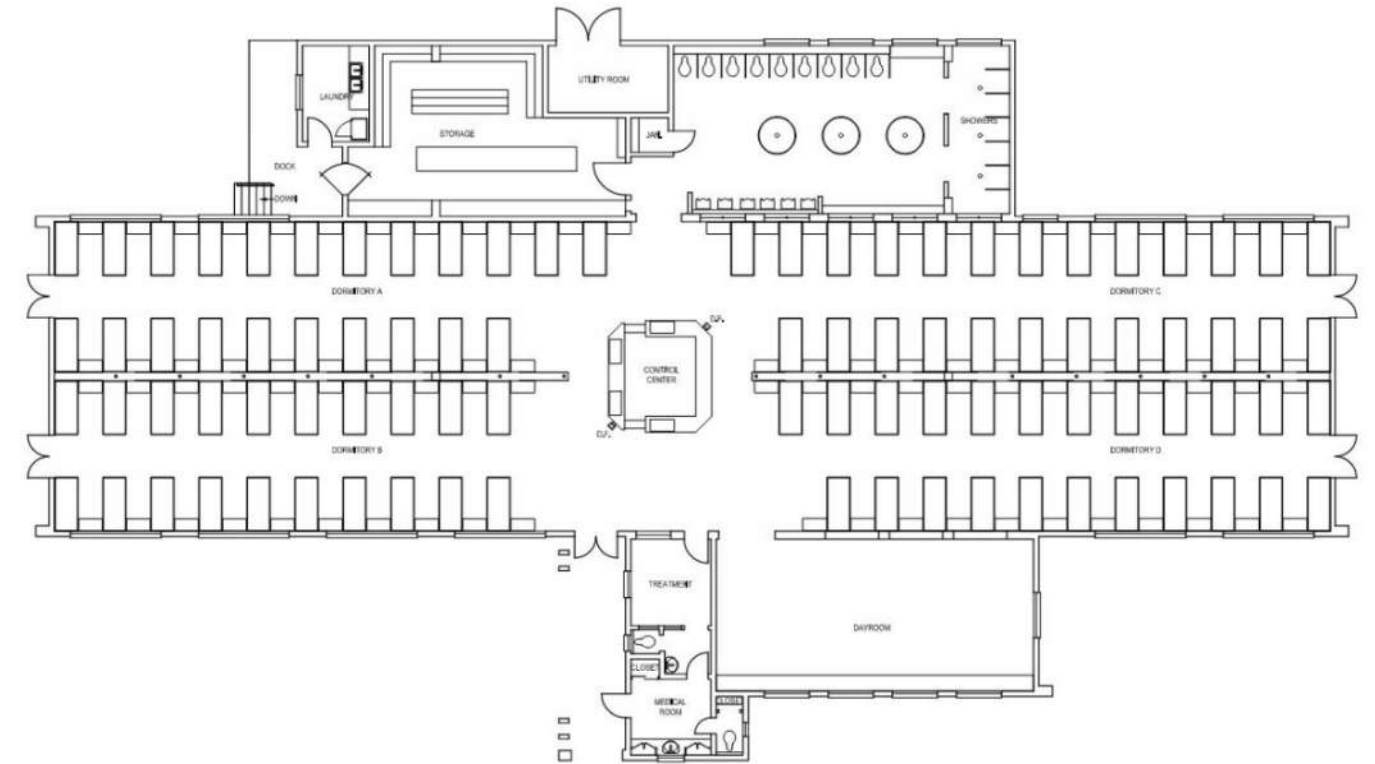


Test fit - Adaptation of Camp Scott - Dormitory

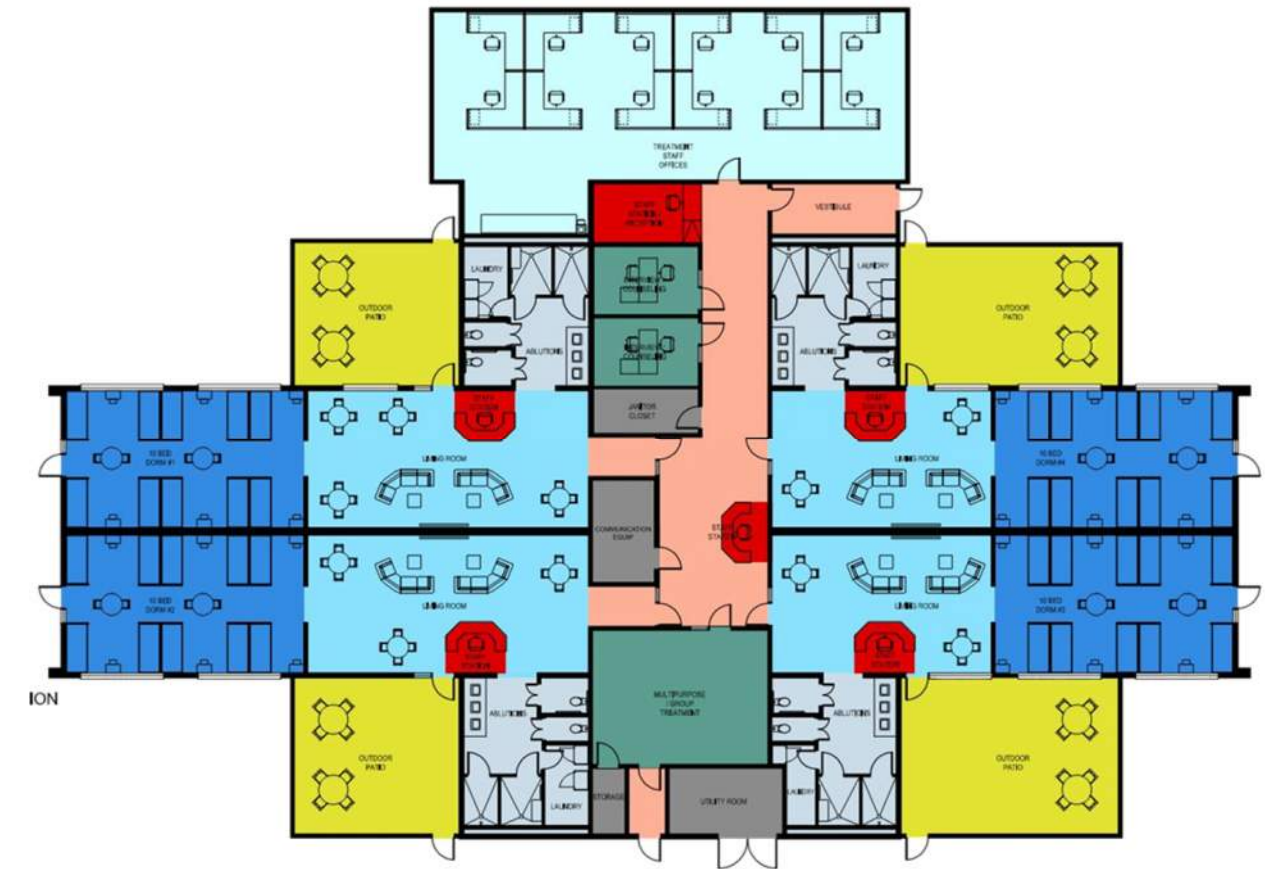
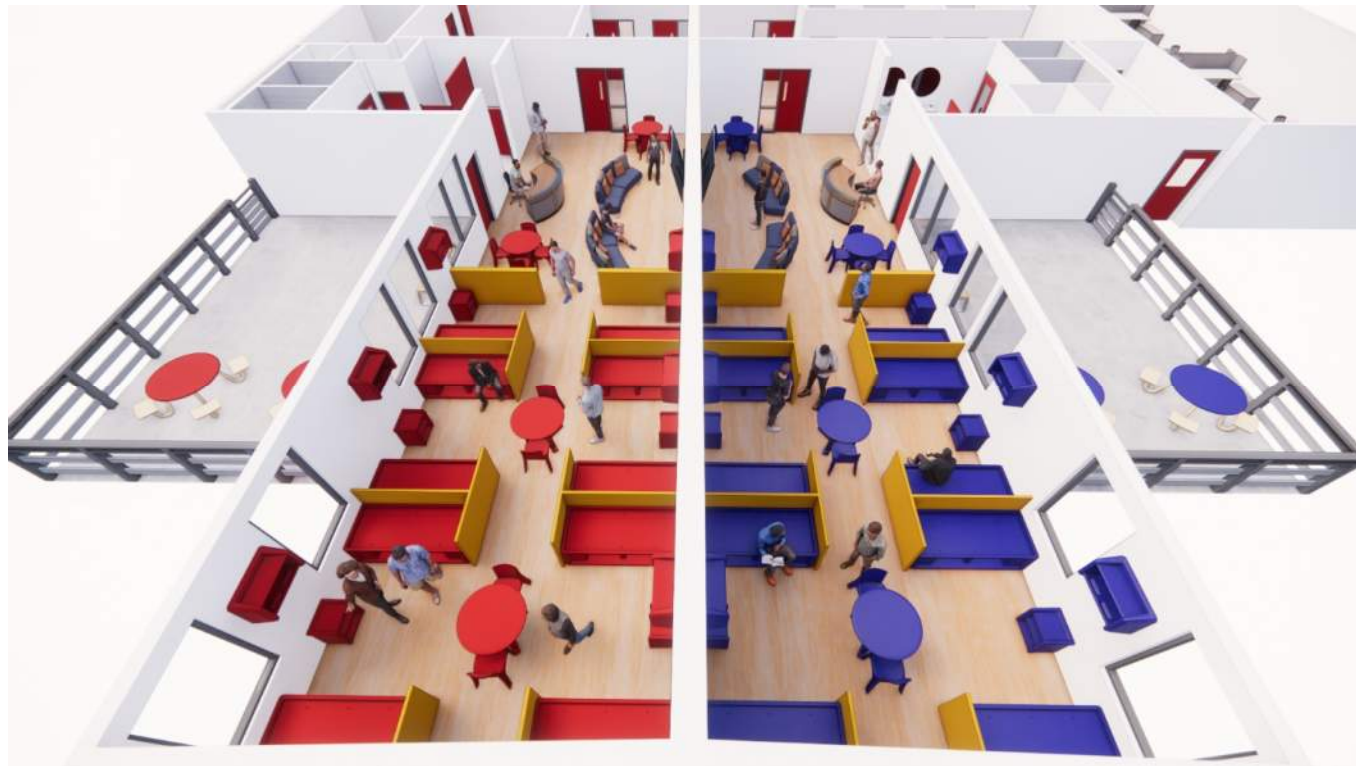


Test fit - Adaptation of Camp Scott – Dormitory Housing

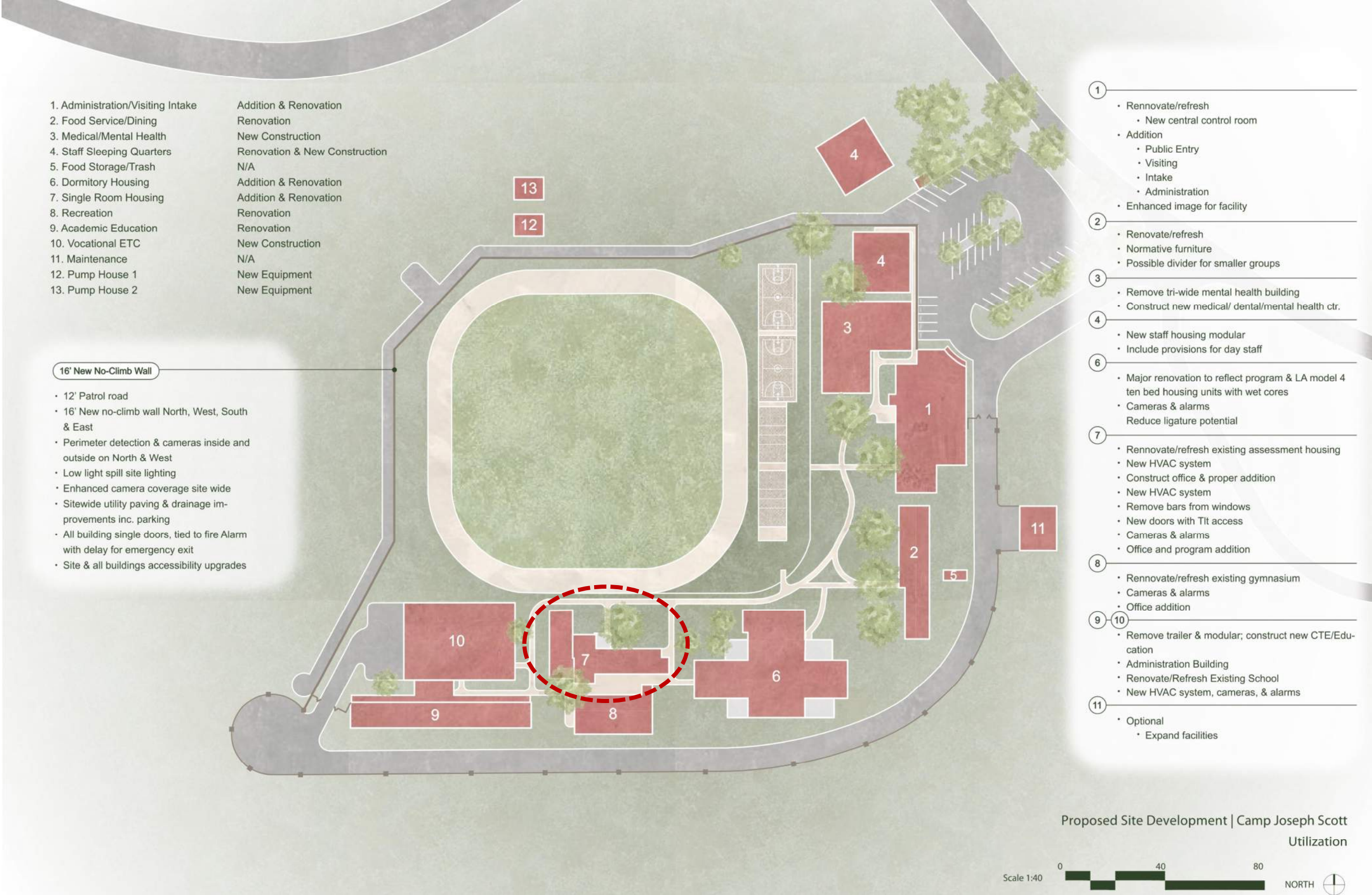
- **Subdivision of the existing building into four (4) ten person living units.** Each unit is subdivided into a sleeping area and a dayroom. Sleeping area is further broken up by low cubicles to provide a sense of privacy and ownership for each individual. Each housing unit has its own wet core including showers, toilets, and sinks (three in renovated space and one as a new addition). Wet cores are planned to provide privacy in accordance with PREA requirements while allowing for staff supervision. Each unit also has a defined outdoor patio.
- The **existing “gang” toilets and showers are renovated to provide multi-purpose space and the core area is renovated to provide interview rooms.**
- A **new addition at the front of the building will provide office space for the Unit Management Team, Program and Treatment Specialists and Credible Messengers.**
- **Programs and Counseling can occur within the housing units,** in the group multi-purpose rooms or on an individual basis in the interview rooms.
- **General gut renovation of the existing 9,670 SF dormitory building – remove all wiring and appurtenances that create risk for ligature.**
- Construction of **low partitions to subdivide sleeping area.**
- **Upgrade all finishes including** wood-look Luxury Vinyl Tile Floors.
- **New wet cores** with glass shower doors.
- New **individual patios**
- Replace **windows with new Thermopane 1/2’ tempered glass** (or security glass if required by BSCC) in order to remove the security screens added to original windows
- Replace all double doors with **single exit doors tied to fire alarm for time delay release.**
- Provide **CCTV cameras** and recording throughout.
- Replace **electrical distribution & lighting**
- Replace **HVAC system & distribution**
- Provide **card readers** throughout.
- Provide **normalized furniture** throughout.



Test fit - Adaptation of Camp Scott – Dormitory Housing

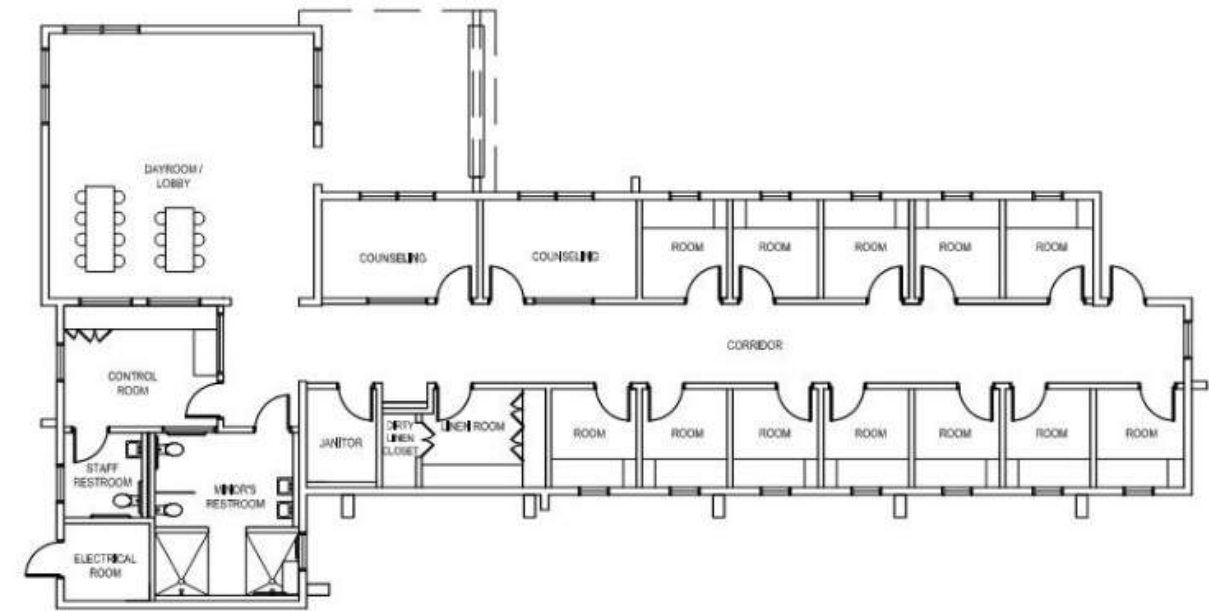


Test fit - Adaptation of Camp Scott – Single Room Housing

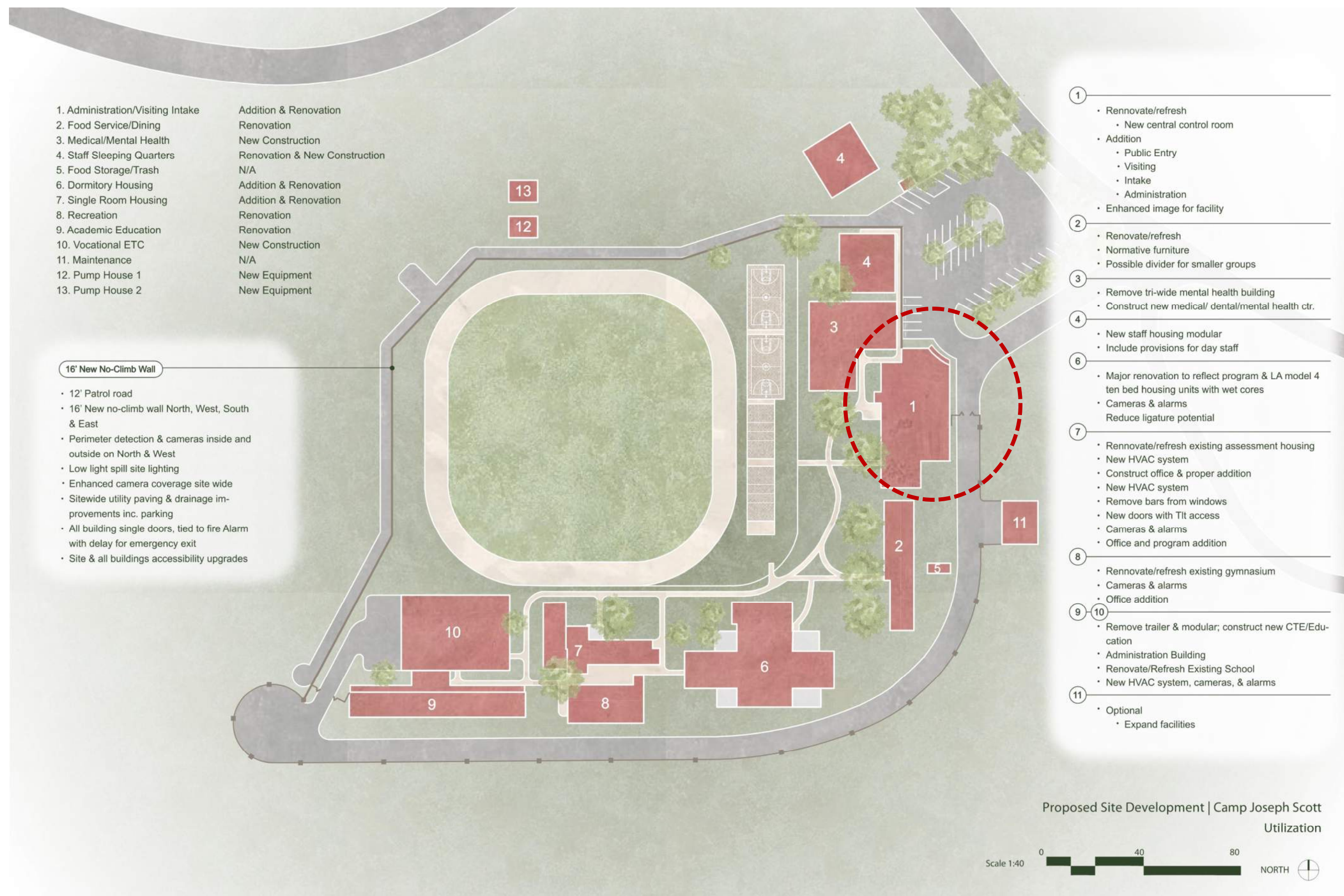


Test fit - Adaptation of Camp Scott – Single Room Housing

- Install sliding wooden doors to 12 rooms with electric detention locks with remote and local control.
- Remove bars from exterior windows, patch & repair frames, adjust stops to accept security glazing.
- Install new intercom system in rooms.
- Replace non-conforming HVAC system and relocate smoke detectors to return air ducts.
- Remove cast in place concrete bunks and refurnish rooms with normative detention furniture.
- General refresh of existing building (3,500 SF) including new wood look vinyl flooring
- Remove glazing from control station and convert to open workstation.
- New electronic security system controls (CCTV, intercom, paging, door monitoring and controls)
- Replace windows in dayroom
- Construct new program/office addition, 1,907 SF +/-

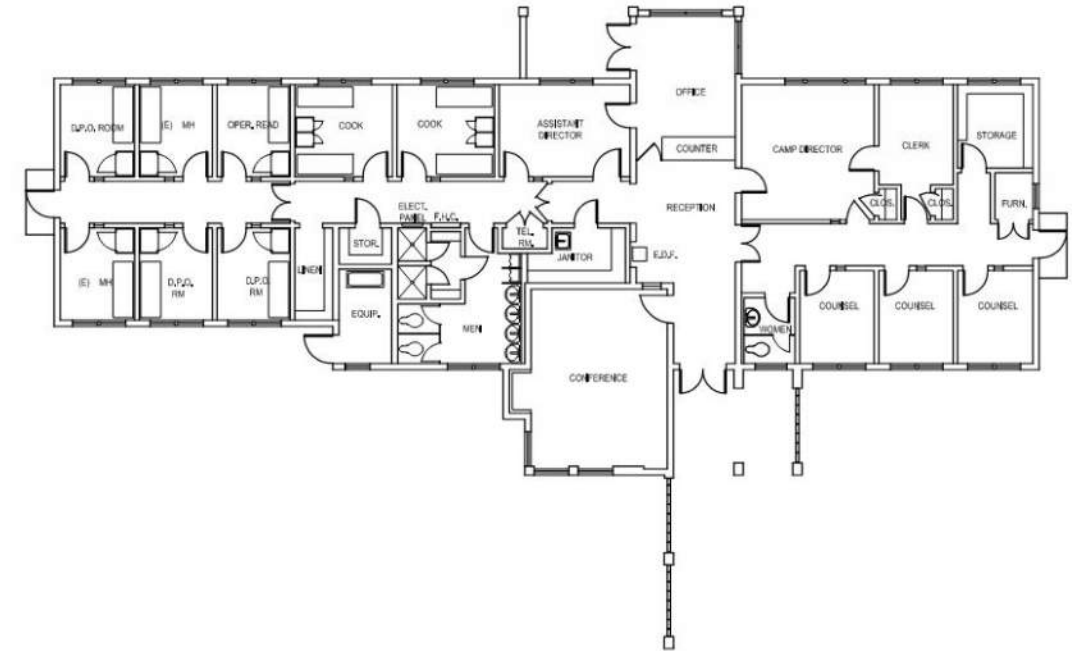


Test fit - Adaptation of Camp Scott – Administration

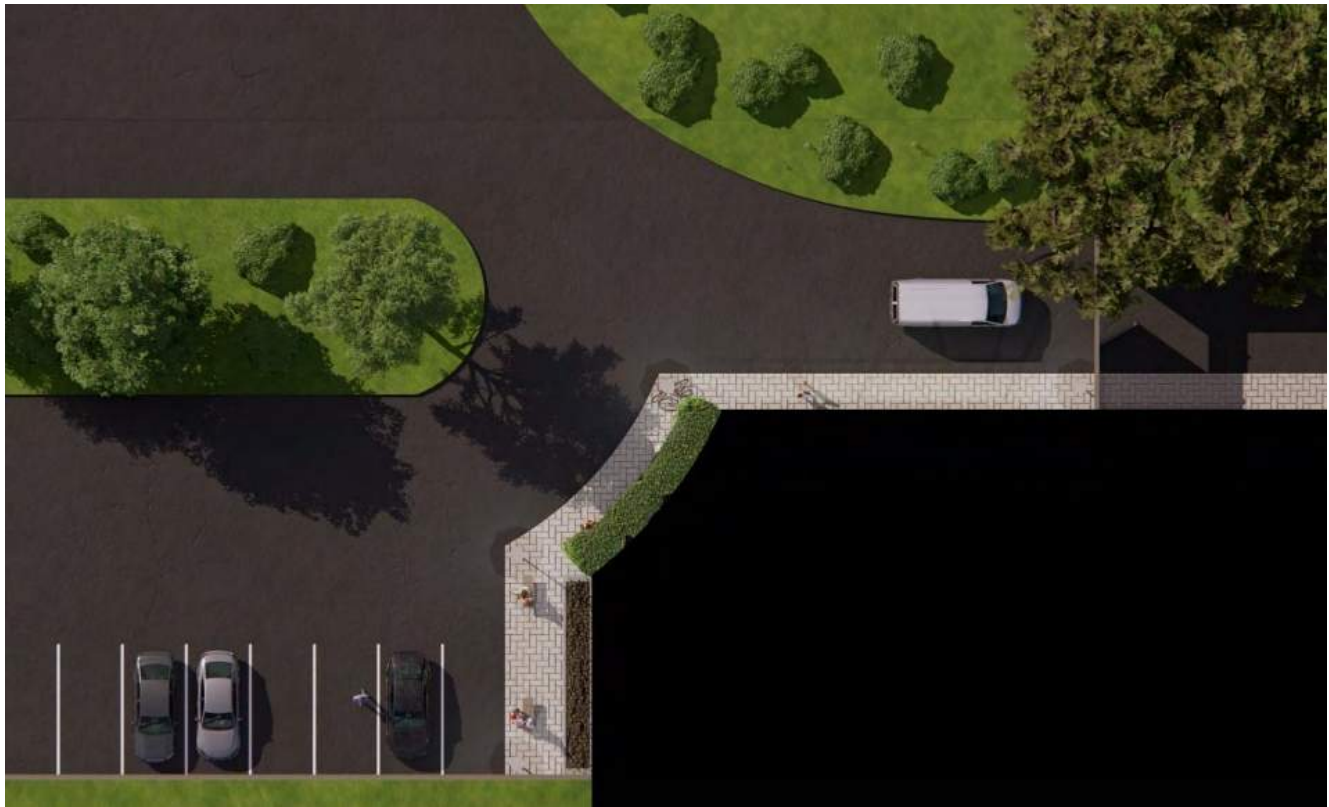
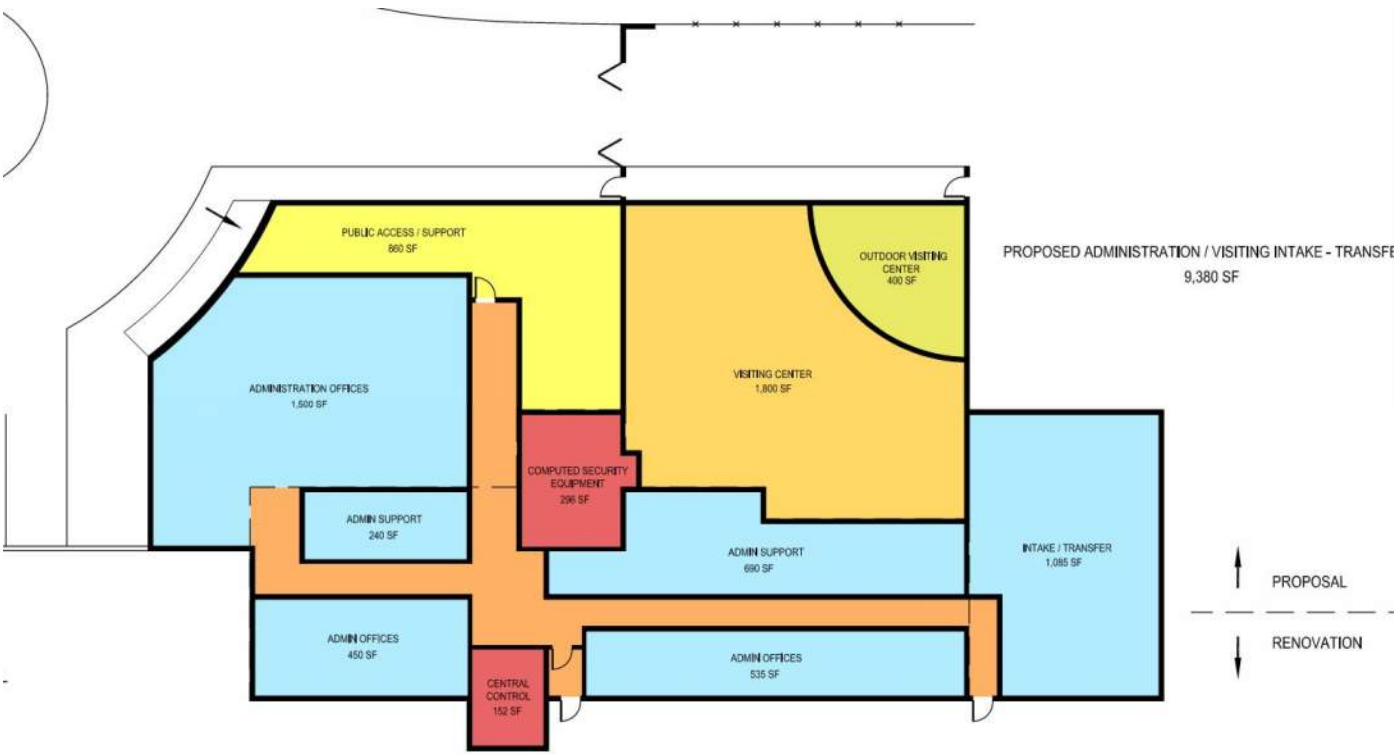


Test fit - Adaptation of Camp Scott – Administration

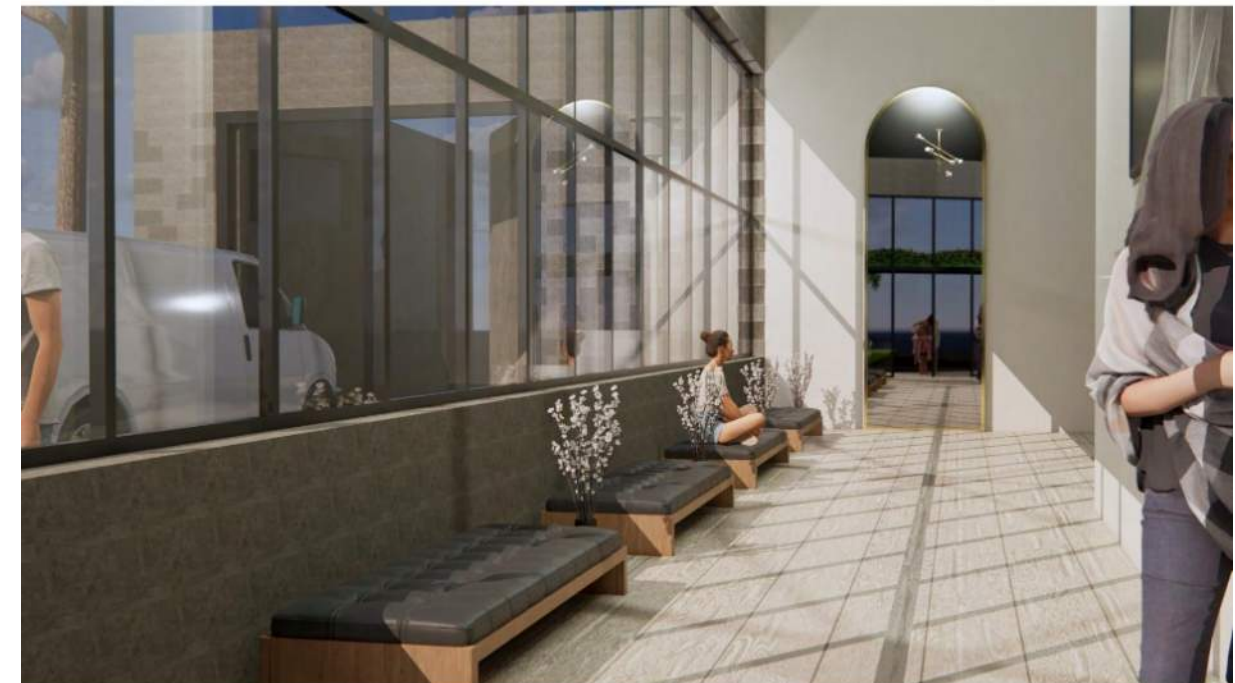
- Adaptive use plan recommends renovation and expansion of the administration building to include:
 - Adequate office space for **facility administration and counseling staff**
 - Improved **public reception and accommodations**
 - Dedicated **Visiting Center**
 - Staging area for youth for **intake, transport** or visiting
 - New **secure control center** will be provided to monitor security systems.
- **General renovation/refresh** of the Existing Administration Building 3,625 SF.
 - Construct **new secure Main control Room** 152 SF and sallyport to access the Camp, including new detention hollow metal frames and security glazing on exterior and interior.
 - Convert current conference room into **secure security electronics and computer server room**.
 - **Replace windows** on the west elevation of the existing Administration Building.
- Construct **new addition** of 6,124 SF to include:
 - **Public Access and accommodations** including screening, accessible restrooms, and vestibule to visiting - 860 SF
 - **Administrative office expansion**, including accessible Toilet Rooms – 1,500 SF
 - **Visiting Center** – 1,800 SF
 - Intake/Transfer/Staging 1,085 SF
- Install **new Electrical and HVAC** system to serve existing building and Proposed expansion
- **Create new image for main entry**



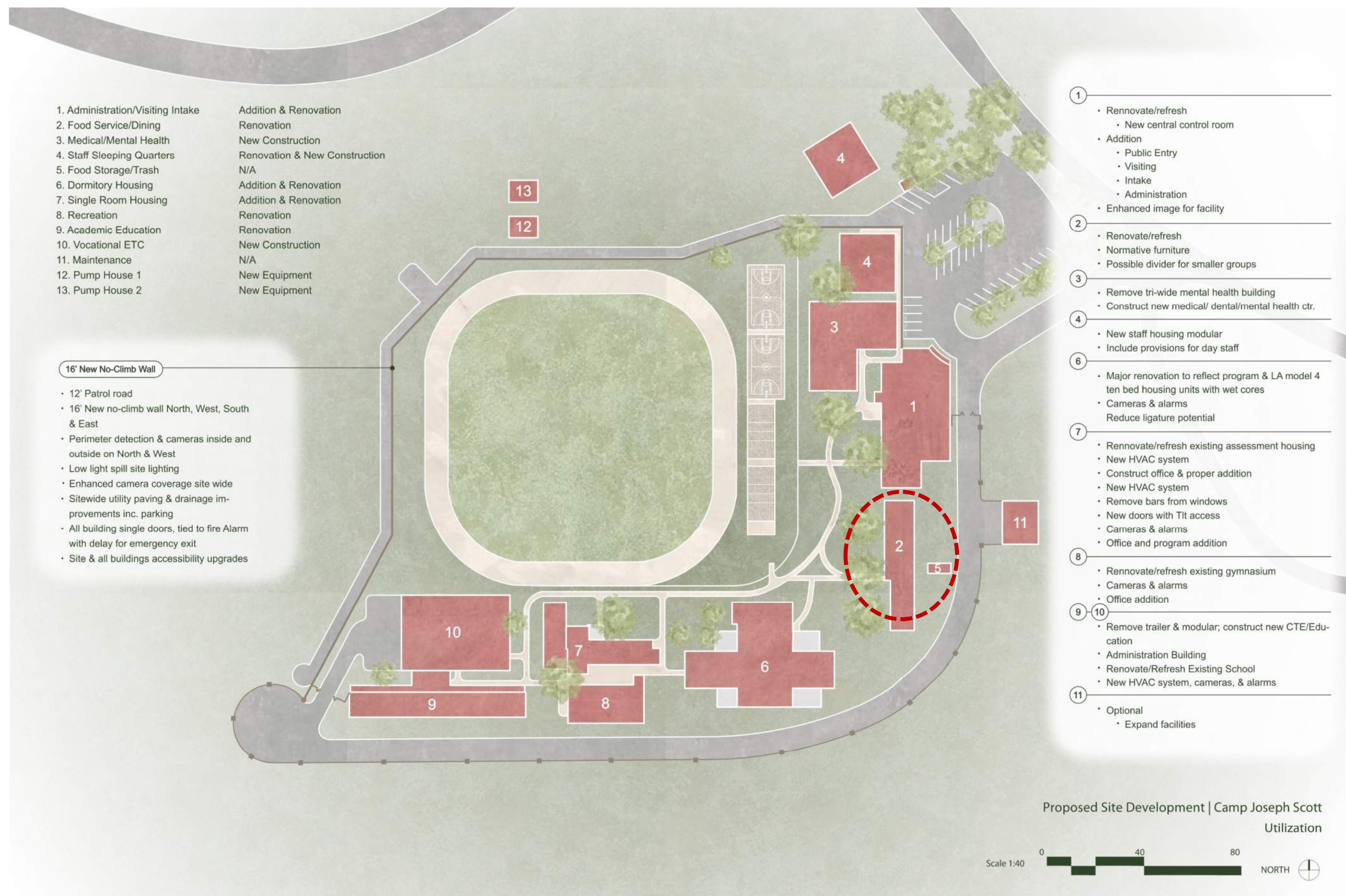
Test fit - Adaptation of Camp Scott – Administration



Test fit - Adaptation of Camp Scott – Administration



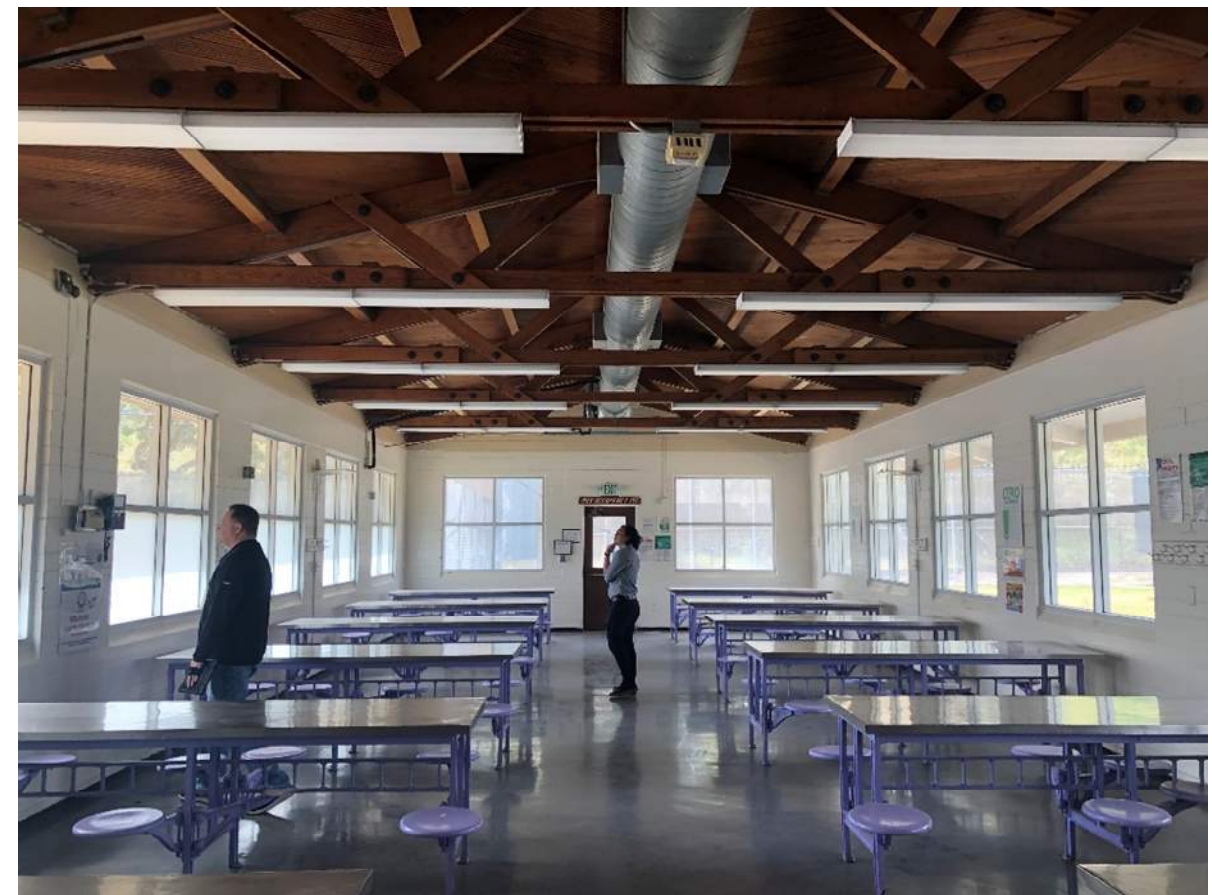
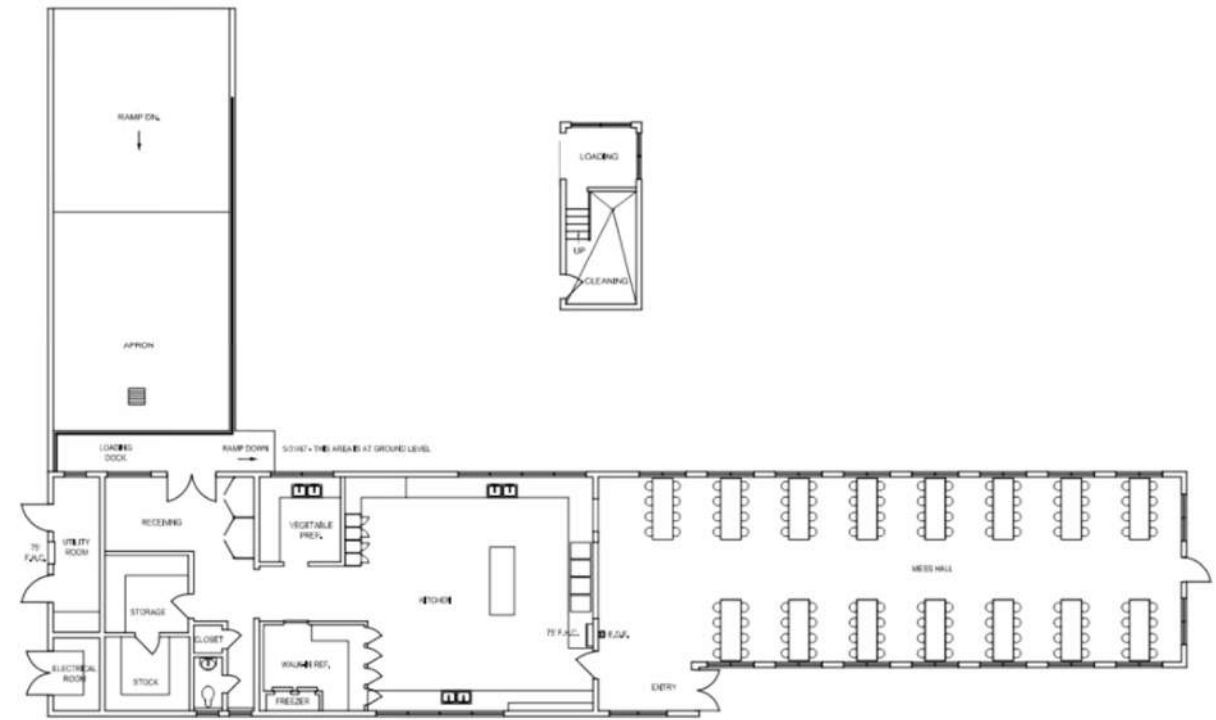
Test fit - Adaptation of Camp Scott – Food Service Dining



Test fit - Adaptation of Camp Scott – Food Service/Dining

The existing Kitchen/Dining Building will be renovated to be more reflective of a normalized environment. Existing stainless steel gang dining tables will be replaced with more normative furniture and finishes will be upgraded throughout. The intent is to create multiple seating areas divided by higher tables where staff can eat with youth and easily monitor behavior.

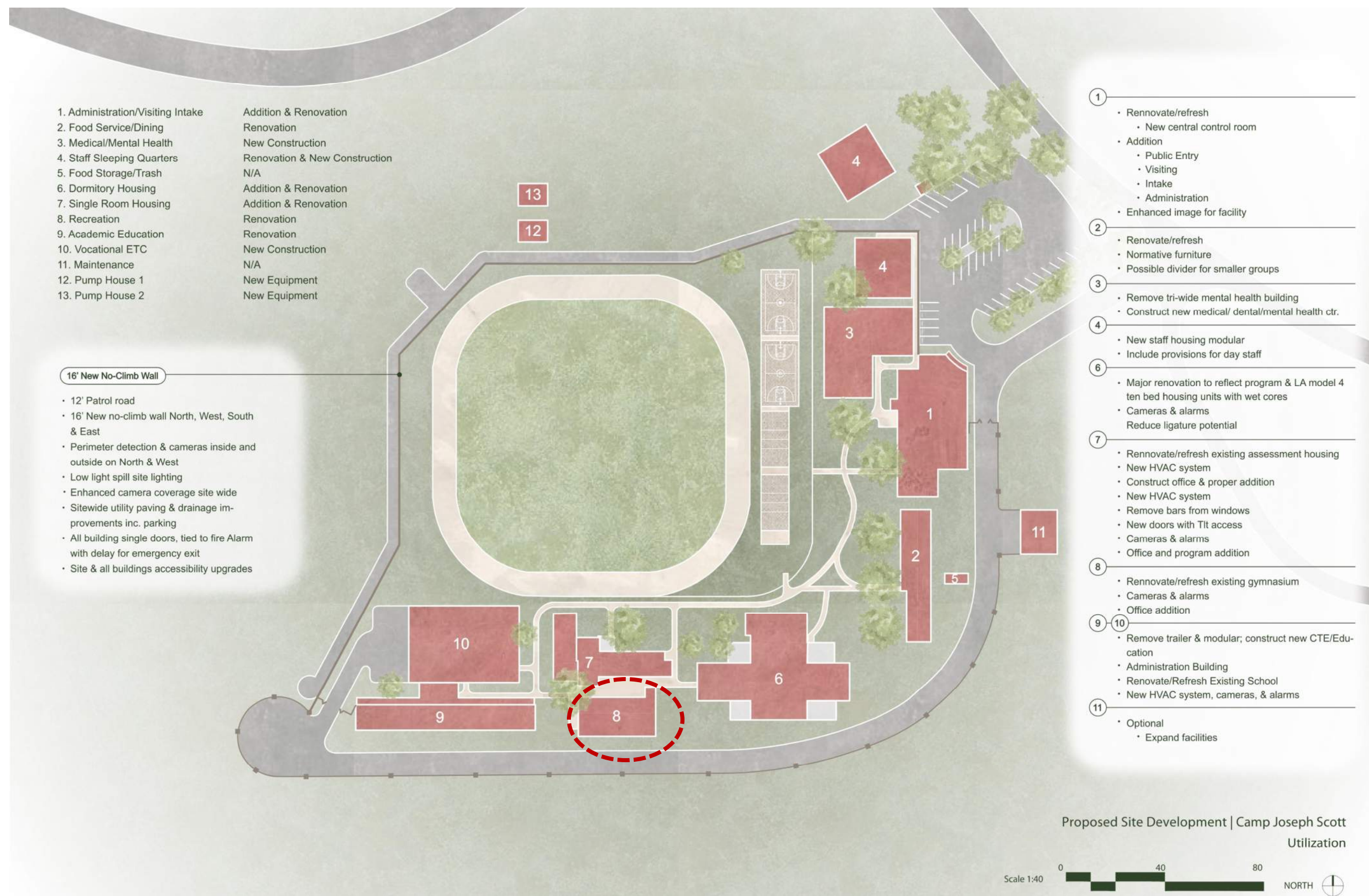
- Remove existing stainless-steel tables.
- Install wood look vinyl flooring.
- Replace windows with ½" tempered thermos-pane windows or security glazing if required by BSCC.
- Replace HVAC System using existing distribution.
- Replace electrical service.
- New lighting throughout with more normative fixtures (up and down lighting).
- Replace double doors with single doors tied to fire alarm for delayed release.



Test fit - Adaptation of Camp Scott – Food Service/Dining



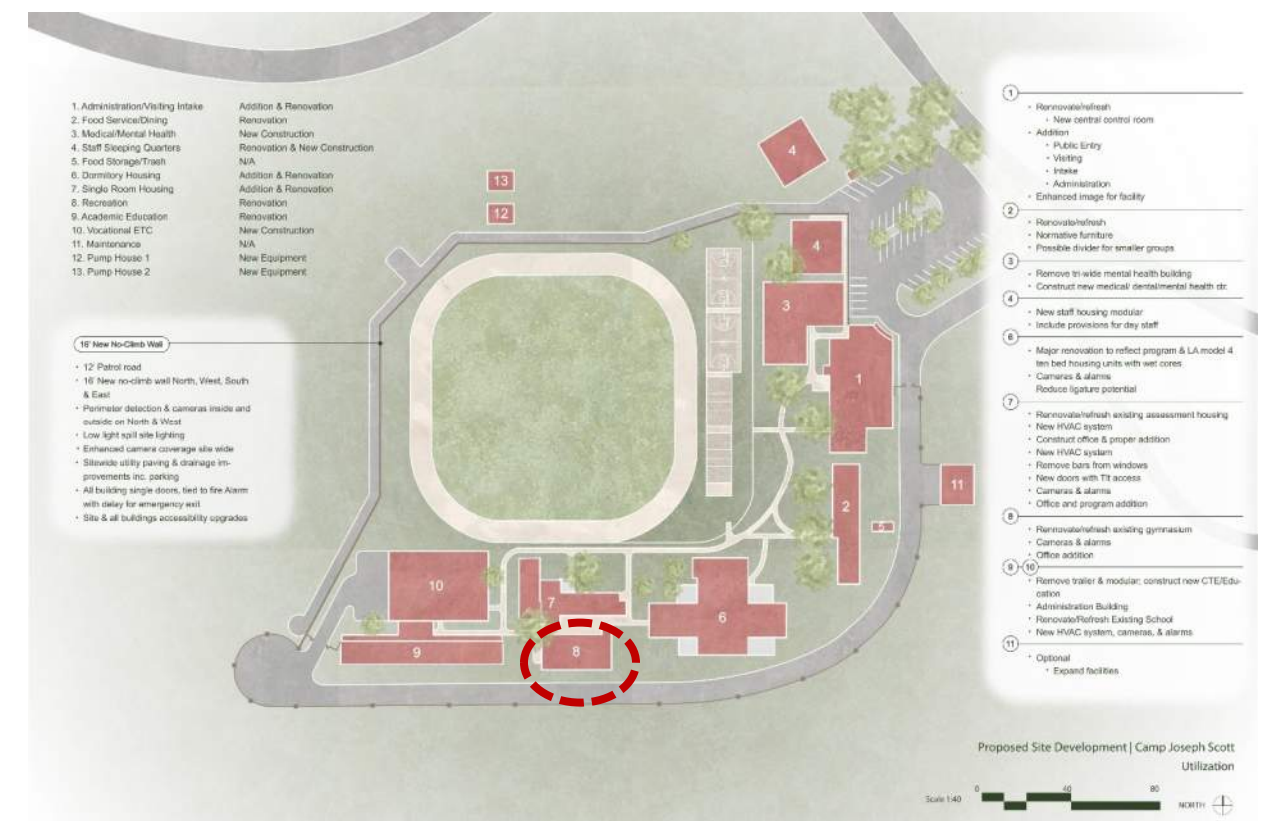
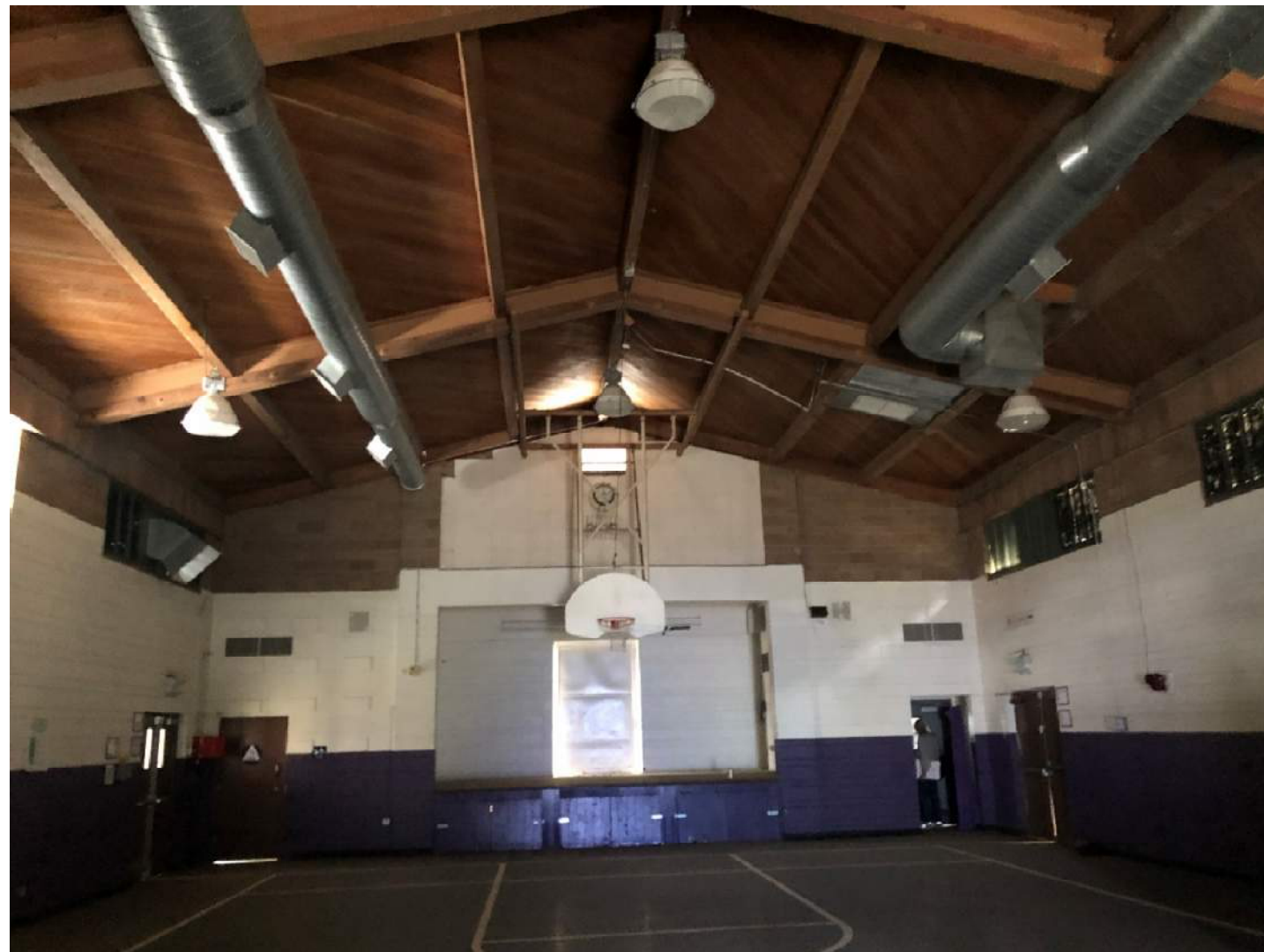
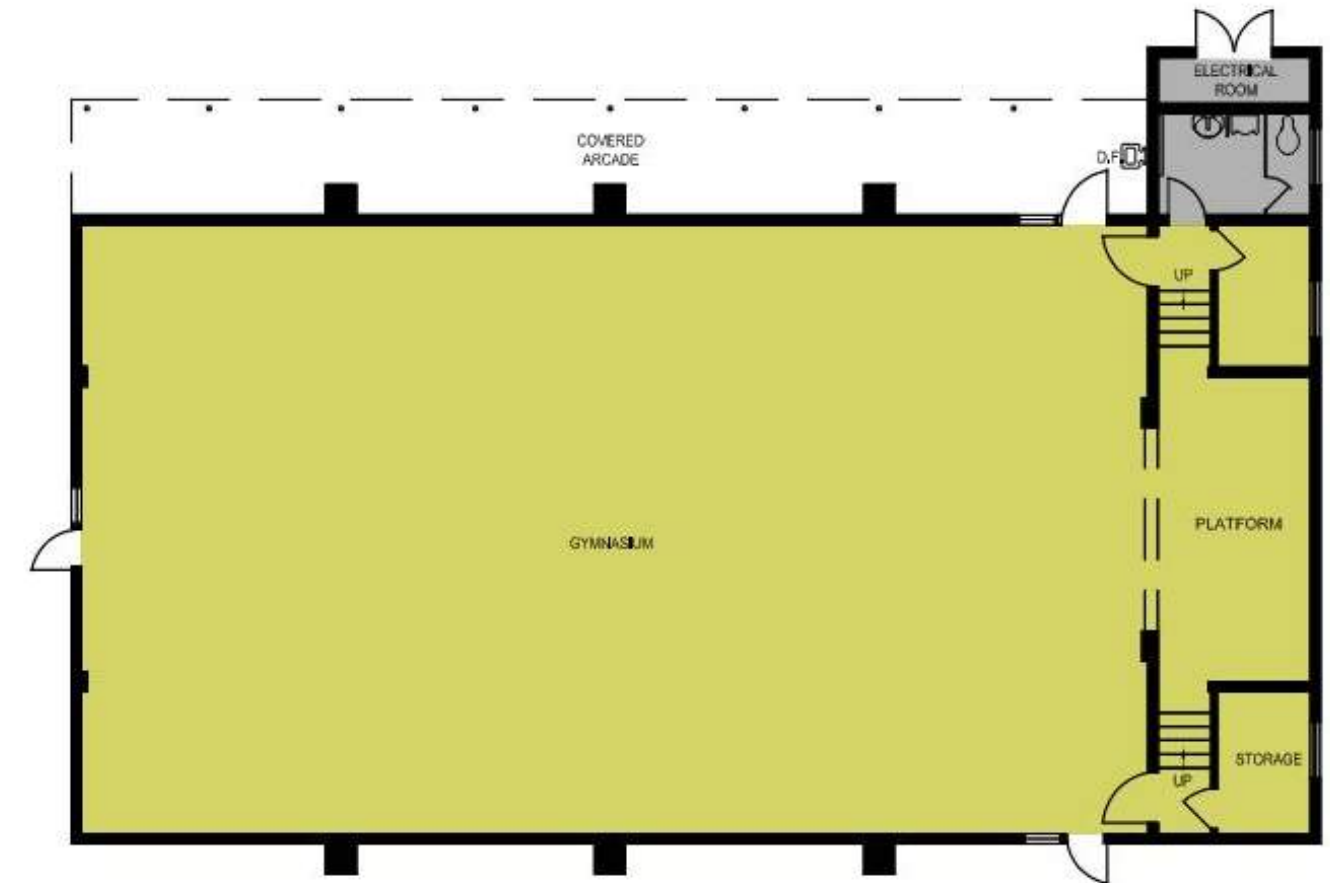
Test fit - Adaptation of Camp Scott – Gymnasium



Test fit - Adaptation of Camp Scott – Gymnasium

Anticipated Scope of work:

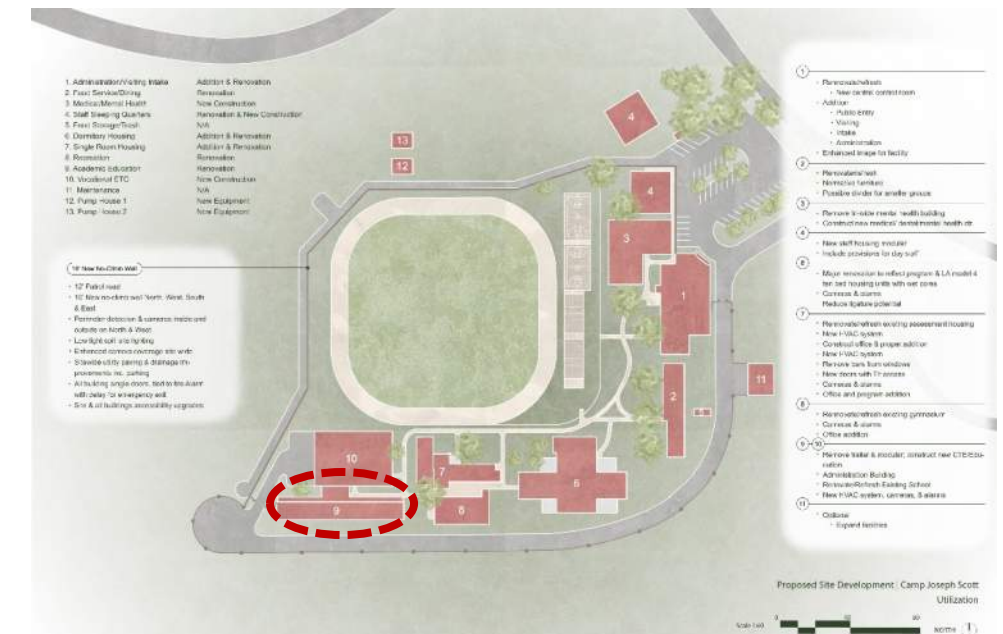
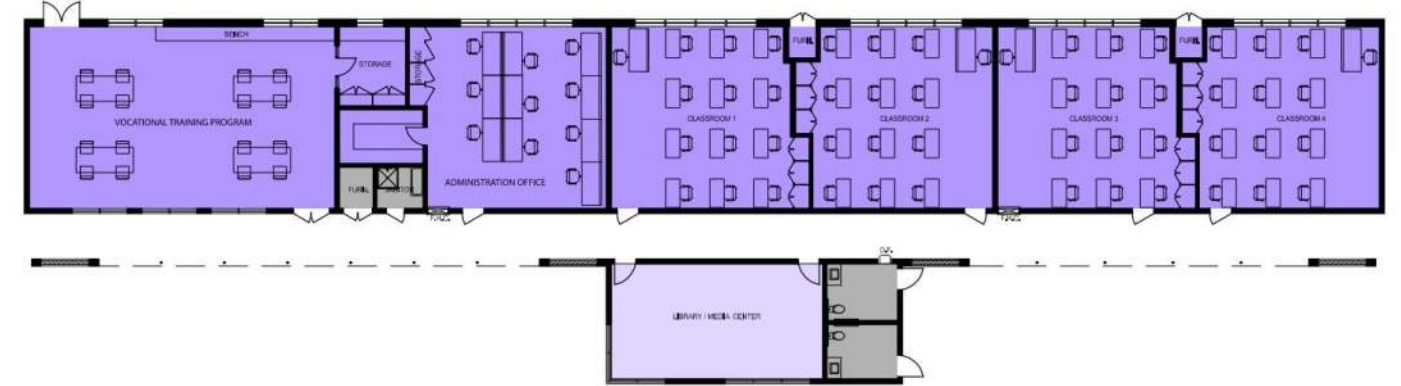
- **Removal of bi-fold** doors and infill with reinforced concrete masonry
- Replace all double doors with **single door tied to fire alarm** for delayed release
- Provide **folding partition or overhead door at stage** to allow use as separate program room from gymnasium.
- **Add CCTV Cameras** & recording



Test fit - Adaptation of Camp Scott – Academic Education

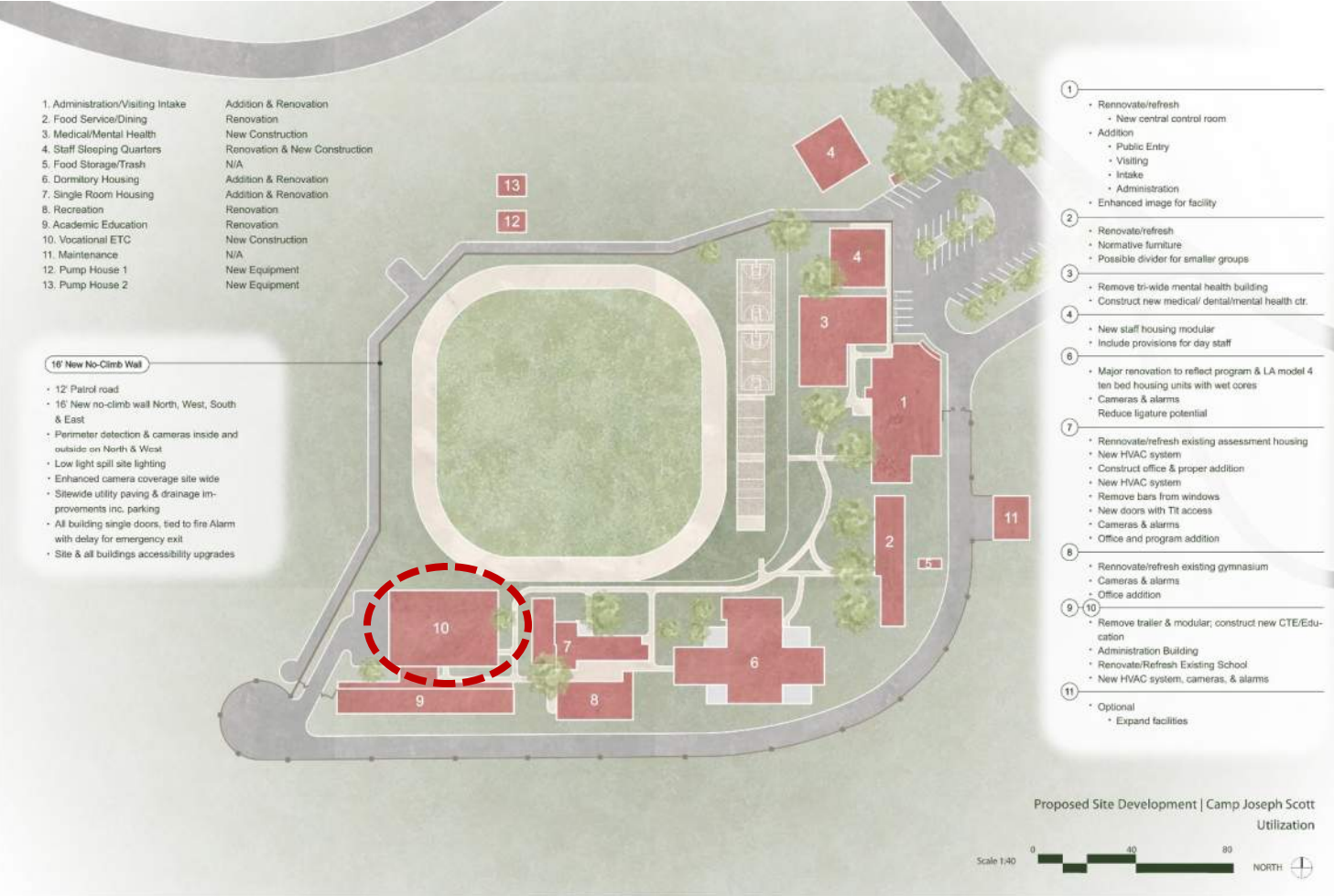
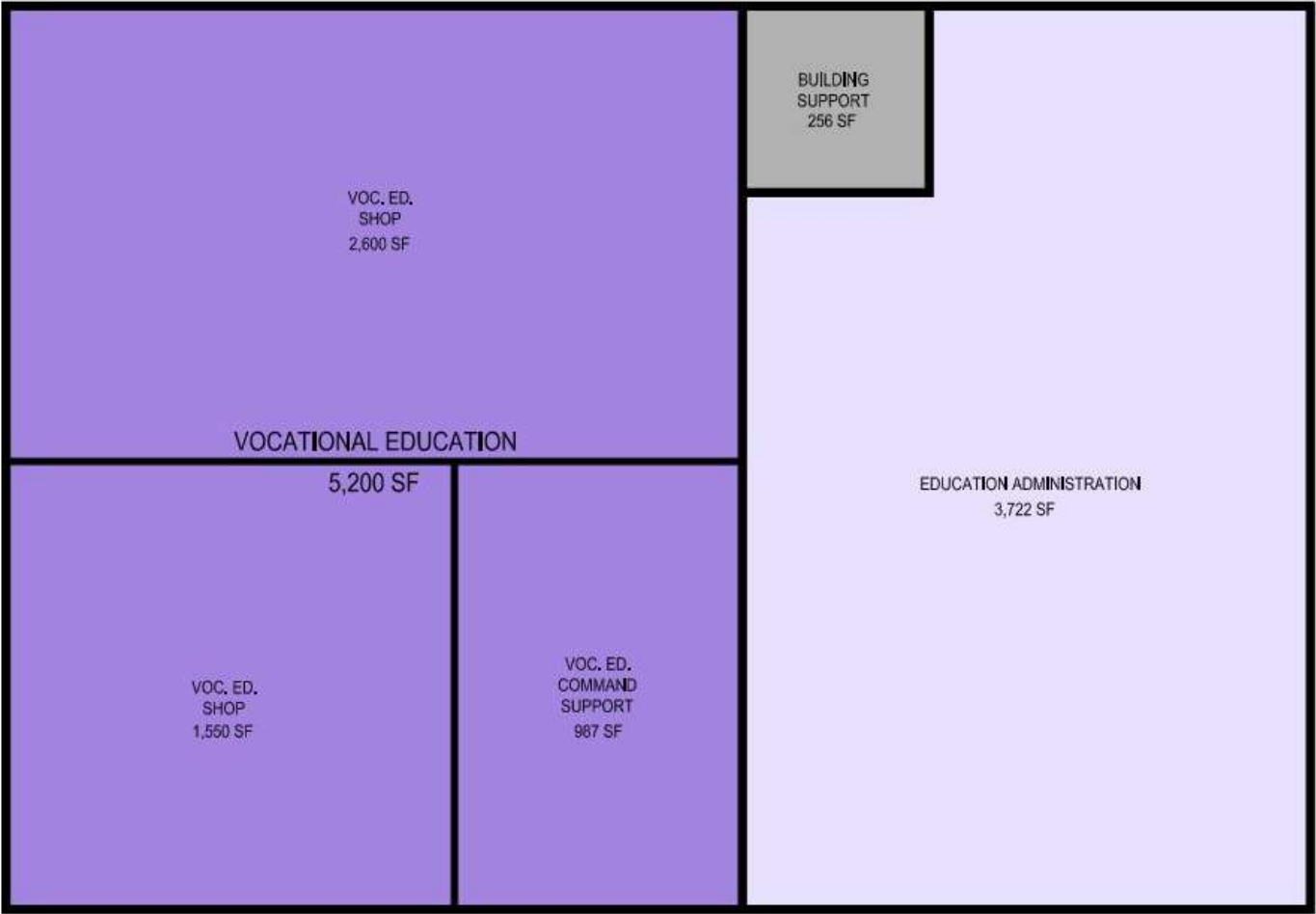
Programmatically, the Education building will provide sufficient space for the Academic Education program.

- **General renovation** of the 7,156 SF complex including new wood look flooring, painting & ceilings
- **New HVAC system** serving entire building including new distribution to allow zone heaters and window units to be removed.
- Update **Electrical distribution and lighting** as part of HVAC installation,
- **Replacement of all windows** with ½' thermos-pane windows or security glazing if required by BSCC to allow removal of rusted security mesh screening.
- Replace double doors with **single doors and provide electric locks for doors tied to the fire alarm system** for delayed release.
- **CCTV** and recording in all classrooms
- Conversion of **existing administrative office area to library/media center**
- Renovation of **existing gang toilets into two individual toilet rooms**.



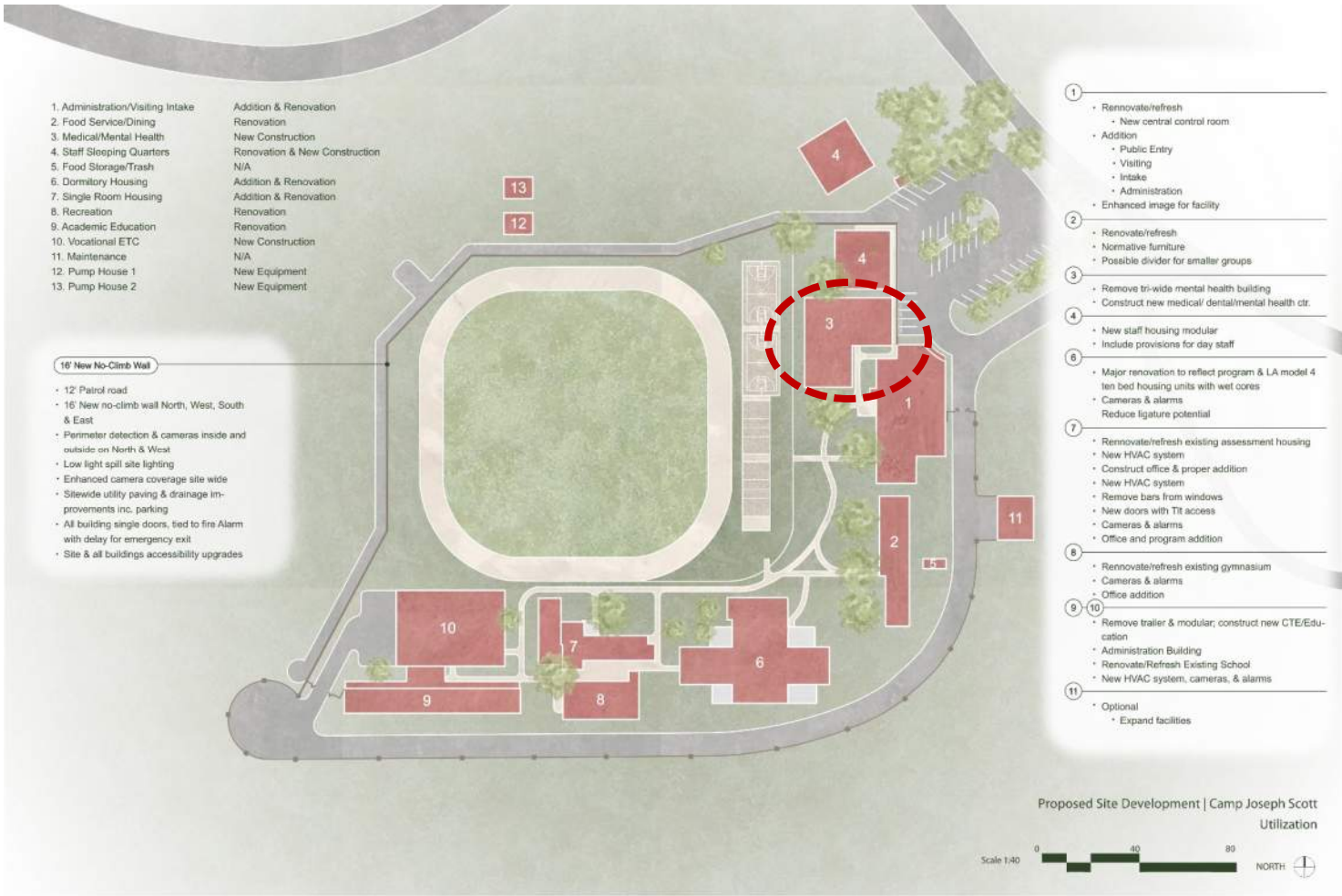
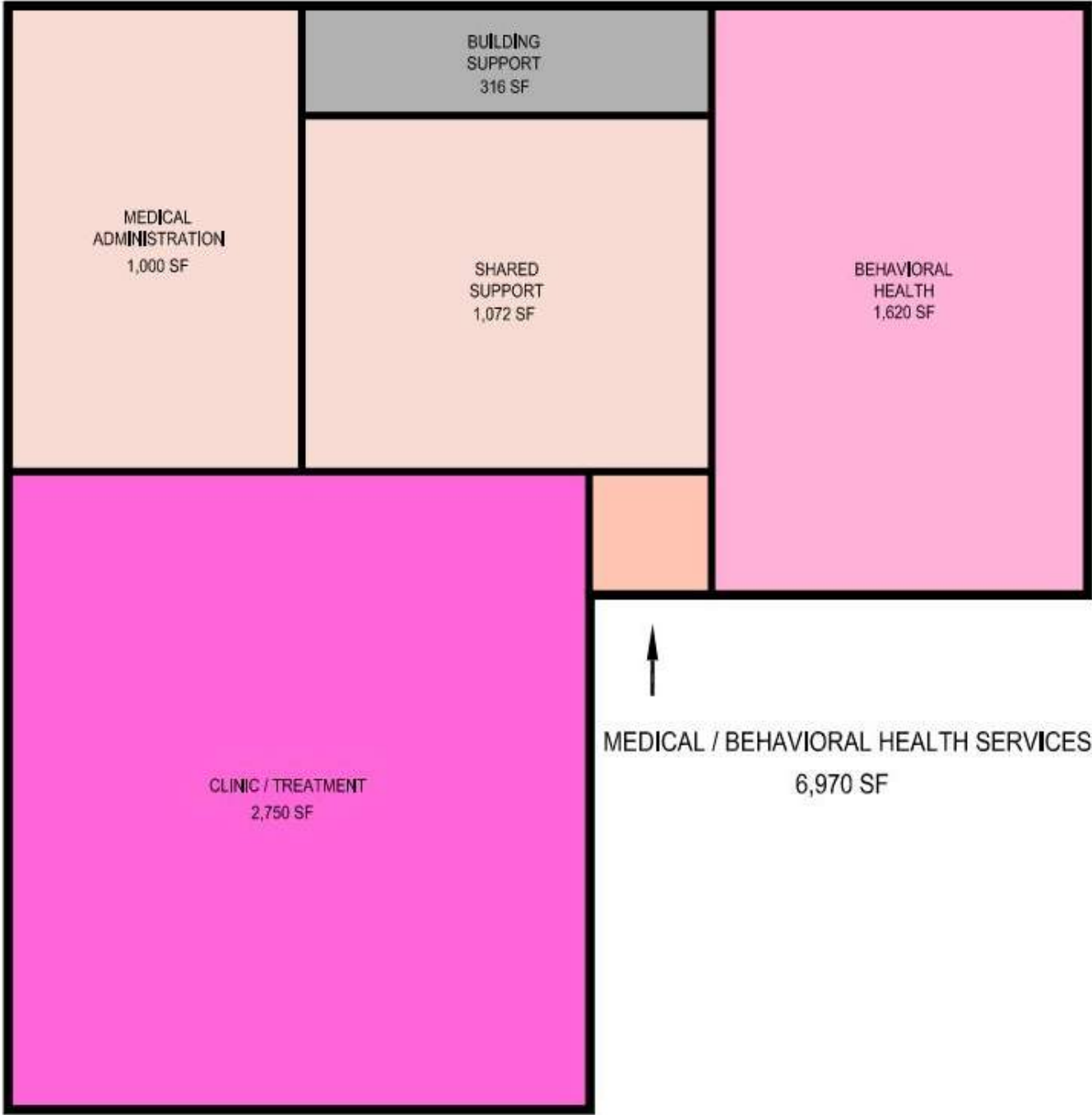
Test fit - Adaptation of Camp Scott – Vocational Education

New 9,250 SF building housing two vocational education shop areas and space for expanded educational administration staff. Programmatically, the Education building will provide sufficient space for the Academic Education program. As specific programs are unknown at this time, shops will be equipped with power to accommodate a variety of programs and one shop will be equipped with a dust collection system.



Test fit - Adaptation of Camp Scott – Medical/Mental Health

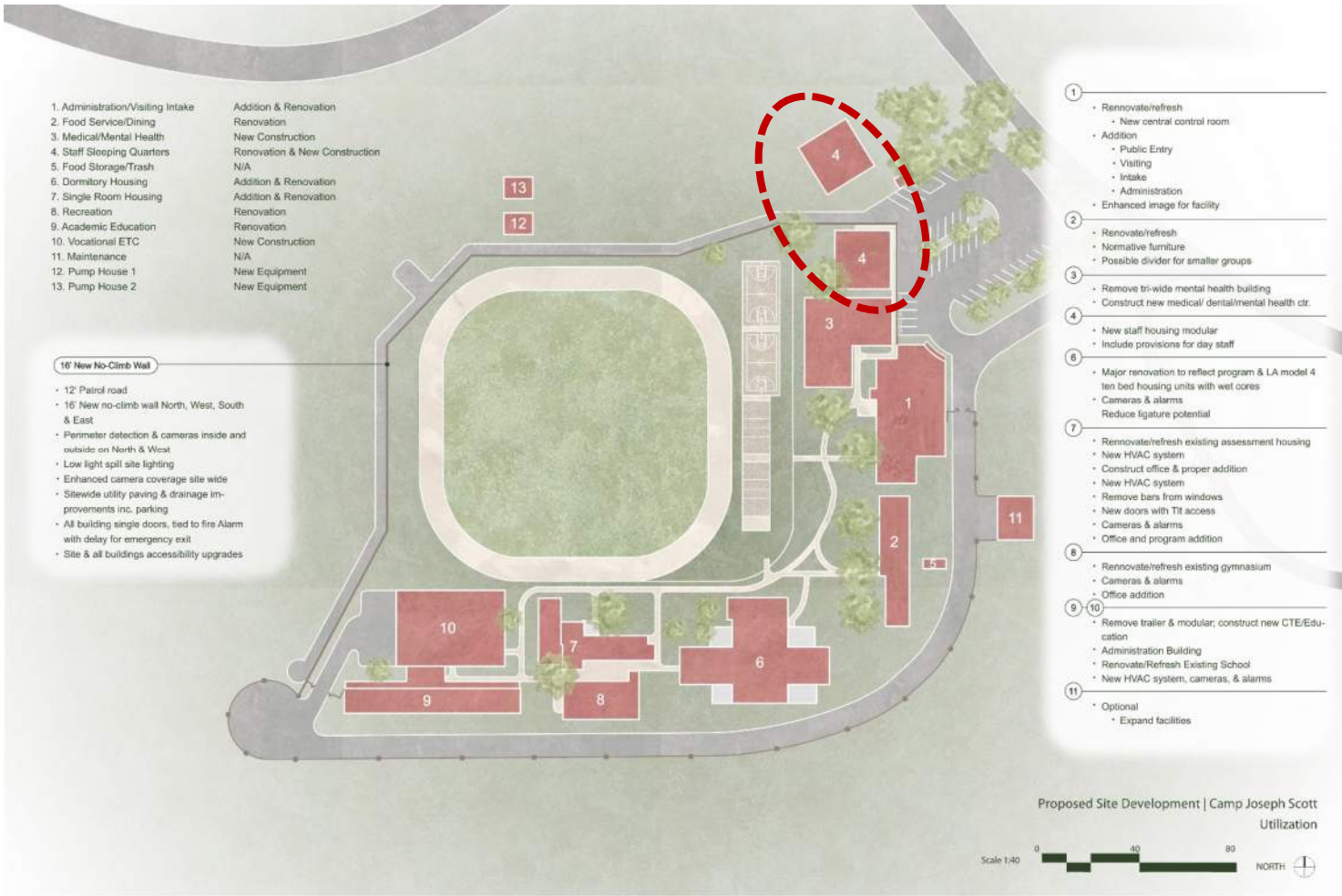
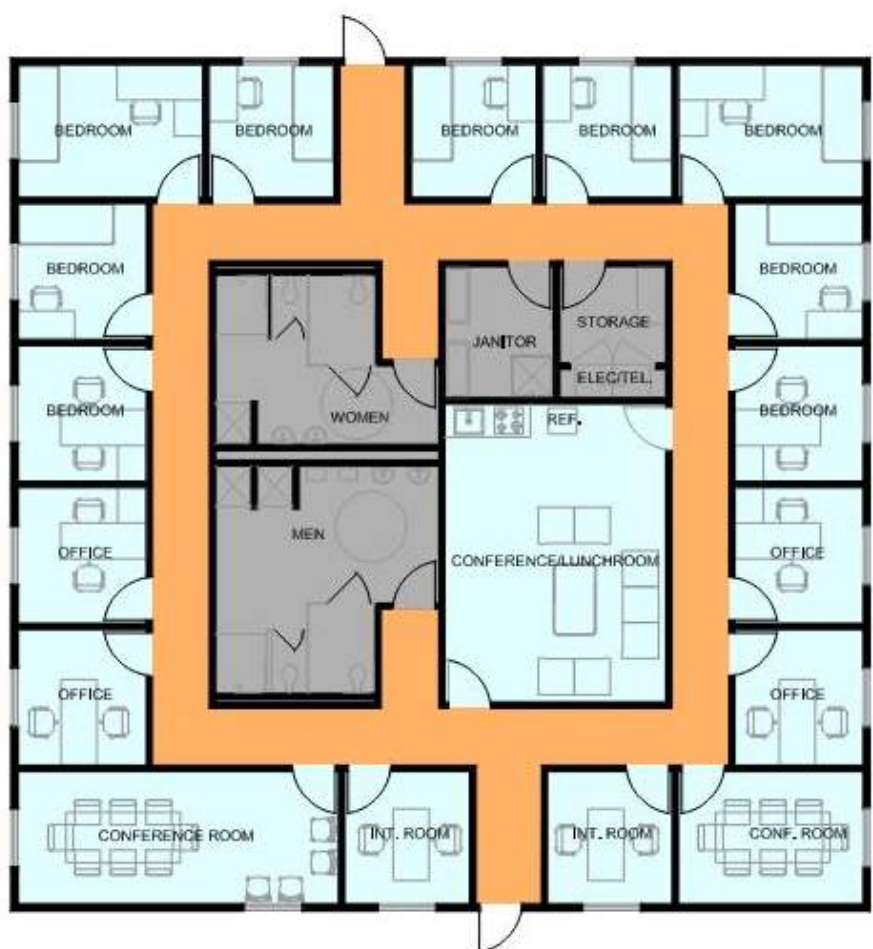
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Test fit - Adaptation of Camp Scott – Staff Housing

Current **staff housing is a modular facility** that will require a general refresh as it has been vacant for some time.

Based on experience at Campus Kilpatrick, Probation believes that a second modular facility may be required.



Implementation Time Frame

Key Elements Influencing Schedule/Time to Occupancy

• CEQA Determination	TBD
• Professional Consultant Selection/Award	4 months
• Scoping/Schematic Design	3 months
• Construction Documents	9 months
• Approvals	6 months
• Construction Procurement/Award	4 – 10 months
• Construction	24 months
• Close-out	2 months
• Transition/Activation	2 months

The Department of Public Works analyzed three delivery scenarios. Activities were overlapped to the greatest extent possible to provide the shortest estimated time to occupancy.

Scenario 1 – Traditional Design/Bid/Build (D/B/B) – 50 months.

Scenario 2 – Construction Manager at Risk (CMAR) – 50 months.

Scenario 3 – Design/Build Delivery (D/B) – 57 to 60 Months.

Projected Budget Requirements

Projected Costs - Based on the scope as outlined in Section 4.0, a preliminary estimate of probable construction and project cost was developed as illustrated in the accompanying table. Estimate was developed on a cost/SF basis for renovations, additions, and new construction. Estimate is based on current dollars and Projected escalated to the midpoint of construction based on a 50-month time to occupancy as reflected in Scenarios 1 and 2.

Base Construction Cost - As illustrated, the total construction cost is estimated at **\$28,954,951**, with **renovations estimated at \$12,855,320** and additions and **new construction estimated at \$16,099,631**. Overall cost per square foot for construction is calculated at **\$422.23/SF**.

Project Costs - Project Costs related to professional services, project administration, contingencies, moveable furniture, fixtures and equipment and other related project costs were budgeted at **30% of construction costs**, resulting in a total estimated project cost of **\$37,641,436**.

Potential Project Cost Savings - Two items were identified for potential cost savings:

- 10% Reduction in new construction** **(\$ 1,699,787)**

Alternatives - For comparison, two alternatives were identified for consideration in adapting Camp Scott for SYTF Housing.

- New Single Room Housing** **+ \$7M to \$9M**
- New Facility Reconstructed in-situ** **\$59.8M to \$77.8M**

Adaptive Use Camp Joseph Scott as SYTF ROM Estimate of Probable Cost - 50 months to Occupancy											
	Renovations			Additions/New Construction			Total Construction			Project Costs	
	SF	\$/SF	Subtotal	SF	\$/SF	Subtotal	SF	\$/SF	TOTAL	@ 30%	TOTAL
Site Improvements	11.2	acres	\$ 3,700,999	11.2	acres	\$ 1,850,500	11.2	acres	\$ 5,551,499	\$ 1,665,450	\$ 7,216,948
Dormitory Building	9,670	\$ 335.09	\$ 3,240,325	3,978	\$ 415.11	\$ 1,651,316	13,648	\$ 358.41	\$ 4,891,640	\$ 1,467,492	\$ 6,359,133
Single Room Housing	3,500	\$ 325.09	\$ 1,137,807	1,907	\$ 415.11	\$ 791,619	5,407	\$ 356.84	\$ 1,929,426	\$ 578,828	\$ 2,508,254
Administration	3,625	\$ 250.07	\$ 906,495	6,124	\$ 440.12	\$ 2,695,288	9,749	\$ 369.45	\$ 3,601,782	\$ 1,080,535	\$ 4,682,317
Kitchen Dining	4,067	\$ 270.07	\$ 1,098,386	-			4,067	\$ 270.07	\$ 1,098,386	\$ 329,516	\$ 1,427,902
Gymnasium	4,468	\$ 75.02	\$ 335,190	-			4,468	\$ 75.02	\$ 335,190	\$ 100,557	\$ 435,748
Academic Education	7,156	\$ 285.08	\$ 2,040,011	-			7,156	\$ 285.08	\$ 2,040,011	\$ 612,003	\$ 2,652,014
Vocational/CTE	-			9,900	\$ 390.11	\$ 3,862,042	9,900	\$ 390.11	\$ 3,862,042	\$ 1,158,613	\$ 5,020,655
Medical Clinic/MH	-			6,970	\$ 585.16	\$ 4,078,551	6,970	\$ 585.16	\$ 4,078,551	\$ 1,223,565	\$ 5,302,116
Staff Housing Refresh	3,600	\$ 110.03	\$ 396,107	-			3,600	\$ 110.03	\$ 396,107	\$ 118,832	\$ 514,939
Staff housing New	-			3,600	\$ 325.09	\$ 1,170,316	3,600	\$ 325.09	\$ 1,170,316	\$ 351,095	\$ 1,521,411
TOTALS	36,097	\$ 356.13	\$ 12,855,320	32,490	\$ 495.52	\$ 16,099,631	68,576	\$ 422.23	\$ 28,954,951	\$ 8,686,485	\$ 37,641,436

Los Angeles County Probation Department
Feasibility Study: Adaptive Use of Camp Joseph Scott as Secure Youth Treatment Facility



JJCC-JJRBG – Planning Update SYTF Planning