



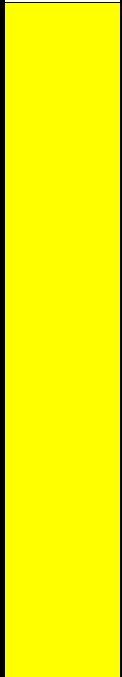
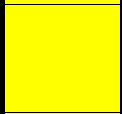
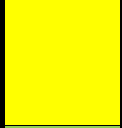
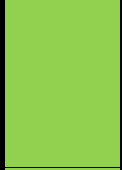



Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Facility

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





	Camp Rockey	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Standard Campus Dormitory Building that can be adapted to small group living units (4 @ 10 Youth, total capacity 40 youth) as suggested by the programmatic test fit diagram with limited renovations;
Ablutions/Toilet Facilities		Existing Dormitory currently has central gang showers, toilets and sinks; Individual Ablutions/Toilet facilities can be provided for each small unit via renovations/additions.
Support Space		Suggested program requirements - interview rooms, multi-purpose rooms, treatment staff offices can be provided via renovation of central core, former toilet & storage rooms and former central dayroom.
Single Rooms @ Dormitory Facilities		Former segregation Housing current HOPE center provides 20 single rooms in two units of 10; Building would require renovations including removal of control room and upgraded door controls that allow access to toilets for youth.
Outdoor Courtyard		Common area could be provided for dormitory building; Current HOPE Center (Single Rooms) has courtyard attached to each unit.


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	Camp Rockey	
	Rating	Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		The combination of the renovated dormitory and HOPE Center would provide a total ultimate capacity of 60 beds in 6 - 10 bed units; Previous study suggested displacing maintenance, modular staff housing and fire camp buildings but this would require major replanning of site access and perimeter. In general current layout, topography and potentially concerns from the adjacent residential neighborhood may limit the ability to expand beyond the existing campus footprint.
Medical Services		Current medical services limited to daytime nurse coverage only; Small medical exam room attached to dormitory; limited space available for renovation - 24/7 services would require new construction or modular facility.
Behavioral Health Staff Offices - On Housing Unit & Central Support		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern.
Academic, CTE & Career Prep		Currently 6 classrooms plus one larger room that could accommodate a CTE/vocational program.

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	Camp Rockey	
	Rating	Comment
Recreation		Indoor Gymnasium + large field with track and paved basketball & volleyball courts; potential for additional recreational activities including sand volleyball; Current population utilizes pool at Camp Afflerbaugh.
Adequacy of Visiting Facilities		Limited provisions for visiting currently - generally occurs outside under a tent covering; Visitors utilize lobby toilets. Improved visiting facilities could be provided by renovating the existing dining room (See below).
Food Service/Dining		Full kitchen & central dining room; Should be updated to replace fixed stainless steel furniture with more normative moveable furniture similar to Campus Kilpatrick to create multi-purpose student commons that can also function as visiting center.
Administrative/Probation Staffing		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern. (Additional modular offices or reconstruction of Administrative Building may be required.)
Staff Services/Staff Housing		Probable that additional modular unit will be required to accommodate projected staffing plan
Perimeter Security		Perimeter is secured via buildings and walls; generally unobtrusive in nature, some improvements may be required e.g. rollers in lieu of barbed tape and increased security at rear wall of school.




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	Camp Rockey	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is surrounded by open County park land, except east side directly abuts a single-family residential neighborhood.
Public Access/Proximity to Family/Community		Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 1.9 miles to nearest bus stop. 2.5 mile drive to 210 Freeway. 32 miles to Downtown LA.
Proximity re: Operational Emergency		6 miles to camps Paige & Afflerbaugh 2.9 miles to nearest County Sheriff's station.
Proximity to Emergency Services		5.2 miles to San Dimas Community Medical Center. 2.9 miles to nearest Fire Station.
Proximity to Urban Center		3.0 miles to San Dimas civic center. 32 miles to Downtown LA.
Proximity to Community Colleges		12 miles to Mount San Antonio College; 28 miles to East LA College;
Proximity to Vocational Schools		12 miles to Mount San Antonio College; 34 miles to LA Trade Tech College
Proximity to Staff Residences		Located in a more remote area, this facility's staff operates on a 3 on / 4 off schedule.; Potential to adjust working schedule for a significant portion of the staff due to proximity of staff residences. Home sale prices within 30min. drive = \$350k - \$650k. Home rental prices within 30min. drive = \$650 - \$850 per bedroom.

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	Camp Rockey	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		The physical character of Camp Rockey (as with most camps) is reflective of the LA Model - campus layout, open space, nature views, residential scale; Reducing dormitories to 4 - small 10 bed treatment units with treatment staff housed in the units supports small group trauma responsive treatment as envisioned by the LA Model.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0 to 0.82, Average = 0.7 <u>Construction Years:</u> Dorms - 1955, 1958 Admin - 1955 School - 1955 Recreation - 1955 Kitchen - 1955
Site Utilities: Capacities and Potential Improvements		<p>Domestic Water: Water is being pumped from the city to the site. Domestic water tank is located on-site. We do not see the need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: Water is being pumped from the city to the site. Fire water tank is located on site that is being pumped to the on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>

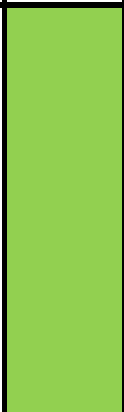
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	Camp Rockey	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Upgrade required to address cross-slope exceeding 2% max and provide ADA ramp to building with only stair/stepped access.
Comparative Cost of Adaptation		Relative to other options or new construction it is believed that the cost of adaptation will be on the lower end of the overall cost spectrum.
Comparative Time to Occupancy		It is assumed that implementation will required 18 months +/-;
Competing Use/Development Plans		No competing uses identified other than continued operation as a Camp.
Resiliency - Potential Fire/Flood Hazard		<p>Virtually all camps are susceptible to danger from wildfires, but the presence of the large residential development in the area suggests that robust fire response will be made in the event of fire limiting the potential need to evacuate. Additionally, site can be accessed from two directions.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone D area, which is an "Area of Undetermined Flood Hazard". We recommend that the county follows the recommendations listed in the "Los Angeles County Probation Camps El Nino Initial Short Term Assessment Report" by Psomas. Per the short term assessment report, Psomas recommends the general maintenance practice of clearing existing storm drain system and concrete swales prior to each rainy season and that roadway should be maintained to prevent rock fall debris from blocking access to the camp. They also recommend that an earth berm be constructed to prevent water tank area drainage from overflowing to the public road.</p>

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	Camp Rockey	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>With appropriate renovations Camp Rocky could be considered part of a long-term solution providing capacity for 60 youth as part of an approach that focuses on multiple smaller facilities (e.g. combined with Camps Paige & Afflerbach or others) to respond to total projected need; Additionally, the facility could be reconstructed and modernized over time in-situ.</p> <p>Also viable as interim solution pending determination of future long-term need & solution.</p>

Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Facility

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	Camp Paige	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Standard Campus Dormitory Building that can be adapted to small group living units (4 @ 10 Youth, total capacity 40 youth) as suggested by the programmatic test fit diagram with limited renovations;
Ablutions/Toilet Facilities		Existing Dormitory currently has central gang showers, toilets and sinks; Individual Ablutions/Toilet facilities can be provided for each small unit via renovations/additions.
Support Space		Suggested program requirements - interview rooms, multi-purpose rooms, treatment staff offices can be provided via renovation of central core, former toilet & storage rooms and former central dayroom.
Single Rooms @ Dormitory Facilities		No single room housing available on-site at Paige (or if twinned at Afflerbaugh). Either a new single room building would have to be constructed (See Future Expansion below) or Youth requiring single room housing would continue to be housed at Barry J. Nidorf Juvenile Hall in a designated housing unit.
Outdoor Courtyard		Site constraints limit the potential for the development of individual courtyards for each housing unit.

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	Camp Paige	
	Rating	Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		Previous study suggested displacing maintenance, with possible expansion of the perimeter to the north. This may be a viable option including the potential for adding single room housing which could serve Paige or Paige and Afflerbaugh if twinned. Also there is a potential expansion side adjacent the gymnasium.
Medical Services		Current medical services limited to daytime nurse coverage only; Small medical exam room attached to dormitory; limited space available for renovation - 24/7 services would require new construction or modular facility, possibly adjacent the gymnasium. Alternatively if Camps Paige & Afflerbaugh were twinned either a portion of the school buildings could be renovated or a site identified at the juncture of the two camps to serve both.
Behavioral Health Staff Offices - On Housing Unit & Central Support		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern.
Academic, CTE & Career Prep		<p>There are two school buildings collocated between Camps Paige and Afflerbaugh; one is a general classroom building and the other was originally constructed as a vocational shop building, but has undergone numerous renovations. In total there are 13 classrooms/shop areas available.</p> <p>Currently a portion of the shop building is being used for offices and there is a plan to convert a portion to staff housing. If Camp Paige (& possibly Afflerbaugh) are considered for adaptation as the SYTF, we would recommend renovating the original shop building to provide robust CTE/vocational space and accommodating staff housing in modular units.</p> <p>Also there may be a possibility of creating a fire response training program in conjunction with the emergency response unit located on site.</p>

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
	Camp Paige	
	Rating	Comment
Recreation		Indoor Gymnasium + large field with track and paved basketball & volleyball courts; potential for additional recreational activities including sand volleyball; Current population utilizes pool at Camp Afflerbaugh.
Adequacy of Visiting Facilities		Limited provisions for visiting currently - generally occurs outside under a tent covering; Visitors utilize lobby toilets. Improved visiting facilities could be provided by renovating the existing dining room (See below).
Food Service/Dining		Full kitchen & central dining room; Should be updated to replace fixed stainless steel furniture with more normative moveable furniture similar to Campus Kilpatrick to create multi-purpose student commons that can also function as visiting center.
Administrative/Probation Staffing		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern. (Additional modular offices or reconstruction of Administrative Building may be required.)
Staff Services/Staff Housing		Probable that additional modular unit will be required to accommodate projected staffing plan
Perimeter Security		Perimeter is fence with barbed tape. Consideration should be given to reconstructing with non-climb fence and eliminating use of barbed tape. Fencing should be provided to separate the recently constructed fire response facility at the south west corner of the site to limit the potential for walk-always when the gate is open for access to the fire facility.




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	Camp Paige	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is surrounded by open County park land. Nearest residential neighborhood is 1 mile away.
Public Access/Proximity to Family/Community		Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 3.8 miles to nearest bus stop. 3.5 mile drive to 210 Freeway. 34.6 miles to Downtown LA.
Proximity re: Operational Emergency		Direct adjacency to Camp Afflerbaugh 6 miles to Camp Rockey. 5.7 miles to nearest County Sheriff's station.
Proximity to Emergency Services		8.2 miles to San Dimas Community Medical Center. 7.6 miles to nearest Fire Station.
Proximity to Urban Center		4.1 miles to LaVerne civic center. 34.6 miles to Downtown LA.
Proximity to Community Colleges		12 miles to Mount San Antonio College; 31 miles to East LA College
Proximity to Vocational Schools		8 miles to Claremont Adult School; 12 miles to Mount San Antonio College; 39 miles to LA Trade Tech College
Proximity to Staff Residences		Located in a more remote area, this facility's staff operates on a 3 on / 4 off schedule.; Potential to adjust working schedule for a significant portion of the staff due to proximity of staff residences. Home sale prices within 30min. drive = \$350k - \$650k. Home rental prices within 30min. drive = \$650 - \$850 per bedroom.

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	Camp Paige	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		The physical character of Camp Paige (as with most camps) is reflective of the LA Model - campus layout, open space, nature views, residential scale; Reducing dormitories to 4 - small 10 bed treatment units with treatment staff housed in the units supports small group trauma responsive treatment as envisioned by the LA Model.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0.01 to 0.74, Average = 0.6 <u>Construction Years:</u> Dorms - 1960 Admin - 1959 School - 1960 Recreation - 1960 Kitchen - 1960
Site Utilities: Capacities and Potential Improvements		Domestic Water: We do not see the need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved. Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use. Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved. Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We recommend that all the existing concrete gutters be rebuilt as they are in poor condition. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.

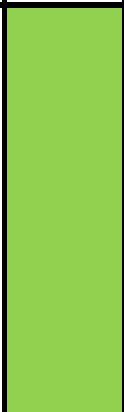
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	Camp Paige	
	Rating	Comment
Accessible Exterior Path of Travel	Yellow	Current campus wide accessible exterior path of travel is non-compliant. Major upgrade require to address cross-slope exceeding 2% max, directional slope exceeding 5% and providing ADA ramp where slopes exceeds 5% directional slope and to the field.
Comparative Cost of Adaptation	Yellow	Relative to other options or new construction it is believed that the cost of adaptation will be in the mid-range of the overall cost spectrum due to the potential need to provide single room housing.
Comparative Time to Occupancy	Green	It is assumed that implementation will required 18 months +/-;
Competing Use/Development Plans	Green	No competing uses identified other than continued operation as a Camp or potential conversion to a fire camp, which could be integrated into the proposed program
Resiliency - Potential Fire/Flood Hazard	Yellow	<p>High fire hazard area; Site has been evacuated before. Site does have access from two directions.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone D area, which is an "Area of Undetermined Flood Hazard". We recommend that the county follows the recommendations listed in the "Los Angeles County Probation Camps El Nino Initial Short Term Assessment Report" and/or "Los Angeles County Probation Camps El Nino Initial Long Term Assessment Report" by Psomas. Per the long term assessment report, the estimated annual cost for maintenance which include cleaning/clearing existing storm drain system, CCTV existing storm drain system, and providing erosion/flood control at the site is \$4,000 total per year. Psomas also gives an optional recommendation of Regrading/reconstructing the existing reclaimed water reservoir basin with an estimated cost of \$240,000 which is no longer in service.</p>

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	Camp Paige	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>With appropriate renovations Camp Paige could be considered part of a long-term solution providing capacity for 40 youth (or more if required single room housing is added initially) as part of an approach that focuses on multiple smaller facilities to respond to total projected need; Additionally, the facility could "twin" with Camp Afflerbaugh to provide a larger campus and there is potential expansion space to the north of Camp Paige and adjacent the gymnasium if the intent is to consolidate the entire SYTF population on a single site. Expansion could also be accommodated to the south if parking was expanded or a parking deck provided.</p> <p>Finally both Camps Paige and Afflerbaugh could be reconstructed and modernized over time in-situ or used as an interim solution pending determination of future long-term need & solution.</p>

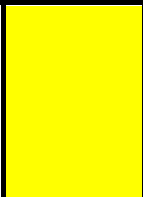
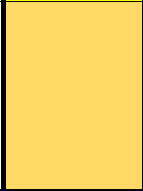
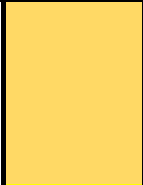
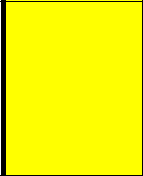
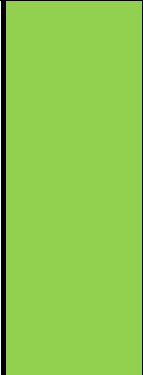
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	Camp Afflerbaugh	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Standard Campus Dormitory Building that can be adapted to small group living units (4 @ 10 Youth, total capacity 40 youth) as suggested by the programmatic test fit diagram with limited renovations;
Ablutions/Toilet Facilities		Existing Dormitory currently has central gang showers, toilets and sinks; Individual Ablutions/Toilet facilities can be provided for each small unit via renovations/additions.
Support Space		Suggested program requirements - interview rooms, multi-purpose rooms, treatment staff offices can be provided via renovation of central core, former toilet & storage rooms and former central dayroom.
Single Rooms @ Dormitory Facilities		No single room housing available on-site at Afflerbaugh (or if twinned at Paige). Either a new single room building would have to be constructed at Afflerbaugh or in a shared location with Camp Paige if the two facilities are twinned, or Youth requiring single room housing would continue to be housed at Barry J. Nidorf Juvenile Hall in a designated housing unit.
Outdoor Courtyard		Site constraints limit the potential for the development of individual courtyards for each housing unit.

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	Camp Afflerbaugh	
	Rating	Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		Limited potential for expansion of the Afflerbaugh site - potential a housing building could be added to the south of the Administration Building or expansion could be accommodated via twinned development with the adjacent Camp Paige site.
Medical Services		Current medical services limited to daytime nurse coverage only; Small medical exam room attached to dormitory; limited space available for renovation - 24/7 services would require new construction or modular facility, possibly adjacent the gymnasium. Alternatively if Camps Paige & Afflerbaugh were twinned either a portion of the school buildings could be renovated or a site identified at the juncture of the two camps to serve both.
Behavioral Health Staff Offices - On Housing Unit & Central Support		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern.
Academic, CTE & Career Prep		There are two school buildings collocated between Camps Paige and Afflerbaugh; one is a general classroom building and the other was originally constructed as a vocational shop building, but has undergone numerous renovations. In total there are 13 classrooms/shop areas available. Currently a portion of the shop building is being used for offices and there is a plan to convert a portion to staff housing. If Camp Paige (& possibly Afflerbaugh) are considered for adaptation as the SYTF, we would recommend renovating the original shop building to provide robust CTE/vocational space and accommodating staff housing in modular units.


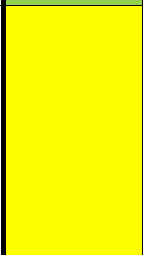

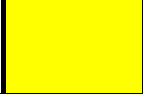



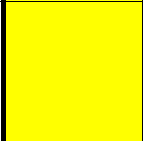
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	Camp Afflerbaugh	
	Rating	Comment
Recreation		Indoor Gymnasium + large field with track and paved basketball & volleyball courts; potential for additional recreational activities including sand volleyball; Pool is utilized by residents of Camps Afflerbaugh, Paige and Rocky.
Adequacy of Visiting Facilities		Limited provisions for visiting currently - generally occurs outside under a tent covering; Visitors utilize lobby toilets. Improved visiting facilities could be provided by renovating the existing dining room (See below).
Food Service/Dining		Full kitchen & central dining room; Should be updated to replace fixed stainless steel furniture with more normative moveable furniture similar to Campus Kilpatrick to create multi-purpose student commons that can also function as visiting center.
Administrative/Probation Staffing		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern. (Additional modular offices or reconstruction of Administrative Building may be required.)
Staff Services/Staff Housing		Probable that additional modular unit will be required to accommodate projected staffing plan in lieu of renovation of existing vo-tech building for staff accommodations.
Perimeter Security		Perimeter is fence with barbed tape. Consideration should be given to reconstructing with non-climb fence and eliminating use of barbed tape.

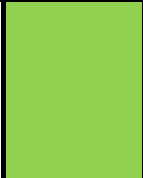
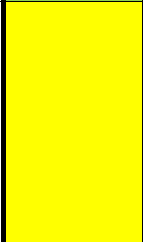
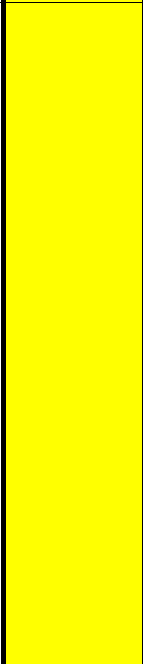
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Facility

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-  Limited Responsiveness to Criterion/Investment Required to Respond
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	Camp Afflerbaugh	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is surrounded by open County park land. Nearest residential neighborhood is 1 mile away.
Public Access/Proximity to Family/Community		Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 3.8 miles to nearest bus stop. 3.5 mile drive to 210 Freeway. 34.6 miles to Downtown LA.
Proximity re: Operational Emergency		Direct adjacency to Camp Paige; 6 miles to Camp Rockey. 5.7 miles to nearest County Sheriff's station.
Proximity to Emergency Services		8.2 miles to San Dimas Community Medical Center. 7.6 miles to nearest Fire Station.
Proximity to Urban Center		4.1 miles to LaVerne civic center. 34.6 miles to Downtown LA.
Proximity to Community Colleges		12 miles to Mount San Antonio College; 31 miles to East LA College
Proximity to Vocational Schools		8 miles to Claremont Adult School, 12 miles to Mount SAC, 39 miles to LA Trade Tech College.
Proximity to Staff Residences		Located in a more remote area, this facility's staff operates on a 3 on / 4 off schedule.; Potential to adjust working schedule for a significant portion of the staff due to proximity of staff residences. Home sale prices within 30min. drive = \$350k - \$650k. Home rental prices within 30min. drive = \$650 - \$850 per bedroom.

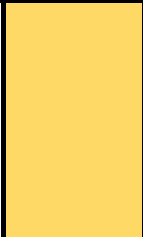


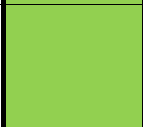
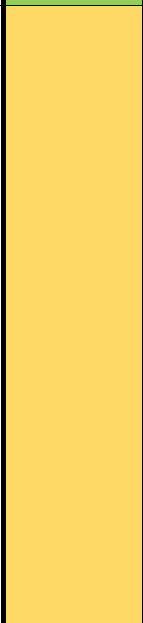
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	Camp Afflerbaugh	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		The physical character of Camp Afflerbaugh (as with most camps) is reflective of the LA Model - campus layout, open space, nature views, residential scale; Reducing dormitories to 4 - small 10 bed treatment units with treatment staff housed in the units supports small group trauma responsive treatment as envisioned by the LA Model.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0 to 0.84, Average = 0.6 <u>Construction Years:</u> Dorms - 1960 Admin - 1962 School - 1960 Recreation - 1960 Kitchen - 1960
Site Utilities: Capacities and Potential Improvements		Domestic Water: We do not see the need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved. Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use. Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved. Storm Drain: Stormwater runoff sheet flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We recommend that all the existing concrete gutters be rebuilt as they are in poor condition. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.

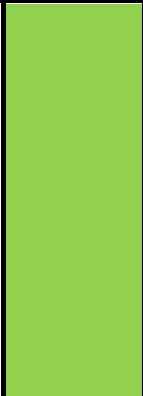
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	Camp Afflerbaugh	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Major upgrade require to address cross-slope exceeding 2% max, directional slope exceeding 5% and providing ADA ramp where slopes exceeds 5% directional slope and to the field.
Comparative Cost of Adaptation		Relative to other options or new construction it is believed that the cost of adaptation will be in the mid-range of the overall cost spectrum due to the potential need to provide single room housing.
Comparative Time to Occupancy		It is assumed that implementation will required 18 months +/-;
Competing Use/Development Plans		No competing uses identified other than continued operation as a Camp.
Resiliency - Potential Fire/Flood Hazard		High fire hazard area; Site has been evacuated before. Site does have access from two directions. Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone D area, which is an "Area of Undetermined Flood Hazard". We recommend that the county follows the recommendations listed in the "Los Angeles County Probation Camps El Nino Initial Short Term Assessment Report" and/or "Los Angeles County Probation Camps El Nino Initial Long Term Assessment Report" by Psomas. Per the long term assessment report, the estimated annual cost for maintenance which include cleaning/clearing existing storm drain system, CCTV existing storm drain system, and providing erosion/flood control at the site is \$4,000 total per year. Psomas also gives an optional recommendation of Regrading/reconstructing the existing reclaimed water reservoir basin with an estimated cost of \$240,000 which is no longer in service.

Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Facility

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	Camp Afflerbaugh	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>With appropriate renovations Camp Afflerbaugh could be considered part of a long-term solution providing capacity for 40 youth (or more if single room housing is added initially) as part of an approach that focuses on multiple smaller facilities to respond to total projected need; Additionally, the facility could "twin" with Camp Paige to provide a larger campus and there is potential expansion space to the north of Camp Paige and adjacent the gymnasium if the intent is to consolidate the entire SYTF population on a single site. Expansion could also be accommodated to the south if parking was expanded or a parking deck provided.</p> <p>Finally both Camps Paige and Afflerbaugh could be reconstructed and modernized over time in-situ or used as an interim solution pending determination of future long-term need & solution.</p>

Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Fac

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	Challenger	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Conversion of the existing dormitories into smaller units can be accomplished but would be difficult and costly due to the configuration, layout and construction type. Adequate space is available in each dorm, but the existing sleeping areas only have access to natural light via skylights. All windows face the interior courtyard limiting opportunities for reconfiguration. Conceptually rather than dividing "horizontally" as in the camp dorms each side would be divided vertically with access and support areas moved to the rear to provide each smaller dormitory with access to windows and views. This would be a significant renovation effort.
Ablutions/Toilet Facilities		As noted above, while sufficient space is available to accommodate separate wet cores for individual units, it is believed that the cost to incorporate same would be excessive.
Support Space		As noted above, while sufficient space is available to accommodate support space for individual units, it is believed that the cost to incorporate same would be excessive.
Single Rooms @ Dormitory Facilities		Each side of Challenger has 30 individual rooms; While they will require renovation including removal of control room and installation of an upgraded door control system that allow access to toilets for youth they are more than adequate for the initial and potential ultimate population to be housed.
Outdoor Courtyard		Each existing dormitory has an adjacent outdoor courtyard on either side that could be shared if the dormitory was subdivided into smaller units


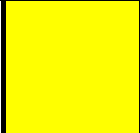
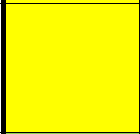
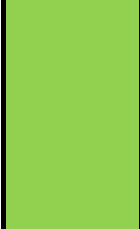

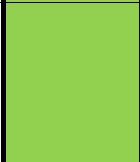
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	Challenger	
	Rating	Comment
Secure Envelope		Buildings as constructed are secure and are believed to be equivalent to construction required to classify buildings as I-3 restricted egress and lock individual dormitories.
Future Expansion		Challenger could easily be expanded via additional renovations as needed should the ultimate population prove to be higher. Assuming that each existing dormitory is renovated to provide 4 - 10 bed units or a total of 40 beds, the dormitories and single room total capacity would be up to 280 youth.
Medical Services		Challenger when operating had the capability to provide 24/7 medical care and additionally dental facilities on site. The medical area is co-located with the single rooms and some rooms could be programmed as infirmary or for specialized care.
Behavioral Health Staff Offices - On Housing Unit & Central Support		In addition to offices provided in the reconfigured housing units, adequate space is available for additional treatment staff as the facility was originally planned and has a current rated capacity of 660 youth.
Academic, CTE & Career Prep		Each side of Challenger has 24 classrooms and educational administrative space; some renovations may be required to combine classrooms to form larger CTE laboratories. Historically Challenger offered programs in the building arts & culinary. Challenger has a large secure service yard that contains two mirror image maintenance/laundry/support buildings. As one can adequately serve the reduced population planned for the SYTF the other could be converted to vocational shop programs.









Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Fac

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	Challenger	
	Rating	Comment
Recreation		Challenger currently has two large central recreation yards with hard court areas and two gymnasiums. A pool is located on one side and a work-out building on the other.
Adequacy of Visiting Facilities		A dedicated visiting center was not provided in the initial construction, however there is space available - either in the school one of the gymnasiums to develop a visiting center.
Food Service/Dining		When occupied, youth were fed in their dayrooms. No central dining facility was provided. As the kitchen is attached to the gymnasiums, one of the gyms could be reconfigured as a youth commons/dining/multi-purpose programs/visiting center easily.
Administrative/Probation Staffing		Again, since planned originally to house 660 youth, there is adequate office space available for repurposing for expanded treatment offices.
Staff Services/Staff Housing		There are currently three modular staff dormitories on site which should be adequate given that the facility is also in the general urbanized area of Lancaster.
Perimeter Security		Perimeter is generally secure consisting of walls and the back wall of the dormitories; Barbed tape has been added at a few identified areas of concern and should be replaced with something less institutional


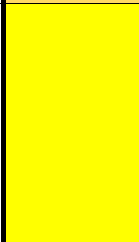
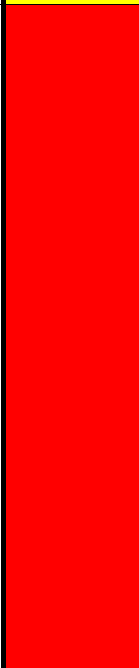
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	Challenger	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is surrounded by rural area. Adjacent to Mira Loma Detention Center, separated from neighboring residential areas by Antelope Valley State Prison.
Public Access/Proximity to Family/Community		Good access to Antelope Valley as one of the two prime catchment areas. However this location is remote from South Los Angeles as the second primary catchment area with travel times up to 2 hours by car and nearly 4 hours by train/bus, making family visiting and engagement in rehabilitation very difficult to achieve. 1.2 miles to nearest bus stop. 3.1 miles to 14 Freeway. 80.2 miles to Downtown LA.
Proximity re: Operational Emergency		5.4 miles to nearest County Sheriff's station. Immediate support is available from the adjacent Antelope Valley State Prison if needed.
Proximity to Emergency Services		4.9 miles to Antelope Valley Hospital. 2.1 miles to nearest Fire Station.
Proximity to Urban Center		4.9 miles to Lancaster civic center. 80.2 miles to Downtown LA.
Proximity to Community Colleges		6 miles to Antelope Valley CC, 54 miles to LA Mission College
Proximity to Vocational Schools		6 miles to Antelope Valley Adult Ed Ctr, 77 miles to LA Trade Tech College;
Proximity to Staff Residences		Large number of Probation & Support staff live in Antelope Valley area allowing facility to operate on 8 hour shift schedule similar to other urban locations if reopened. Home sale prices within 30min. drive = \$250k - \$400k Home rental prices within 30min. drive = \$300 - \$400 per bedroom.

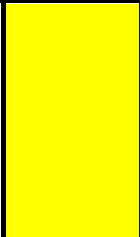
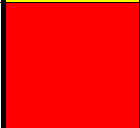


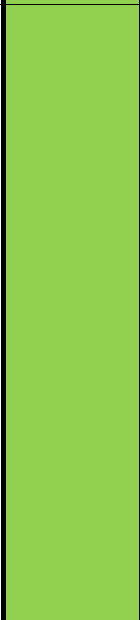
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	Challenger	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		Challenger is reflective of institutional architecture; Changing that character would require significant physical upgrades, site planning to create smaller community space/identity for each 40 bed housing unit, and extensive landscaping to approximate the character of other facilities. While smaller housing units could be created. if planned for greater occupancy the configuration of the facility would generally result in 120 youth +/- using a single area.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0 to 0.49, Average = 0.3 <u>Construction Years:</u> Dorms - 1989 Admin - 1989 School - No Data Recreation - 1989 Kitchen - 1989
Site Utilities: Capacities and Potential Improvements		Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved. Hot & Chilled Water Distribution It was noted during the site visit the existing hot & chilled water distribution systems are in poor condition and needs continual repairs. It is recommended that hot and chilled water infrastructure be replaced prior to re-occupancy. Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use. Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved. Storm Drain: Stormwater runoff sheet-flows to catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade

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	Challenger	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Minor upgrade required to address cross-slope exceeding 2% max and address door landing threshold vertical gap.
Comparative Cost of Adaptation		Relative to other options or new construction it is believed that the cost of adaptation will be on the high end of the overall cost spectrum.
Comparative Time to Occupancy		The extent of required rework and the limitations of changes to buildings that are basically constructed of concrete is projected to take significant longer than a more lightly constructed camp.
Competing Use/Development Plans		No competing uses identified other than continued operation as a Camp.
Resiliency - Potential Fire/Flood Hazard		Location in a generally urbanized area should mitigate against need to evacuate in case of an emergency. Multiple access roads to site.





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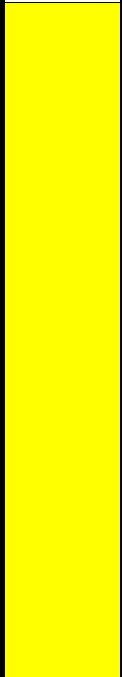

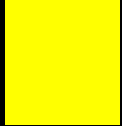
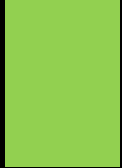

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	Challenger	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>There is no question that Challenger could meet both immediate and future needs - however it is not viewed as a long term solution that supports the tenets of the Los Angeles model.</p> <p>Cost of renovation as an interim resource pending determination of future long-term need & solution is believed to be cost prohibitive.</p>

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Facility





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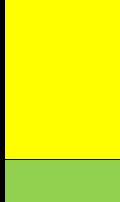

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	Camp Scott	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Standard Campus Dormitory Building that can be adapted to small group living units (4 @ 10 Youth, total capacity 40 youth) as suggested by the programmatic test fit diagram with limited renovations;
Ablutions/Toilet Facilities		Existing Dormitory currently has central gang showers, toilets and sinks; Individual Ablutions/Toilet facilities can be provided for each small unit via renovations/additions.
Support Space		Suggested program requirements - interview rooms, multi-purpose rooms, treatment staff offices can be provided via renovation of central core, former toilet & storage rooms and former central dayroom.
Single Rooms @ Dormitory Facilities		In addition to the dormitory, Camp Scott has a separate building formerly used as the Assessment Unit and Hope Unit that provides a total of 12 single rooms. It also includes counseling rooms, living room and toilet rooms. While they will require renovation including removal of control room and installation of an upgraded door control system it would provide single room housing for a portion of the population.
Outdoor Courtyard		Common area could be provided for dormitory building; Current HOPE Center (Single Rooms) has courtyard adjacent the gymnasium.

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment Facility





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	Camp Scott	
	Rating	Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		Prior study identified potential for expansion between Camps Scott & Scudder, and to the northwest of Camp Scudder. Further analysis would be required to determine how to integrate expansion into either perimeter.
Medical Services		Current medical services limited to daytime nurse coverage only; Small medical exam room attached to dormitory; limited space available for renovation - 24/7 services would require new construction or modular facility. Could be shared between Camps Scott and Scudder if developed as "twinned" operational SYTF.
Behavioral Health Staff Offices - On Housing Unit & Central Support		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern.
Academic, CTE & Career Prep		Camp Scott currently has 7 classrooms and one larger room that was used in the past for vocational classes. Consideration should be given to providing expanded vocational education facilities - possibly shared by Camps Scott and Scudder if "twinned" for operation as the SYTF.

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Detention
Facility





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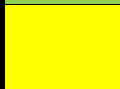



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	Camp Scott	
	Rating	Comment
Recreation		Indoor Gymnasium + large field with track and paved basketball & volleyball courts; potential for additional recreational activities including sand volleyball; When occupied, population used pool at Camp Scudder.
Adequacy of Visiting Facilities		Limited provisions for visiting currently - generally occurs outside under a tent covering; Visitors utilize comfort station (park-type outdoor toilet pavilion) located between the two facilities. Improved visiting facilities could be provided by renovating the existing dining room (See below).
Food Service/Dining		Full kitchen & central dining room; Should be updated to replace fixed stainless steel furniture with more normative moveable furniture similar to Campus Kilpatrick to create multi-purpose student commons that can also function as visiting center.
Administrative/Probation Staffing		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern. (Additional modular offices or reconstruction of Administrative Building may be required.)
Staff Services/Staff Housing		Probable that additional modular unit will be required to accommodate projected staffing plan in lieu of renovation of existing vo-tech building for staff accommodations.
Perimeter Security		Perimeter is fence with barbed tape. Consideration should be given to reconstructing with non-climb fence and eliminating use of barbed tape. Additionally due to planned adjacent development and existing development across Bouquet Road, consideration should be given to including visual barrier on fence or replacing with walls on north and west side.
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is surrounded by mountainous areas to the east and south, and residential areas to the north and west. Residential development to the north is separated by sheer cliff and elevation of 420ft.

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Detention
Facility





DRAFT

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

	Camp Scott	
	Rating	Comment
Public Access/Proximity to Family/Community		Good access from Antelope Valley as a primary catchment area and somewhat accessible from South Los Angeles as the second primary catchment area. 800 ft to the nearest bus stop. 7.2 miles to 14 Freeway. 8 miles to 5 Freeway. 45.2 miles to Downtown LA.
Proximity re: Operational Emergency		Directly adjacent to Camp Scudder. 5.4 miles to nearest County Sheriff's station.
Proximity to Emergency Services		7.2 miles to Henry Mayo Newhall Hospital. 2.5 miles to nearest Fire Station.
Proximity to Urban Center		5.9 miles to Santa Clarita civic center. 45.2 miles to Downtown LA.
Proximity to Community Colleges		6 miles to College of the Canyons, 19 miles to LA Mission College
Proximity to Vocational Schools		6 miles to Golden Oak Adult School, 42 miles to LA Trade Tech College.
Proximity to Staff Residences		Large number of Probation & Support staff live in Antelope Valley area allowing facility to operate on 8 hour shift schedule similar to other urban locations if reopened. Home sale prices within 30min. drive = \$420k - \$820k. Home rental prices within 30min. drive = \$650 - \$820 per bedroom.

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Treatment
Facility





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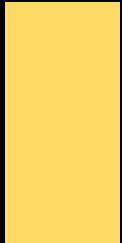
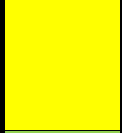
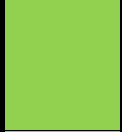
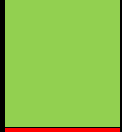
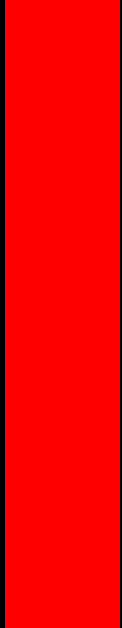
-  Highly Responsive to Criterion
-  Generally Responsive or Easily Modified to Be Responsive
-  Limited Responsiveness to Criterion/Investment Required to Respond
-  Not Responsive to Criterion or Excessive Cost to Respond

	Camp Scott	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		The physical character of Camp Scott (as with most camps) is reflective of the LA Model - campus layout, open space, nature views, residential scale; Reducing dormitories to 4 - small 10 bed treatment units with treatment staff housed in the units supports small group trauma responsive treatment as envisioned by the LA Model.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0.1 to 0.71, Average = 0.5 <u>Construction Years:</u> Dorms - 1958 Admin - 1958 School - 1958 / 1975 Recreation - 1958 Kitchen - 1958
Site Utilities: Capacities and Potential Improvements		<p>Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Detention
Facility





DRAFT


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

	Camp Scott	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Upgrade required to address cross-slope exceeding 2% max and address door landing threshold vertical gap. Accessible path of travel shall be provide to field.
Comparative Cost of Adaptation		Relative to other options or new construction it is believed that the cost of adaptation will be on the lower end of the overall cost spectrum.
Comparative Time to Occupancy		It is assumed that implementation will required 18 months +/-;
Competing Use/Development Plans		No competing uses identified other than continued operation as a Camp. However, there has been community concern expressed specifically regarding this location.
Resiliency - Potential Fire/Flood Hazard		<p>Camp Scott lies in the 100 year flood plain of Bouquet Canyon Creek multiple ways access the site area, however there is a single access road that lies in the flood plain.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the majority of the site is located on a Zone X area, which is an "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" Where Bouquet Canyon Creek runs along the north portion of the lot is located in a special flood hazard area noted with regulatory floodway and with a specific base flood elevation ranging from 1411.1 FT to 1431.9 FT. Structures within this area will either need to be built above that elevation or levee/earth berm/grading will be needed to address base flood elevation. We recommend that the county follow the recommendations listed in the "Los Angeles County Probation Camps El Nino Initial Short Term Assessment Report" and/or "Los Angeles County Probation Camps El Nino Initial Long Term Assessment Report" by Psomas. Per the long term assessment report, Psomas recommends the construction of 600 liner feet of a 6 feet wide concrete v-channel with an estimated cost of \$30,000. Psomas anticipate the annual maintenance of removing sediment build-up and clearing existing storm drain system will be roughly \$4,000.</p>

Los Angeles County
Evaluation of Existing Probation Facilities for Adaptive Use as Secure Youth Detention Facility

DRAFT

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

	Camp Scott	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>With appropriate renovations Camp Scott could be considered part of a long-term solution providing capacity for 40 youth in dormitories and 12 youth in single rooms. Camp Scott could be part of the long-term solution either as part of an approach that focuses on multiple smaller facilities to respond to total projected need or "twinning" with Camp Scudder to provide a larger campus. Additionally, there is potential for expansion between Camps Scott & Scudder, and to the northwest of Camp Scudder if the intent is to consolidate the entire SYTF population on a single site. Expansion (or reconstruction) would necessarily require development of additional single room housing.</p> <p>Finally both Camps Scott and Scudder could be reconstructed and modernized over time in-situ or used as an interim solution pending determination of future long-term need & solution.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

DRAFT

- Highly Responsive to Criterion
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	Camp Scudder	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Standard Campus Dormitory Building that can be adapted to small group living units (4 @ 10 Youth, total capacity 40 youth) as suggested by the programmatic test fit diagram with limited renovations;
Ablutions/Toilet Facilities		Existing Dormitory currently has central gang showers, toilets and sinks; Individual Ablutions/Toilet facilities can be provided for each small unit via renovations/additions.
Support Space		Suggested program requirements - interview rooms, multi-purpose rooms, treatment staff offices can be provided via renovation of central core, former toilet & storage rooms and former central dayroom.
Single Rooms @ Dormitory Facilities		No single room housing available at Camp Scudder, but 12 beds are available at Camp Scott if "twinned" operationally as SYTF. Also prior study identified areas for expansion to the northwest of Camp scudder and an additional site between Camps Scott and Scudder that could accommodate single room housing.
Outdoor Courtyard		Common area could be provided for dormitory building.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

DRAFT

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	Camp Scudder	
	Rating	Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		Prior study identified potential for expansion between Camps Scott & Scudder, and to the northwest of Camp Scudder. Further analysis would be required to determine how to integrate expansion into either perimeter.
Medical Services		Current medical services limited to daytime nurse coverage only; Small medical exam room attached to dormitory; limited space available for renovation - 24/7 services would require new construction or modular facility. Could be shared between Camps Scott and Scudder if developed as "twinned" operational SYTF.
Behavioral Health Staff Offices - On Housing Unit & Central Support		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern.
Academic, CTE & Career Prep		Camp Scudder currently has 4 classrooms and one larger room that was used in the past for vocational classes. Consideration should be given to providing expanded vocational education facilities - possibly shared by Camps Scott and Scudder if "twinned" for operation as the SYTF.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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	Camp Scudder	
	Rating	Comment
Recreation		Indoor Gymnasium + large field with track and paved basketball & volleyball courts; potential for additional recreational activities including sand volleyball; When occupied, pool also used by population at Camp Scott
Adequacy of Visiting Facilities		Limited provisions for visiting currently - generally occurs outside under a tent covering; Visitors utilize comfort station (park-type outdoor toilet pavilion) located between the two facilities. Improved visiting facilities could be provided by renovating the existing dining room (See below).
Food Service/Dining		Full kitchen & central dining room; Should be updated to replace fixed stainless steel furniture with more normative moveable furniture similar to Campus Kilpatrick to create multi-purpose student commons that can also function as visiting center.
Administrative/Probation Staffing		Office space is limited; Planned renovation of dormitory cottages includes office space on the housing unit and 2 offices are available in the current Hope Building. Current sleeping quarters in administration building could be converted to additional offices as it is anticipated that additional modular sleeping quarters will be required to support the anticipated staffing pattern. (Additional modular offices or reconstruction of Administrative Building may be required.)
Staff Services/Staff Housing		Probable that additional modular unit will be required to accommodate projected staffing plan in lieu of renovation of existing vo-tech building for staff accommodations.
Perimeter Security		Perimeter is fence with barbed tape. Consideration should be given to reconstructing with non-climb fence and eliminating use of barbed tape. Additionally due to planned adjacent development and existing development across Bouquet Road, consideration should be given to including visual barrier on fence or replacing with walls on north and west side.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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	Camp Scudder	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development	Yellow	Camp is surrounded by mountainous areas to the east and south, and residential areas to the north and west. Residential development to the north is separated by sheer cliff and elevation of 420ft.
Public Access/Proximity to Family/Community	Yellow	Good access from Antelope Valley as a primary catchment area and somewhat accessible from South Los Angeles as the second primary catchment area. 800ft to the nearest bus stop. 7.2 miles to 14 Freeway. 8 miles to 5 Freeway. 45.2 miles to Downtown LA.
Proximity re: Operational Emergency	Green	Directly adjacent to Camp Scudder. 5.4 miles to nearest County Sheriff's station.
Proximity to Emergency Services	Green	7.2 miles to Henry Mayo Newhall Hospital. 2.5 miles to nearest Fire Station.
Proximity to Urban Center	Yellow	5.9 miles to Santa Clarita civic center. 45.2 miles to Downtown LA.
Proximity to Community Colleges	Orange	6 miles to College of the Canyons, 19 miles to LA Mission College
Proximity to Vocational Schools	Yellow	6 miles to Golden Oak Adult School, 42 miles to LA Trade Tech College.
Proximity to Staff Residences	Orange	Large number of Probation & Support staff live in Antelope Valley area allowing facility to operate on 8 hour shift schedule similar to other urban locations if reopened. Home sale prices within 30min. drive = \$420k - \$820k. Home rental prices within 30min. drive = \$650 - \$820 per bedroom.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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

	Camp Scudder	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		The physical character of Camp Scudder (as with most camps) is reflective of the LA Model - campus layout, open space, nature views, residential scale; Reducing dormitories to 4 - small 10 bed treatment units with treatment staff housed in the units supports small group trauma responsive treatment as envisioned by the LA Model.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0 to 0.74, Average = 0.5 <u>Construction Years:</u> Dorms - no info Admin - 1954 School - no info Recreation - no info Kitchen - no info
Site Utilities: Capacities and Potential Improvements		<p>Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

DRAFT

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- Limited Responsiveness to Criterion/Investment Required to Respond
- Not Responsive to Criterion or Excessive Cost to Respond

	Camp Scudder	
	Rating	Comment
Accessible Exterior Path of Travel	Limited Responsiveness to Criterion/Investment Required to Respond	Current campus wide accessible exterior path of travel is non-compliant. Upgrade required to address cross-slope exceeding 2% max and address door landing threshold vertical gap. Accessible path of travel shall be provide to field.
Comparative Cost of Adaptation	Generally Responsive or Easily Modified to Be Responsive	Relative to other options or new construction it is believed that the cost of adaptation will be on the lower end of the overall cost spectrum.
Comparative Time to Occupancy	Highly Responsive to Criterion	It is assumed that implementation will required 18 months +/-;
Competing Use/Development Plans	Highly Responsive to Criterion	No competing uses identified other than continued operation as a Camp. However, there has been community concern expressed specifically regarding this location.
Resiliency - Potential Fire/Flood Hazard	Limited Responsiveness to Criterion/Investment Required to Respond	<p>Multiple ways access the site area, however there is a single access road that lies in the flood plain.</p> <p>Per FEMA, the majority of the site is located on a Zone X area, which is an "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" Where Bouquet Canyon Creek runs along the north portion of the lot is located in a special flood hazard area noted with regulatory floodway and with a specific base flood elevation ranging from 1411.1 FT to 1431.9 FT. Structures within this area will either need to be built above that elevation or levee/earth berm/grading will be needed to address base flood elevation. We recommend that the county follow the recommendations listed in the "Los Angeles County Probation Camps El Nino Initial Short Term Assessment Report" and/or "Los Angeles County Probation Camps El Nino Initial Long Term Assessment Report" by Psomas. Per the long term assessment report, Psomas recommends the construction of 600 liner feet of a 6 feet wide concrete v-channel with an estimated cost of \$30,000. Psomas anticipate the annual maintenance of removing sediment build-up and clearing existing storm drain system will be roughly \$4,000.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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

	Camp Scudder	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>With appropriate renovations Camp Scudder could be considered part of a long-term solution providing capacity for 40 youth. Camp Scudder could be part of the long-term solution either as part of an approach that focuses on multiple smaller facilities to respond to total projected need or "twinning" with Camp Scott to provide a larger campus. Additionally, there is potential for expansion between Camps Scott & Scudder, and to the northwest of Camp Scudder if the intent is to consolidate the entire SYTF population on a single site. Expansion (or reconstruction) would necessarily require development of additional single room housing.</p> <p>Finally both Camps Scott and Scudder could be reconstructed and modernized over time in-situ or used as an interim solution pending determination of future long-term need & solution.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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- Highly Responsive to Criterion
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	Campus Kilpatrick/ Miller	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Campus Kilpatrick was developed as the prototype for the Los Angeles small group based treatment model.
Ablutions/Toilet Facilities		Each housing unit has integral toilet/shower facilities
Support Space		Limited support offices are provided for each pair of housing unit.
Single Rooms @ Dormitory Facilities		No single room housing available. May be able to develop on adjacent Camp Miller site, but restrictions relative to Coastal Commission and H1 Habitat area regulations will impact both allowed development and time to occupancy.
Outdoor Courtyard		Each housing unit has an individual courtyard.

**Los Angeles County
Evaluation of Existing
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	Campus Kilpatrick/ Miller	
	Rating	Comment
Secure Envelope		Buildings are not secure, they were however constructed to meet requirements for I-3 restrained occupancy requirements. Provisions were also included to install remotely controlled exterior door locks to limit free egress when required.
Future Expansion		Possible expansion onto the adjacent Camp Miller site, however as noted above, restrictions relative to Coastal Commission and H1 Habitat area regulations will impact both allowed development and time to occupancy.
Medical Services		Current medical services are limited. Again may be possible to provide expanded services on the Camp Miller site via new construction or renovation of the former dining/multi-purpose building. Restrictions relative to Coastal Commission and H1 Habitat area regulations will impact both allowed development and time to occupancy.
Behavioral Health Staff Offices - On Housing Unit & Central Support		Current office space is limited considering the planned expansion of treatment and counseling services for the SYTF population. Again may be possible to provide expanded services on the Camp Miller site via new construction or renovation of the former dining/multi-purpose building. Restrictions relative to Coastal Commission and H1 Habitat area regulations will impact both allowed development and time to occupancy.
Academic, CTE & Career Prep		Campus Kilpatrick has 9 classrooms and 2 vocational classrooms - building trades and culinary arts. While adequate for either a 100% SYTF population or 100% Camp population it is extremely difficult to support programs for both while eliminating cross communication of the populations as anticipated as an interim solution. IF Campus Kilpatrick is to be a long term resource as the SYTF then the population should be limited to SYTF youth.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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	Campus Kilpatrick/ Miller	
	Rating	Comment
Recreation		Modern Gym; Field area is limited due to site limitations established as part of the original EIR. Additional recreation fields and court could potentially be developed at the adjacent Camp Miller site.
Adequacy of Visiting Facilities		Dining area was planned as youth commons with restrooms and other support space to accommodate multi-purpose use and visitation.
Food Service/Dining		Kitchen and dining at Campus Kilpatrick was model for program needs.
Administrative/Probation Staffing		Probation office area is adequate;
Staff Services/Staff Housing		Additional staff housing needed to support the program. Currently in planning for the Camp Miller site.
Perimeter Security		Perimeter fence non-climb fabric; Several area if concern noted and modifications are currently planned.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**





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	Campus Kilpatrick/ Miller	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is surrounded by mountainous areas on all sides.
Public Access/Proximity to Family/Community		Limited access from primary catchment areas. Travel time is a consideration in addition to distance 7.7 miles to the nearest bus stop. 8 miles to 101 Freeway. 41.8 miles to Downtown LA.
Proximity re: Operational Emergency		10.2 miles to nearest County Sheriff's station.
Proximity to Emergency Services		18.8 miles to Kaiser Permanente Medical Center. 3.1 miles to nearest Fire Station.
Proximity to Urban Center		8.4 miles to Agoura Hills civic center. 41.8 miles to Downtown LA.
Proximity to Community Colleges		20 Miles to Santa Monica CC, 21 miles to LA Pierce College
Proximity to Vocational Schools		20 miles to both West Valley Occupational Center and Reseda Community Adult School, 46 miles to LA Trade Tech College
Proximity to Staff Residences		Located in a more remote area, this facility's staff operates on a 3 on / 4 off schedule. Home sale prices within 30min. drive = \$750k - \$1.6M. Home rental prices within 30min. drive = \$1,250 - \$4,000 per bedroom.

**Los Angeles County
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	Campus Kilpatrick/ Miller	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		Fully representative of the facility goals and objectives of the Los Angeles Model
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		Kilpatrick: newly constructed in 2017 Miller: Currently vacant 2017 Facility Condition Index varies from 0 to 0.59, Average = 0.4 <u>Construction Years:</u> Dorms - 1962 Admin - 1962 School - 1982 Recreation - 1962
Site Utilities: Capacities and Potential Improvements		Domestic Water: Adequate service, storage and distribution. Fire Water: Code compliant fire distribution including hydrants and fire suppression systems Sewer: Upgrade and reactivation of package treatment plant in process but not completed. Storm Drain: Storm water collection system to drainage channel. Recent improvements to reduce flooding of site and undermining of grade beam at perimeter fence by storm run-off.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**





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	Campus Kilpatrick/ Miller	
	Rating	Comment
Accessible Exterior Path of Travel		Fully compliant.
Comparative Cost of Adaptation		Limited expenditures required
Comparative Time to Occupancy		May be able to be fully upgraded in less than 12 months - exclusive of any expansion onto the Camp Miller site.
Competing Use/Development Plans		While the intent is to house the SYTF population on an immediate basis until a decision is made and implemented for an interim or long-term solution, ultimately the goal is to return Campus Kilpatrick to its original mission as the flagship campus for committed youth.
Resiliency - Potential Fire/Flood Hazard		<p>Known high fire hazard area; dual access to the site; It has been evacuated in the past and the adjacent Camp Miller suffered fire damage.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone X and Zone D areas, which are defined as "Area of Minimal Flood Hazard" and "Area of Undetermined Flood". We recommend that the county follows the recommendations listed in the "Los Angeles County Probation Camps El Nino Initial Short Term Assessment Report" and/or "Los Angeles County Probation Camps El Nino Initial Long Term Assessment Report" by Psomas. Per the long term assessment report, Psomas recommends that 2000 c.y. of sediment be removed from the debris basin, the existing 42" diameter standpipe be replaced, and the access roadway to the basin be asphaltic slurry seal with an estimated totaled cost of \$112,000. Psomas anticipate the annual maintenance of the debris basin upstream of the camp will be \$10,000 to \$100,000, depending on storm events and runoff. Psomas also gives an optional recommendation of upsizing the existing debris basin being it up to current with an estimated cost of \$200,000.</p>

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	Campus Kilpatrick/ Miller	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>At 20 youth per cottage (2 - 10 bed units), total capacity would be 100 youth. Could not accommodate total population if it is in the range of the current population without expansion to Camp Miller site;</p> <p>Additionally, Probation and the County want to return Campus Kilpatrick to its original mission in support of the LA Model as soon as possible.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

DRAFT

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	Dorothy Kirby (Male)	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		Dorothy Kirby is based on small housing units; currently has rated capacity of 100 beds in 9 10 bed units and 2 5 bed units; facility could be subdivided into two housing areas of 40 and 60 beds.
Ablutions/Toilet Facilities		Each housing unit has integral toilet/shower facilities
Support Space		Limited support space available on each housing unit
Single Rooms @ Dormitory Facilities		All single room housing. May require upgrade of door locking system to allow doors to be secured but also allow unassisted access to toilet facilities when locked;
Outdoor Courtyard		Each housing unit has an individual courtyard.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

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

		Dorothy Kirby (Male)
		Rating
		Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		Some space available for infill construction for support functions but in general on-site expansion potential limited.
Medical Services		Currently have full medical services
Behavioral Health Staff Offices - On Housing Unit & Central Support		Office space available including additional modular facilities
Academic, CTE & Career Prep		8 classrooms available including larger rooms for CTE laboratories; Currently has auto program as well.

**Los Angeles County
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DRAFT

- Highly Responsive to Criterion
- Generally Responsive or Easily Modified to Be Responsive
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- Not Responsive to Criterion or Excessive Cost to Respond

	Dorothy Kirby (Male)	
	Rating	Comment
Recreation		Multiple field and paved areas; pool, chapel and multiple quiet outdoor areas. Multi-purpose room but no full gym for large muscle exercise.
Adequacy of Visiting Facilities		Conference room used for visiting as well as outdoor areas
Food Service/Dining		Full service kitchen, but meals are trayed and served in housing units. Potential to use multi-purpose room as central dining with servery added.
Administrative/Probation Staffing		Extensive office space in central administration building; the intensiveness of the current program however has resulted in space shortfalls. It is assumed that additional office space will be required for the SYTF program.
Staff Services/Staff Housing		No staff housing required at Dorothy Kirby, since it is located in an urban area and operates on a five day 8-hour shift basis - which is consistent and supportive of the small group treatment approach inherent in the Los Angeles Model that relies on interpersonal relationships and staffing continuity.
Perimeter Security		Perimeter combination of walls and buildings. Some areas of concern with barbed tape. Consideration should be given to providing less obtrusive solution in these areas.

**Los Angeles County
Evaluation of Existing
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- Highly Responsive to Criterion
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- Not Responsive to Criterion or Excessive Cost to Respond

	Dorothy Kirby (Male)	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development	Yellow	Camp is within the City of Commerce, bounded by the Union Pacific Rail line to the south, industrial area to the east, Bristol Park to the north, and a single-family residential area to the north.
Public Access/Proximity to Family/Community	Yellow	Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 400ft to the nearest bus stop. 0.5 miles to both the 5 and 710 Freeways. 7.8 miles to Downtown LA.
Proximity re: Operational Emergency	Yellow	3.3 miles to the nearest County Sheriff's station.
Proximity to Emergency Services	Green	5.5 miles to LAC+USC Medical Center. 2.1 miles to nearest Fire Station.
Proximity to Urban Center	Green	2 miles to City of Commerce civic center. 7.8 miles to Downtown LA.
Proximity to Community Colleges	Green	4 miles to East LA College 11 miles to LA City College 17 miles to LA Southwest College
Proximity to Vocational Schools	Green	3 miles to Slawson Occupational Center, 8 miles to LA Trade Tech College
Proximity to Staff Residences	Green	Located in a more urban area, this facility's staff currently operates on 8 hour shifts. Home sale prices within 30min. drive = \$300k - \$750k. Home rental prices within 30min. drive = \$650 - \$2,500 per bedroom.

**Los Angeles County
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DRAFT

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- Not Responsive to Criterion or Excessive Cost to Respond

		Dorothy Kirby (Male)
		Rating
		Comment
Other Considerations		
Representative of the Los Angeles Model		Less residential in character than the more rural camps, however this is softened by the overall campus layout and presence of landscaping. Not nearly as institutional in character as Challenger
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0.43 to 0.91, Average = 0.8 <u>Construction Years:</u> Dorms - 1956 Admin - 1956 School - 1980 Recreation - 1956 Kitchen - 1956
Site Utilities: Capacities and Potential Improvements		<p>Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**





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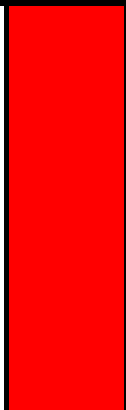
- Highly Responsive to Criterion
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- Not Responsive to Criterion or Excessive Cost to Respond

	Dorothy Kirby (Male)	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Minor upgrade required to address cross-slope exceeding 2% max and address door landing threshold vertical gap.
Comparative Cost of Adaptation		Relative to other options, in general costs believed to be in the mid-range of the overall cost spectrum
Comparative Time to Occupancy		Implementation believed to be longer than other camps primarily due to need to relocate existing program.
Competing Use/Development Plans		Dorothy Kirby houses and intensive outpatient program that is operating on a co-ed basis very successfully and reflects tenets of the LA Model related to small group trauma responsive treatment and it may not be advisable to disrupt by moving to another facility.
Resiliency - Potential Fire/Flood Hazard		<p>No factors affecting resiliency noted; multiple city streets access area, though most routes are highly circuitous.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone X an "Area of Minimal Flood Hazard". It was noted during the site walk, that site hardscape has a minor ponding issue.</p>

**Los Angeles County
Evaluation of Existing
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	Dorothy Kirby (Male)	
	Rating	Comment
<p>Potential Interim/Future Long-Term Solution</p>		<p>Not viewed as a long-term option for a consolidated SYTF should the population increase.</p> <p>Capacity not available as interim solution pending determination of future long-term need & solution and mixing of populations may not be appropriate.</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**





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- Highly Responsive to Criterion
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- Limited Responsiveness to Criterion/Investment Required to Respond
- Not Responsive to Criterion or Excessive Cost to Respond

		Barry J Nidorf
		Rating
		Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		<p>Housing is primarily single rooms, however the housing units are generally 20 rooms each, some originally planned for double occupancy. Possibly could be adapted by converting some rooms to support offices, but in general not fully responsible to program requirements. Also the rated capacity of the facility is 595 while it's current operational capacity is 300, reflecting the depopulation of the larger units to a lower capacity of 10 +/- in accordance with the small group treatment model.</p> <p>Of greater concern is that this facility is also one of two detention centers serving the county and it will be challenging to create an SYTF facility within a facility while maintaining full separation of the populations. Nidorf has also historically housed youth charged as adults.</p> <p>Options include bifurcating the facility - the east side could accommodate 60 beds in 6, 10 bed units. The west side including security housing could accommodate 140 youth in 14 10 bed units. Dormitories W, X, Y & Z in the center of the site could accommodate an additional 80 youth either as a third population or could be incorporated in either the east or west side increasing their capacity to 140 and 220 beds respectively.</p> <p>A detailed plan will be required to determine if the site can accommodate multiple populations while maintaining separations and reflect the operational and physical character inherent in the principles of the LA Model.</p>
Ablutions/Toilet Facilities		Each housing unit has integral toilet/shower facilities
Support Space		Reduction in capacity of each housing unit will allow some rooms to be repurposed as support offices. At a minimum, glass should be removed from control rooms to create open workstation.
Single Rooms @ Dormitory Facilities		All single room housing. May require upgrade of door locking system to allow doors to be secured but also allow unassisted access to toilet facilities when locked;
Outdoor Courtyard		Older housing units originally had provisions for individual courtyards between the housing building and the perimeter wall, but they have been abandoned due to security and contraband concerns

**Los Angeles County
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	Barry J Nidorf	
	Rating	Comment
Secure Envelope		Buildings as constructed are secure and are believed to be equivalent to construction required to classify buildings as I-3 restricted egress and lock individual dormitories.
Future Expansion		No space available for expansion.
Medical Services		Currently have full medical services
Behavioral Health Staff Offices - On Housing Unit & Central Support		Additional office area would be required to serve a separate SYTF population
Academic, CTE & Career Prep		37 classrooms available including arts, music & home economics in 4 separate buildings; Potential to renovate to combine classrooms to provide larger spaces for vocational education; Appears difficult to provide any programs requiring vehicular access e.g. auto, building trades etc.

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DRAFT

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	Barry J Nidorf	
	Rating	Comment
Recreation		Two large outdoor yards, multiple paved courts & pool.
Adequacy of Visiting Facilities		Barry J, Nidorf has a dedicated visiting center, but additional space would be required to serve multiple populations.
Food Service/Dining		Full service kitchen, but meals are trayed and served in housing units. Potential to renovate chapel adjacent kitchen to multi-purpose room to accommodate central dining.
Administrative/Probation Staffing		Additional office area would be required to serve a separate SYTF population
Staff Services/Staff Housing		No staff housing required at Barry J Nidorf, since it is located in an urban area and operates on a five day 8-hour shift basis - which is consistent and supportive of the small group treatment approach inherent in the Los Angeles Model that relies on interpersonal relationships and staffing continuity.
Perimeter Security		Perimeter combination of walls and buildings. Some areas of concern with barbed tape. Consideration should be given to providing less obtrusive solution in these areas. Extensive internal fencing should be reviewed to determine if it can be eliminated to reduce the institutional fell of the campus.

**Los Angeles County
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	Barry J Nidorf	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Juvenile Hall is bounded by the 210 and 5 Freeways, industrial areas, and a single-family residential area to the east.
Public Access/Proximity to Family/Community		Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 0.5 miles to the closest bus stop. 1.5 Miles to the 5 Freeway, 1.8 miles to the 210 Freeway. 31.3 miles to Downtown LA.
Proximity re: Operational Emergency		5.2 miles to the nearest County Sheriff's station.
Proximity to Emergency Services		9.9 miles to Mission Community Hospital. 3 miles to nearest Fire Station.
Proximity to Urban Center		3.9 miles to San Fernando civic center. 31.3 miles to Downtown LA.
Proximity to Community Colleges		5 miles to LA Mission College 14 miles to LA Valley College 20 miles to LA Pierce College
Proximity to Vocational Schools		11 miles to Charter College, 12 miles to National Career College, 30 miles to LA Trade Tech College
Proximity to Staff Residences		Located in a more urban area, this facility's staff currently operates on 8 hour shifts. Home sale prices within 30min. drive = \$420k - \$700k. Home rental prices within 30min. drive = \$700 - \$1,400 per bedroom.
Other Considerations		
Representative of the Los Angeles Model		General character is secure institution, to a large extent this is due to the excessive internal fencing and gates. Removal of some of the fencing would make a major improvement in physical character. Older housing is some ways is mid-century modern in character than institutional. Newer housing is institutional in appearance.

**Los Angeles County
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
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		Barry J Nidorf
		Rating
		Comment
<p>Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i></p>		<p>2017 Facility Condition Index varies from 0 to 0.69, Average = 0.4 <u>Construction Years:</u> Dorms - 1971, 1978, 1980, 2000 Admin - 1980 School - 1978, 2004 Recreation - 1978 Kitchen - 1980, 1998</p>
<p>Site Utilities: Capacities and Potential Improvements</p>		<p>Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>
<p>Accessible Exterior Path of Travel</p>		<p>Current campus wide accessible exterior path of travel is non-compliant. Major upgrade require to address cross-slope exceeding 2% max, directional slope exceeding 5% and providing ADA ramp where slopes exceeds 5% directional slope.</p>

**Los Angeles County
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	Barry J Nidorf	
	Rating	Comment
Comparative Cost of Adaptation		Relative to other options, in general costs believed to be in the mid-range of the overall cost spectrum
Comparative Time to Occupancy		Implementation believed to be longer than other camps primarily due to need to master plan and resolve how to accommodate multiple differing populations.
Competing Use/Development Plans		Primary mission is detention; may not be able to fully accommodate both programs and new detention center + conversion would be cost prohibitive.
Resiliency - Potential Fire/Flood Hazard		High fire hazard area limited access to site. Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone X an "Area of Minimal Flood Hazard".

**Los Angeles County
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	Barry J Nidorf	
	Rating	Comment
<p>Potential Interim/Future Long-Term Solution</p>		<p>Not viewed as a long term option for future need should the population increase to current DJJ levels as it would significantly displace detention capacity.</p> <p>Could be used on an interim basis, pending determination of future long-term need & solution but additional planning would be required to determine best approach to housing utilization and program space access. Former girls side could be segregated or the newer housing buildings located in the center of the campus.</p>

**Los Angeles County
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	Los Padrinos	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		<p>Los Padrinos is a former detention center which was closed in 2020. Housing is primarily single rooms, both wet and dry rooms. Housing unit sizes vary from 12 youth to 22 youth in individual rooms, some planned for double occupancy. Total rated capacity if all units were occupied to capacity is 660 youth, however the operational capacity prior to closure was set at 300 youth, which reflected housing youth in smaller units in accordance with the tenets of the Los Angeles model.</p> <p>While most of the construction dates to the mid-1950's and 60's, two buildings were added in 2005. These housing units were initially planned for double occupancy but most recently were used as single rooms. These buildings have robust support space included for program delivery, and could easily be converted to meet the requirements as outlined in the preliminary SYTF space program.</p> <p>It should be noted that one of these buildings was recently adapted to house a program for homeless girls. Due to physical adjacency, use of the vacant building for the SYTF program would require relocation of the girls homeless housing program.</p>
Ablutions/Toilet Facilities		Each housing unit has integral toilet/shower facilities
Support Space		Reduction in capacity of each housing unit will allow some rooms to be repurposed as support offices. At a minimum, glass should be removed from control rooms to create open workstation.
Single Rooms @ Dormitory Facilities		All single room housing. If older buildings are adapted for SYTF program, may require upgrade of door locking system to allow doors to be secured but also allow unassisted access to toilet facilities when locked;
Outdoor Courtyard		Site layout and configuration would allow the development of individual housing unit courtyard buildings adjacent each unit for most housing buildings

**Los Angeles County
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	Los Padrinos	
	Rating	Comment
Secure Envelope		Newer building are constructed as secure and are believed to be equivalent to construction required to classify buildings as I-3 restricted egress and lock individual dormitories. Limited information available on construction of older buildings but they may also meet requirements for I-3 restricted egress occupancy. If not can be accommodated by providing electric locks tied to fire alarm for emergency egress.
Future Expansion		Large parcel of over 26 acres with 22 acres within the secure perimeter; Site could accommodate initial and future needs even at current DJJ population level of 157 male youth which would require 180 beds +/- to accommodate classification which is just over 1/2 of current operational capacity. Also potential to reconstruct in-situ.
Medical Services		Currently have full medical services
Behavioral Health Staff Offices - On Housing Unit & Central Support		Overall appears adequate office space available in conjunction with added offices in housing units
Academic, CTE & Career Prep		Facility currently has 16 classrooms, and both a shop and home economics laboratory, library space and educational support space;

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	Los Padrinos	
	Rating	Comment
Recreation		Two large outdoor yards, two gymnasiums, chapel/multi-purpose, pool and paved courts; central green quadrangle; opportunity for developing distributed recreation facilities if needed.
Adequacy of Visiting Facilities		No visiting center; When occupied visiting occurred at the housing unit; potential to adapt dining areas or chapel as multi-purpose area to accommodate vesting program.
Food Service/Dining		Full service kitchen with adjacent small dining rooms. When occupied meals were trayed to housing units. Opportunity to refurbish small dining rooms to provide two large dining rooms for congregate dining.
Administrative/Probation Staffing		Overall appears adequate office space available in conjunction with added offices in housing units
Staff Services/Staff Housing		No staff housing required at Los Padrinos, since it is located in an urban area and operates on a five day 8-hour shift basis - which is consistent and supportive of the small group treatment approach inherent in the Los Angeles Model that relies on interpersonal relationships and staffing continuity.
Perimeter Security		Perimeter is primarily a wall on north, west and south sides, and the administration/court building on the east side.

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	Los Padrinos	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Juvenile Hall is bounded on three sides by the Los Amigos Golf Course, and a single-family residential area to the west.
Public Access/Proximity to Family/Community		Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 0.7 miles to the nearest bus stop. 1.6 miles to the 710 Freeway. 14.9 miles to Downtown LA.
Proximity re: Operational Emergency		3.1 miles to the Downey Police Department station.
Proximity to Emergency Services		3.7 miles to Kaiser Permanente Medical Center. 1.6 miles to nearest Fire Station.
Proximity to Urban Center		3.2 miles to Downey civic center. 14.9 miles to Downtown LA.
Proximity to Community Colleges		11 miles to LA Southwest College 11 miles to East LA College
Proximity to Vocational Schools		14 miles to LA Trade Tech College
Proximity to Staff Residences		Located in a more urban area, this facility's staff currently operates on 8 hour shifts. Home sale prices within 30min. drive = \$250k - \$650k. Home rental prices within 30min. drive = \$700 - \$1,300 per bedroom.

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	Los Padrinos	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model		Less residential in character than the more rural camps, however this is softened by the overall campus layout and presence of landscaping. Not nearly as institutional in character as Challenger
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0.12 to 0.77, Average = 0.5 <u>Construction Years:</u> Dorms - 1956, 1962, 1972, 1975 Admin - No data School - 1956, 1972 Recreation - 1956 Kitchen - 1956
Site Utilities: Capacities and Potential Improvements		<p>Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>

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	Los Padrinos	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Minor upgrade required to address cross-slope exceeding 2% max and address door landing threshold vertical gap. Replace trench drain grate and catch basin grate with ADA compliant grate.
Comparative Cost of Adaptation		Relative to other options, in general costs believed to be in the mid-range of the overall cost spectrum
Comparative Time to Occupancy		Initial occupancy could occur with in an 18 month time frame, assuming that the relocation of the girls homeless shelter can be resolved.
Competing Use/Development Plans		County has been considering alternative uses for the site and has invested in converting one building to a homeless shelter for girls. Further discussions would be required to determine availability for occupancy as SYTF.
Resiliency - Potential Fire/Flood Hazard		<p>No factors affecting resiliency noted; multiple city streets access area, though most routes are highly circuitous.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone X an "Area with Reduced Flood Risk due to Levee".</p>

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	Los Padrinos	
	Rating	Comment
<p>Potential Interim/Future Long-Term Solution</p>		<p>Has the potential to house both current/immediate need and future growth if needed. Master Plan would be required to determine if a portion of site can be returned to other uses and plan to replace the older 1950's housing buildings as part of developing long-term resource via reconstruction in-situ.</p>

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	Central Juvenile Hall	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity	Limited Responsiveness to Criterion/Investment Required to Respond	<p>Central Juvenile Hall is one of two detention centers currently operated by Los Angeles County. Housing is primarily single rooms, both wet and dry rooms. Housing unit sizes vary from 15 - 20 in individual rooms, some planned for double occupancy. Total rated capacity if all units were occupied to capacity is 622 youth, however the operational capacity prior to closure was set at 311 youth, which reflected housing youth in smaller units in accordance with the tenets of the Los Angeles model.</p> <p>While most of the construction dates to the mid-1950's and 60's, two dormitory buildings were added in 2005. These buildings were initially planned for double occupancy but are currently used for single occupancy housing. These buildings have robust support space included for program delivery, and could easily be converted to meet the requirements as outlined in the preliminary SYTF space program.</p> <p>Of greater concern is that this facility is also one of two detention centers serving the county and it will be challenging to create an SYTF facility within a facility while maintaining full separation of the populations, especially given the overall configuration of the facility. Additionally the detention population must be separated into male and female housing areas, further complicating the potential to create a separate SYTF campus within the Central Juvenile Hall site.</p>
Ablutions/Toilet Facilities	Highly Responsive to Criterion	Each housing unit has integral toilet/shower facilities
Support Space	Highly Responsive to Criterion	Reduction in capacity of each housing unit will allow some rooms to be repurposed as support offices. At a minimum, glass should be removed from control rooms to create open workstation.
Single Rooms @ Dormitory Facilities	Highly Responsive to Criterion	All single room housing. If older buildings are adapted for SYTF program, may require upgrade of door locking system to allow doors to be secured but also allow unassisted access to toilet facilities when locked;
Outdoor Courtyard	Not Responsive to Criterion or Excessive Cost to Respond	While the site has discreet outdoor areas the configuration of the campus and the fact that most housing units are multi-level limits any potential for the creation of individual housing courtyards

**Los Angeles County
Evaluation of Existing
Probation Facilities for**

DRAFT

- Highly Responsive to Criterion
- Generally Responsive or Easily Modified to Be Responsive
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	Central Juvenile Hall	
	Rating	Comment
Secure Envelope		Newer building are constructed as secure and are believed to be equivalent to construction required to classify buildings as I-3 restricted egress and lock individual dormitories. Limited information available on construction of older buildings but they may also meet requirements for I-3 restricted egress occupancy. If not can be accommodated by providing electric locks tied to fire alarm for emergency egress.
Future Expansion		Large parcel of 26.72 acres with 20,4 acres within the secure perimeter. Current level of development limits any potential expansion or new construction opportunities without demolishing existing buildings.
Medical Services		Currently have full medical services
Behavioral Health Staff Offices - On Housing Unit & Central Support		Additional office area would be required to serve a separate SYTF population
Academic, CTE & Career Prep		Facility currently has 20 classrooms, a home economics laboratory, library space and educational support space;

**Los Angeles County
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DRAFT

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	Central Juvenile Hall	
	Rating	Comment
Recreation	Limited Responsiveness to Criterion/Investment Required to Respond	multiple large outdoor yards, gymnasiums, chapel ,multi-purpose room, two pools and paved courts; While adequate facilities are available, maintaining population separation remains a concern.
Adequacy of Visiting Facilities	Limited Responsiveness to Criterion/Investment Required to Respond	Expanded visiting facilities would be required to serve multiple populations.
Food Service/Dining	Limited Responsiveness to Criterion/Investment Required to Respond	Full service kitchen with dining primarily in the housing units.
Administrative/Probation Staffing	Limited Responsiveness to Criterion/Investment Required to Respond	Additional office area would be required to serve a separate SYTF population
Staff Services/Staff Housing	Highly Responsive to Criterion	No staff housing required at Central Juvenile Hall, since it is located in an urban area and operates on a five day 8-hour shift basis - which is consistent and supportive of the small group treatment approach inherent in the Los Angeles Model that relies on interpersonal relationships and staffing continuity.
Perimeter Security	Highly Responsive to Criterion	Perimeter is primarily a wall on north, west and south sides, and the administration/court building on the east side.

**Los Angeles County
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DRAFT

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	Central Juvenile Hall	
	Rating	Comment
Locational Factors		
Land Use Compatibility / Proximity to Residential Development	Yellow	Juvenile Hall is located in Downtown LA, bounded by medical campuses to the east and south, and residential areas and Lincoln Park to the north and west.
Public Access/Proximity to Family/Community	Yellow	Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 0.4 miles to the nearest bus stop. Adjacent to the 5 and 10 Freeways. 2.9 miles to Downtown LA.
Proximity re: Operational Emergency	Orange	0.9 miles to the San Dimas Police Station.
Proximity to Emergency Services	Green	0.3 miles to LAC+USC Medical Center. 1.8 miles to nearest Fire Station.
Proximity to Urban Center	Green	2.9 miles to Downtown LA.
Proximity to Community Colleges	Green	6 miles to East LA College 7 miles to LA City College
Proximity to Vocational Schools	Green	7 miles to LA Trade Tech College
Proximity to Staff Residences	Green	Located in a more urban area, this facility's staff currently operates on 8 hour shifts. Home sale prices within 30min. drive = \$350k - \$780k. Home rental prices within 30min. drive = \$750 - \$2,900 per bedroom.

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	Central Juvenile Hall	
	Rating	Comment
Other Considerations		
Representative of the Los Angeles Model	Limited Responsiveness to Criterion/Investment Required to Respond	General character is secure institution, to a large extent this is due to overall planning and use of multi-story housing units. Landscaping and integration of courtyards lessens institutional feel, but far from a residential type setting a envisioned by the Los Angeles Model.
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>	Generally Responsive or Easily Modified to Be Responsive	2017 Facility Condition Index varies from 0 to 0.9, Average = 0.4 <u>Construction Years:</u> Dorms - 1946, 1959, 2000, 2009 Admin - 1920 School - 1920, 1945 Recreation - 1946, 1959 Kitchen - 1990, 1999
Site Utilities: Capacities and Potential Improvements	Highly Responsive to Criterion	Domestic Water: Municipal services age based maintenance required. Fire Water: Municipal services age based maintenance required. Sewer: Municipal services age based maintenance required. Storm Drain: Municipal services age based maintenance required.

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DRAFT

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	Central Juvenile Hall	
	Rating	Comment
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Minor upgrade required to address cross-slope exceeding 2% max and universal accessibility to all buildings.
Comparative Cost of Adaptation		Relative to other options or new construction it is believed that the cost of adaptation will be on the high end of the overall cost spectrum due to what may be required to create a separate inner perimeter for the SYTF including dedicated program and support areas
Comparative Time to Occupancy		Implementation believed to be longer than other camps primarily due to need to master plan and resolve how to accommodate multiple differing populations, phased development, temporary displacement and demolition of existing buildings.
Competing Use/Development Plans		Primary mission is detention; may not be able to fully accommodate both programs and new detention center + conversion would be cost prohibitive.
Resiliency - Potential Fire/Flood Hazard		<p>No factors affecting resiliency noted; multiple city streets access site.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone X an "Area of Minimal Flood Hazard".</p>

**Los Angeles County
Evaluation of Existing
Probation Facilities for**





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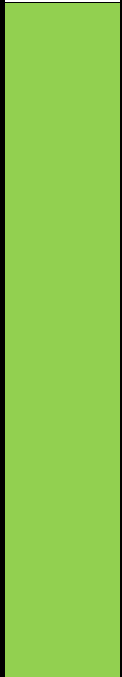

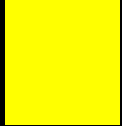
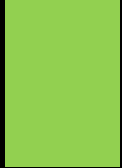

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	Central Juvenile Hall	
	Rating	Comment
Potential Interim/Future Long-Term Solution		<p>Not viewed as a long term option for future need should the population increase to current DJJ levels as it would significantly displace detention capacity.</p> <p>Configuration and ability to separate populations mitigates against use as an interim resource pending determination of future long-term need & solution.</p>

**Los Angeles County
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DRAFT

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	Dorothy Kirby (Female only)	
	Rating	Comment
Programmatic Suitability		
Housing		
Unit Size/Capacity		<p>Dorothy Kirby is based on small housing units; currently has rated capacity of 100 beds in 9 - 10 bed units and 2 - 5 bed units; one 10 bed unit has been identified for SYTF program for female youth</p> <p>Given the relative small size of the female SYTF population this should be adequate and will allow a wider range of programs to be provided by mainstreaming the female youth with the camp population if they were segregated in a separate male/female SYTF facility.</p>
Ablutions/Toilet Facilities		Each housing unit has integral toilet/shower facilities
Support Space		Limited support space available on each housing unit
Single Rooms @ Dormitory Facilities		All single room housing. May require upgrade of door locking system to allow doors to be secured but also allow unassisted access to toilet facilities when locked;
Outdoor Courtyard		Each housing unit has an individual courtyard.

**Los Angeles County
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DRAFT

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		Dorothy Kirby (Female only)
		Rating
		Comment
Secure Envelope		Buildings are not secure or constructed to I-3 occupancy requirements relative to impeded egress; Can be secured via electronic locks tied to fire alarm system to limit free movement within the campus when required.
Future Expansion		No expansion required; total population remains the same and SYTF female youth will use same program and support facilities of the camp population.
Medical Services		Currently have full medical services
Behavioral Health Staff Offices - On Housing Unit & Central Support		No additional office space required
Academic, CTE & Career Prep		8 classrooms available including larger rooms for CTE laboratories; Currently has auto program as well. SYTF youth will be mainstreamed into existing programs;
Recreation		Multiple field and paved areas; pool, chapel and multiple quiet outdoor areas. Multi-purpose room but no full gym for large muscle exercise.

**Los Angeles County
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DRAFT

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	Dorothy Kirby (Female only)	
	Rating	Comment
Adequacy of Visiting Facilities		Conference room used for visiting as well as outdoor areas
Food Service/Dining		Full service kitchen, but meals are trayed and served in housing units. Potential to use multi-purpose room as central dining with servery added.
Administrative/Probation Staffing		No additional office space required
Staff Services/Staff Housing		No staff housing required at Dorothy Kirby, since it is located in an urban area and operates on a five day 8-hour shift basis - which is consistent and supportive of the small group treatment approach inherent in the Los Angeles Model that relies on interpersonal relationships and staffing continuity.
Perimeter Security		Perimeter combination of walls and buildings. Some areas of concern with barbed tape. Consideration should be given to providing less obtrusive solution in these areas.
Locational Factors		
Land Use Compatibility / Proximity to Residential Development		Camp is within the City of Commerce, bounded by the Union Pacific Rail line to the south, industrial area to the east, Bristol Park to the north, and a single-family residential area to the north.
Public Access/Proximity to Family/Community		Good access in proximity to South Los Angeles area one of two prime catchment areas. Less accessible from Antelope Valley as a second primary catchment area. 400ft to the nearest bus stop. 0.5 miles to both the 5 and 710 Freeways. 7.8 miles to Downtown LA.
Proximity re: Operational Emergency		3.3 miles to the nearest County Sheriff's station.

**Los Angeles County
Evaluation of Existing
Probation Facilities for**





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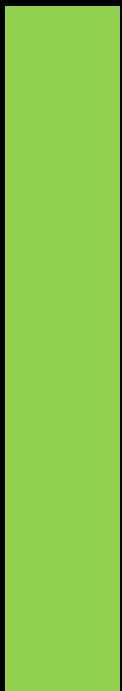
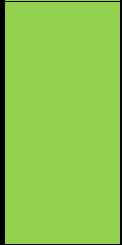
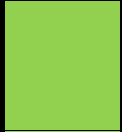
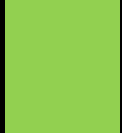
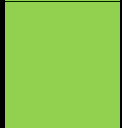
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		Dorothy Kirby (Female only)
		Rating
		Comment
Proximity to Emergency Services		5.5 miles to LAC+USC Medical Center. 2.1 miles to nearest Fire Station.
Proximity to Urban Center		2 miles to City of Commerce civic center. 7.8 miles to Downtown LA.
Proximity to Community Colleges		4 miles to East LA College 11 miles to LA City College 17 miles to LA Southwest College
Proximity to Vocational Schools		3 miles to Slawson Occupational Center, 8 miles to LA Trade Tech College
Proximity to Staff Residences		Located in a more urban area, this facility's staff currently operates on 8 hour shifts. Home sale prices within 30min. drive = \$300k - \$750k. Home rental prices within 30min. drive = \$650 - \$2,500 per bedroom.
Other Considerations		
Representative of the Los Angeles Model		Less residential in character than the more rural camps, however this is softened by the overall campus layout and presence of landscaping. Not nearly as institutional in character as Challenger
Deferred Maintenance <i>(based upon recent site visits and information contained within "LA County Juvenile Probation Facilities Study" prepared by Johnson Fain, dated 10/24/2017)</i>		2017 Facility Condition Index varies from 0.43 to 0.91, Average = 0.8 <u>Construction Years:</u> Dorms - 1956 Admin - 1956 School - 1980 Recreation - 1956 Kitchen - 1956

**Los Angeles County
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DRAFT

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	Dorothy Kirby (Female only)	
	Rating	Comment
Site Utilities: Capacities and Potential Improvements		<p>Domestic Water: We do not see need to upgrade the existing domestic water supply for new use. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Fire Water: The site fire water system consists of on-site fire hydrant and sprinkler system. We do not see the need to upgrade the existing fire water supply for new use.</p> <p>Sewer: We do not see the need to upgrade the sewer line. Building plumbing will need to be rerouted if restroom/showers are being relocated or moved.</p> <p>Storm Drain: Stormwater runoff sheet-flows to concrete gutters and catch basins which are hard-piped to the on-site storm drain system. We do not see the need to upgrade the existing storm drain system unless on-site hardscape increases or if Low Impact Development is triggered due to accessible exterior path of travel upgrade.</p>
Accessible Exterior Path of Travel		Current campus wide accessible exterior path of travel is non-compliant. Minor upgrade required to address cross-slope exceeding 2% max and address door landing threshold vertical gap.
Comparative Cost of Adaptation		Costs limited to general refresh of housing unit.
Comparative Time to Occupancy		Occupancy in six months or less
Competing Use/Development Plans		No impediments to development; SYTF program compatible with current intensive treatment programs and girls camp program, with separate housing for the SYTF population.

**Los Angeles County
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DRAFT

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		Dorothy Kirby (Female only)
		Rating
		Comment
Resiliency - Potential Fire/Flood Hazard		<p>No factors affecting resiliency noted; multiple city streets access area, though most routes are highly circuitous.</p> <p>Site Flooding/Ponding: <i>(from assessment reports prepared for LADPW by Psomas)</i> Per FEMA, the site is located on a Zone X an "Area of Minimal Flood Hazard". It was noted during the site walk, that the site hardscape has minor ponding issue.</p>
Potential Interim/Future Long-Term Solution		<p>Best immediate and long-term option for housing female youth adjudicated to the SYTF program due to ability to provide programs for the population as part of the combined camp and SYTF population.</p>