

## **Facility Improvement Construction Initiative Appendices**

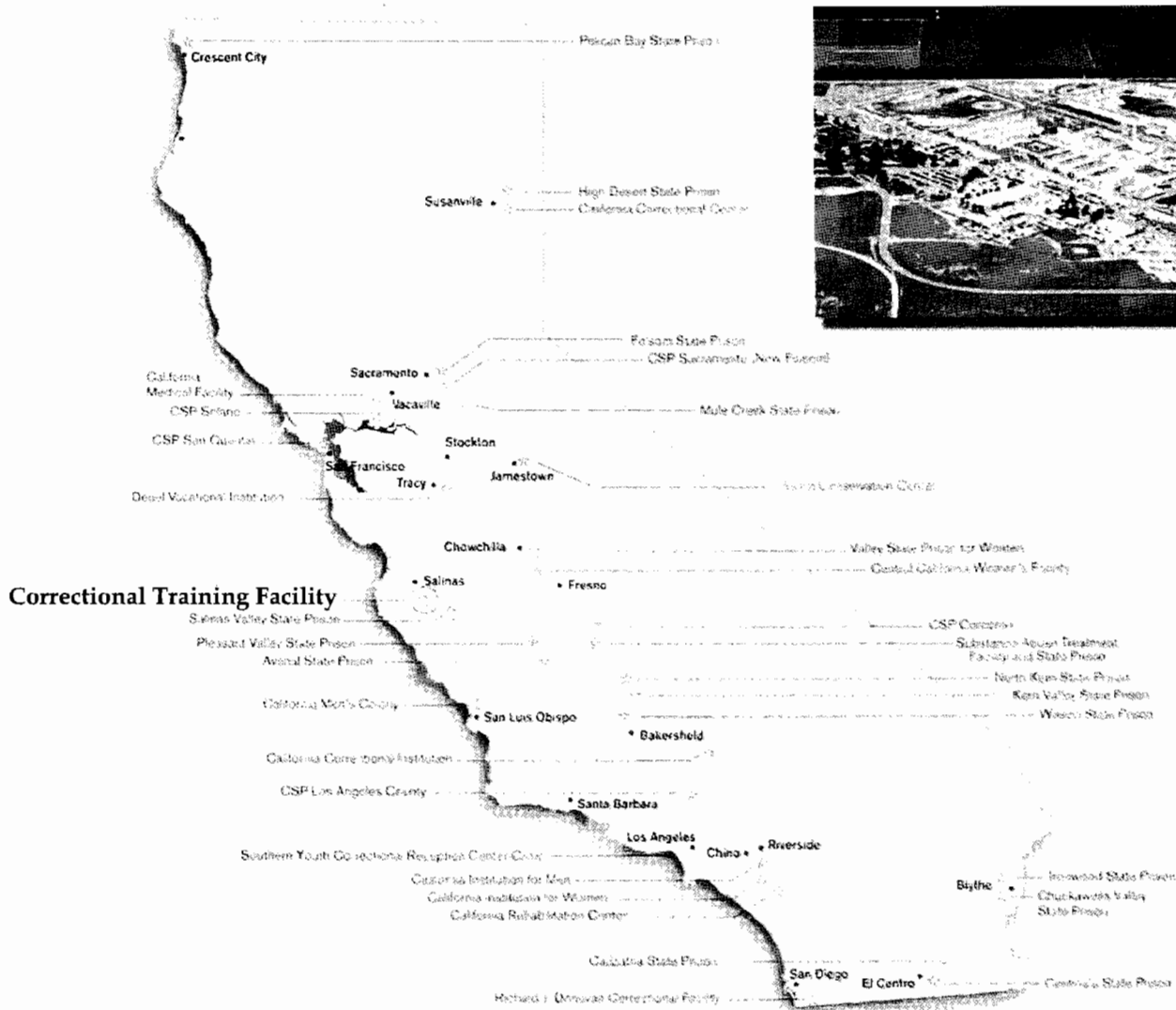
Facility Improvement Construction Initiative Appendix 1 – Avenal State Prison Program Document

Facility Improvement Construction Initiative Appendix 2 – California Training Facility Program Document

# APPENDIX 2

# Health Care Facility Improvement Program California State Prisons - CTF, Soledad

## CTF, Soledad Facility Master Plan Report



CALIFORNIA  
PRISON HEALTH CARE  
RECEIVERSHIP CORP.

October 29, 2007

**VANIR**  
A VANIR COMPANY  
10000 VANIR DRIVE  
VANIR, CA 94134

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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### Table of Contents

1.	Signature/Approval Page.....	2
2.	Executive Summary .....	3
3.	Project Narratives .....	7
	<u>Central Facility:</u> .....	9
1.	Infirmary Renovation.....	10
2.	Administrative Segregation Modular Clinics.....	18
3.	Triage Treatment Area Conversion.....	23
4.	Clinic Conversions .....	27
5.	Cell Block Pill Room Conversions .....	35
	<u>North Facility:</u>	
6.	Centralized Health Services Clinic (option 1) .....	40
7.	Modular & Shared Medical/Mental Health Clinics (opt 2) .....	47
8.	Health Services Administration & Training Facility.....	55
	<u>South Facility:</u>	
9.	Modular Medical Clinic.....	62
	A. Facility Condition and Need	
	B. Project Description	
	C. Concept Plan	
	D. Space Program	
4.	Budget.....	67
5.	Schedule.....	68
6.	Conclusion .....	70
	Appendix	
	• Checklist	

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

### 1. Signature/Approval Page

Signature below represents that individual and/or department has been involved in the process and facility assessment resulting in the projects and spaces defined in Facility Master Plan and confirms that such projects have been reviewed and do not conflict with other projects and master plans in the planning process at this Institution.

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### 2. Executive Summary

In order to support the improvement in the quality and delivery of medical care at CTF-Soledad, allowing medical staff to be empowered to be able to see more patients, in a more timely manner, within high quality modern facilities that may effectively facilitate the recruitment of high quality medical professionals to the Institution, a Facility Assessment and Master Plan has been prepared. The Master Plan defines the improvements needed to develop adequate facilities that can support the delivery of constitutionally adequate medical care to the inmate population and meet Goal F and Objective F.1 of the Receivers Plan of Action.

*Goal F: Create new clinical and administrative space to provide a safe environment for staff and patients based on the new clinical process redesign and on projections of future bed capacity needs.*

*Objective F.1: Plan, design and build clinical space to provide a safe environment for staff to deliver appropriate patient care at all levels.*

The process for developing and preparing this Facility Master Plan was initiated with a Kick-off meeting on September 5, 2007 in which all stakeholders, user groups, and CDCR departments (Mental Health and Dental) and court monitors (Coleman and Perez) were represented. A facility assessment of existing medical spaces was completed and multiple progress coordination meetings were held to define and develop the needed projects to achieve the defined goals and objectives. Additional coordination meetings were held with CDCR Mental Health and Dental representatives and court monitors to review progress, coordinate needs and include, as appropriate, needed spaces that aligned with Medical's project objectives; such needs are outlined in the Master Plan with cost impacts broken out separately.

The Facility Master Plan and the 9 projects identified within the facility as called for in the chart listing below, have been separated into the three separate facilities at CTF – Soledad, Central, North and South.

It is anticipated that upon authorization for implementation of the projects identified in this Facility Master Plan, that all projects will be completed within two years. All projects will be designed and implemented in accordance to current codes and regulations, including Armstrong requirements for accessibility.

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

A summary of each project described in detail within the body of this report is included in the chart below.

Project	Description	Outcome	Budget	Schedule	
Central Facility					
1.	Infirmiry Renovation	Designate 1 <sup>st</sup> Flr to specialty clinical functions & return 2 <sup>nd</sup> Flr to Infirmiry functions by: a) Relocate M.H. staff to clinics b) Relocate general medical to clinics c) Relocate senior admin. staff to admin. buildings in North Facility	a) Provides (2) new 5 bed medical dorms b) Provides (9) medical cells c) Upgrade (4) safety cells d) Provides new GI clinic e) Provides (4) new specialty exam rooms	<u>Construction:</u> \$1,500,000  <u>Project:</u> \$2,200,000	Complete Dec. 2008
2.	Admin. Seg. Modular Clinics (x2)	Construct small clinic in 1 of 5 exercise areas (in O and X yards)	Provides (1) nurse sick call, (1) medical exam room, (1) psych tech room, (1) MH interview room @ each clinic	<u>Construction:</u> \$2,500,000  <u>Project:</u> \$3,650,000	Complete April 2009
3.	Triage Treatment Area Conversion	Convert S Wing into TTA facility	Provides (3) new TTA bays + support spaces	<u>Construction:</u> \$600,000 <u>Project:</u> \$870,000	Complete August 2008
4.	Clinic Conversions	Convert (5) former inmate housing Wing Dayrooms to general clinical exam/mental health rooms (B,C,D,F and G wings)	Provides (2) new medical clinics and (3) mental health clinics – a) Ea. medical clinic provides (3) exam rooms and (1) nurse sick call room b) Ea. mental health clinic provides (4-5) interview rooms + group room	<u>Construction:</u> \$3,000,000 <u>Project:</u> \$4,350,000	Complete August 2008
5.	Cell Block Pill Room Conversions	a. Remove inmate restrooms #109 in	Provides Pill Room with pill window in cell	<u>Construction:</u> \$450,000	Complete August 2008

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		B,C,D,F and G cell blocks b. Remove inmate barber shop, #107, from Y and Z cell blocks	blocks B,C,D,F,G,Y and Z to effectively distribute medications to inmates while relieving inmate traffic in central corridor	<u>Project:</u> \$660,000	
	Project	Description	Outcome	Budget	Schedule
	<b>North Facility (Note: Either Project 6 OR Project 7 will be implemented, but not both)</b>				
6.	Centralized Health Services Clinic (Option 1)	Demolish buildings SH and SK – medical and dental clinic buildings, and construct new centralized clinic between the two yards	Provides all new fully integrated centralized medical/mental health/dental facility to serve both A and B yards, while separating inmate populations	<u>Construction:</u> \$13,500,000  <u>Project:</u> \$19,600,000	Complete Sept. 2009
7.	Modular and Shared Medical/Mental Health Clinics (Option 2)	Move most of the medical and mental health functions out of medical clinic building SH and into modular clinics  Demolish all interior walls of building SH and convert to central TTA, physical therapy, and MH group room	a. Renovated building SH - new North Facility TTA and shared clinic b. (2) new medical modular clinics – (1) for each inmate yard  Each will provide: (2) medical exam rooms, (1) nurse sick call room, (2) mental health interview rooms, (1) psych tech room (1) telemedicine room (1) lab draw room (1) pill room w/ windows	<u>Construction:</u> \$4,700,000  <u>Project:</u> \$6,900,000	Complete July 2009
8.	Health Services Administration & Training Facility	Convert two vacant buildings (SX and SZ) in North Facility to administrative functions and use	Remove senior administrators & administrative staff out of inmate areas to allow use for clinical functions	<u>Construction:</u> \$1,300,000  <u>Project:</u> \$1,900,000	Complete August 2008
<b>South Facility</b>					



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9.	Modular Medical Clinic	Relocate medical clinic functions for South Facility out of Building S 69 and into a new modular clinic	Provide: a. (2) TTA bays b. (2) medical exam rooms c. (1) nurse sick call room d. (1) telemedicine room e. (1) Physical Therapy room f. (1) lab draw room g. (1) pill room with windows	<u>Construction:</u> \$1,700,000  <u>Project:</u> \$2,500,000	Complete Nov. 2008
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### Mental Health & Dental Components:

Although the scope of work for the CPR at California's State Prisons does not include providing additional needed clinical or administrative space for the Mental Health and Dental components at the Institution, Vanir has nonetheless been requested by the Receivership to coordinate with these departments and document any unplanned or unmet needs and to additionally determine how and if such needs can be integrated into the plans of the Receivership projects. The planning team has incorporated this request into the planning process and those needs that could appropriately be combined with the projects defined by the medical needs assessment have been included and accounted for within this Facility Master Plan.

**In Summary**, the total time to complete the Facility master Plan if Project 6 (Option 1) is selected, will exceed the program implementation goal of 18 months and extend to 20 months from project and legal approvals. Should Project 7 (Option 1) be selected instead, the program goal for completion time can be achieved. The decision of whether to select Project 6 (Option) or Project 7 (Option 2) should be made based on the desire to institute a "centralized" philosophy of health care services to the inmate population in the North Facility and if it is believed that the increased efficiencies and effectiveness of staff in a centralized environment is justified against the increased cost for Project 6 (Option 1). If not, Project 7 (Option 2) provides for the same clinical functions, just in a solution where separate medical and mental health clinics are provided in a duplicate manner on each yard and the dental clinic will remain as currently exists with potential future expansion of its facilities on only one of the two yards causing inmate populations to continue to be mixed, continuing to create custody concerns.

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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The total construction cost (hard cost of construction) and project cost (soft costs associated with planning, design and construction) for the combined projects is as listed below. In a program of this nature with multiple projects, we additionally recommend that a 15% Program Contingency be included. This additional contingency can be utilized for unanticipated conditions and needs of the health services teams during the implementation of the projects as well as potential unforeseen site and infrastructure conditions that may not have otherwise been able to be accounted for during the planning phase of the Program.

### **Master Plan with Option 1 (Project #6)**

Total Construction:   \$24,550,000  
  
Total Project:           \$35,730,000  
  
Total Program Cost:   \$41,100,000

### **Master Plan with Option 2 (Project #7)**

Total Construction:   \$15,750,000  
  
Total Project:           \$23,030,000  
  
Total Program Cost:   \$26,500,000

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **3. Project Narratives**

This section describes each of the nine (9) projects listed below and included in this Facility Master Plan through definition of the existing facility condition and identified need, a description of the project scope, a graphic conceptual plan of the proposed improvement(s) and a tabular space program.

#### Project #:

##### Central Facility

1. Infirmary Renovation
2. Administrative Segregation Modular Clinics
3. Triage Treatment Area Conversion
4. Clinic Conversions
5. Cell Block Pill Room Conversions

##### North Facility

6. Centralized Health Services Clinic (Option 1)
7. Modular and Shared Medical / Mental Health Clinics (Option 2)
8. Health Services Administration & Training Facility

##### South Facility

9. Modular Medical Clinic



CTF, Soledad

South Facility

North Facility

Central Facility

October 29, 2007

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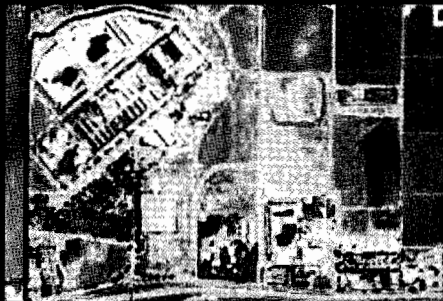
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Health Care Facility Improvement Program

California State Prisons: CTF, Soledad



## CTF, Soledad



- Infirmary Renovation
- Administrative Segregation Modular Clinics
- Triage Treatment Area Conversion
- Clinic Conversions
- Cell Block Pill Room Conversions

October 29, 2007

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## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **Project #1: Infirmary Renovation – Central Facility**

#### **A. Facility Condition & Need**

Existing Condition: CTF-Soledad's existing medical facilities suffer from a shortage of specialty and general clinical exam room space. This shortage has caused a tremendous backlog in the number of inmates requesting medical attention, and as a result, many of the inmates are not receiving medical attention in a timely manner.

There are numerous spaces within the current Infirmary which were originally clinical service spaces, but over the years, with increasing population and staff demands have been taken over for staff space. Nine of the original medical cells have been converted to mental health offices and two offices adjacent the Infirmary, originally intended for Infirmary staff support, are additionally being utilized by mental health. When the original clinical space was displaced, there was and still is no available space in the Infirmary to get these critically needed spaces back. Every room in the Infirmary is currently assigned and is being utilized. This use of medical cells by staff cause inmates, who require in-patient skilled nursing care and could be cared for within the infirmary to be transported out to a local hospital or care facility if bed space is unavailable.

Need: In order to adequately serve the specialty needs of the inmate population of CTF-Soledad on-site, and therefore to be able to eliminate the need for off-site transportation for services and procedures that could otherwise be provided on-site if adequate space and facilities were available to provide such services to the inmates, it is essential that the Infirmary somehow expand it's space to be able to accommodate the specialty providers that CTF-Soledad requires, either through simple addition of new space somewhere within the secure perimeter of the facility, or through space re-allocation by relocating non-critical medical services out of the Infirmary, to other space inside the facility. This project, combined with project #4 and #3 will allow this expansion of the Infirmary to take place through locating of general care providers in clinics closer to the housing blocks and relocating the TTA in a more accessible location for emergent needs. Project #4 will additionally provide mental health clinical space in order that medical cells can be returned to their originally intended use and reduce the costly expense of transporting and hospitalizing inmates at local facilities by caring for them at the Institution itself when appropriate.

#### **B. Project Description**

The areas to receive modification under this project scope are located within the existing 16,630 sf 2 story "Q" Wing Infirmary, a part of the Central Facility Building, located entirely



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within the secure perimeter of the Central Training Facility in Soledad, California . The project consists of multiple areas of remodel and modification to allow conversion of spaces to support appropriate and effective centralized health services delivery through providing sufficiently sized spaces to accommodate their use and function, and to consolidate services to improve staff effectiveness and efficiency in providing clinical care to the inmates of the institution.

The Infirmary "Q" Wing is Type II construction. The exterior walls are constructed of poured-in-place concrete, with the interior walls constructed of either metal studs, CMU or poured-in-place concrete, depending upon the use and the type of security requirements. There is no centralized smoke alarm or fire alarm system in the Central Facility building. Many institution health service functions are located in this wing, including Pharmacy, TTA (Triage Treatment Area), X-ray, Laboratory and Lab Draw, Specialty Clinical Exam Rooms, Infirmary Support and Inmate Holding, and Health Services administration areas. Most, but not all of these areas within the Infirmary will be addressed under this Project.

In order to facilitate improvements to provide adequate facilities, the majority of the administrative and support function staff will be relocated out of the Infirmary and into the Health Services Administration Building and the Housing Wing Dayrooms, once those spaces are renovated into clinics (see Projects #4 & 8). The Pharmacy is to be relocated to a more appropriately sized location within the ground floor of the Central Facility building, in a space currently known as "M" Wing, or the Canteen/Pill Line. The pharmacy is outside of the formal scope of this project, and the conceptual design is being done by Maxor, with the modular furniture layout and installation to be done by a vendor.

A descriptive list of the planned modifications to the Infirmary as included in this project has been included below.

### First Floor Infirmary Modification Description:

The modifications included in this project are described below and referenced to the area of work on the plan.

1. Conversion of Room 138 – Medical Screening and Room 126 – Waiting Room, to Room 138 - Lieutenant's Office and Inmate holding areas #1, #2 and #3.
  - a. Door to Room 138 to be security hollow metal door and frame, with 4" x 30" vision window, and door hardware to be stainless steel heavy duty commercial mortise locks with stainless steel round knobs.
2. Conversion of Room 127 – D.O.T./Insulin Pill Room to Dental OT office space.
  - a. New walls, door, hardware and floor finish to match that called out for Room 138 conversion.

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3. Conversion of Rooms 105 and 106 - Chief Medical and 3 Admin. positions, into Rooms 105 and 106 – G.I Clinic Procedure and G. I. Clinic Recovery Rooms.
  - a. New or infill walls, doors, hardware and floor finish to match that called out for Room 138 conversion. New potable water and waste line plumbing roughout for 2 Endoscopic stations in G.I. Procedure Room as shown. New sinks are to connect to existing capped plumbing inside existing chases.
4. Conversion of Room 124 – Lab Draw to Room 124 – Specialty Exam.
  - a. Remove all existing cabinets and shelving, patch and infill existing walls as required.
  - b. Add durable 2 x 2 lay-in ceiling with hold down clips at lowered height to hide floor drain lines from new safety cells on Second Floor. (lay-in ceiling also to be installed in room #123)
5. Installation of wireless telecommunication interfaces to accommodate Telemedicine usage in ALL exam rooms.
6. Add sink to Room 125 – Specialty Exam Room.
  - a. Connect new sink to wall which has existing water and waste line inside wall where shown on floor plan.
  - b. Add durable 2 x 2 lay-in ceiling with hold down clips at lowered height to hide floor drain lines from new safety cells on Second Floor.

### Second Floor Infirmary Modification Description:

The modifications included in this project are described below and referenced to the area of work on the plan.

7. Convert existing Mental Health offices 205 thru 211, 227 and 228 back to Medical Cells, and Rooms 205 thru 208 to be Ad. Seg. Medical Cells.
  - a. Those rooms which do not have both a water closet and a sink are to receive one of each, to be connected back to the existing plumbing water and waste lines contained inside the pipe chases. Ad. Seg. Cells 205 thru 208 are also to receive new steel security doors and frames with cuff/food ports.
8. Restroom areas supporting Dorm Rooms 214 and 224 to have a shower added to the floor plan, and to wall off the shower/restroom area from the Dorm area.
  - a. New showers to have finishes and plumbing fixtures to match those in adjacent existing showers as closely as possible.
9. Conversion of Mental health Observation Cells 230 thru 233 to Medical Safety Cells
  - a. Remove all of the front wall steel bars and doors and replace with fixed wing walls and steel security swing cell doors with upper vision lites and speaker boxes for observation. The existing corridor wall which creates the short walkway space in front of all of the cells, is to be demolished, along with the existing door to the Nurse Station off of that corridor space.



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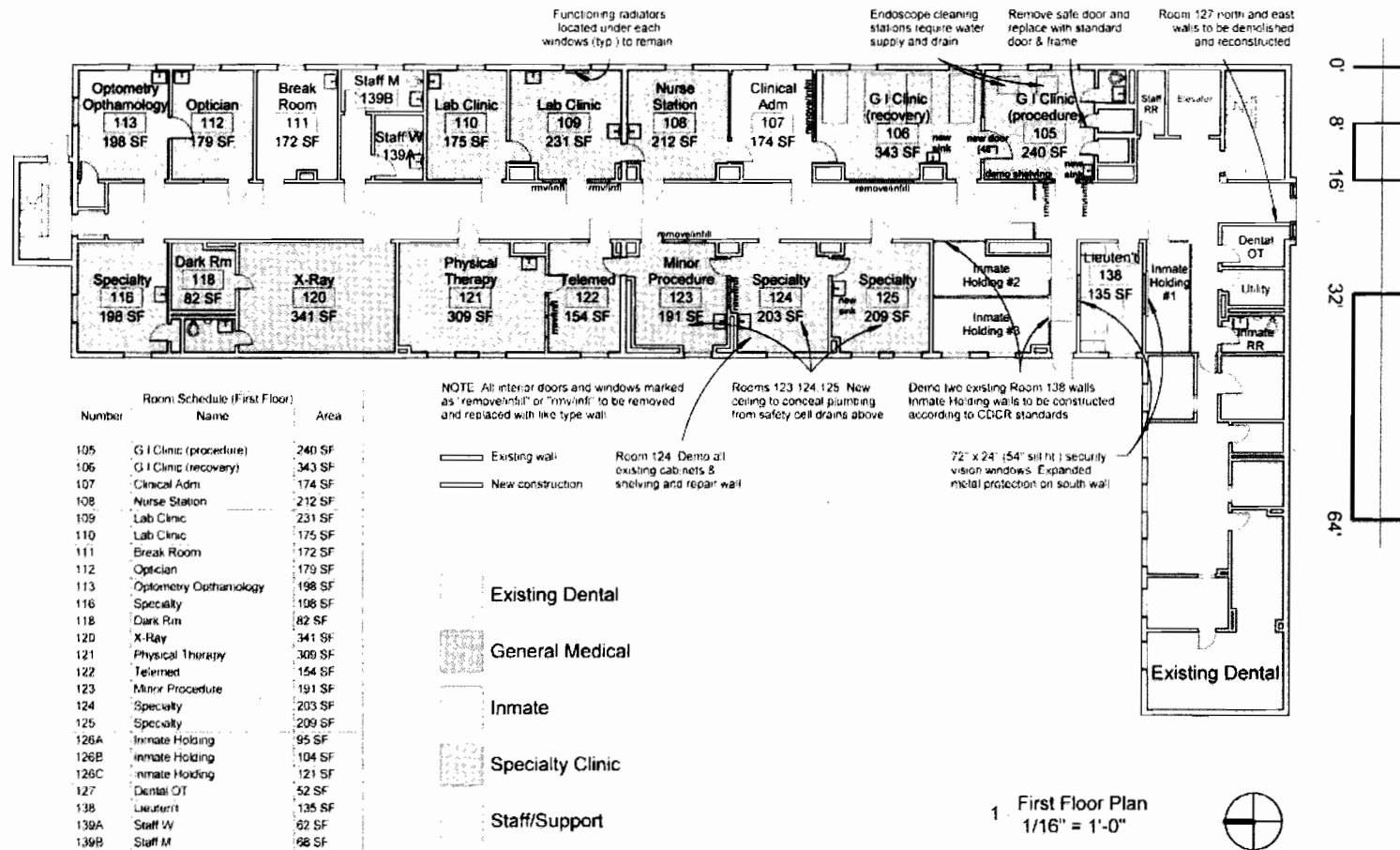
- b. All walls, ceiling surfaces, backs of cell doors and floors to receive CDCR mandated padding, and floor to receive centrally located floor drains per CDCR guidelines.
- 10. Convert Rooms 238 and 240 into Room 238 – Physician's Workroom, and Room 239 – Soiled Utility Room.
- 11. Convert Rooms 246 and 247 into one Room 246 – Physicians' Break Room.
  - a. Existing Sterilization equipment and wall between Rooms 246 and 247 to be removed.
  - b. Remove existing (2) sinks from Room 249, and replace with a new work counter and single sink.

### **C. Concept Plan**

A concept plan of the proposed renovation of the first and second floors of the Infirmary is included here.

### **D. Space Program**

Refer to attached space program.

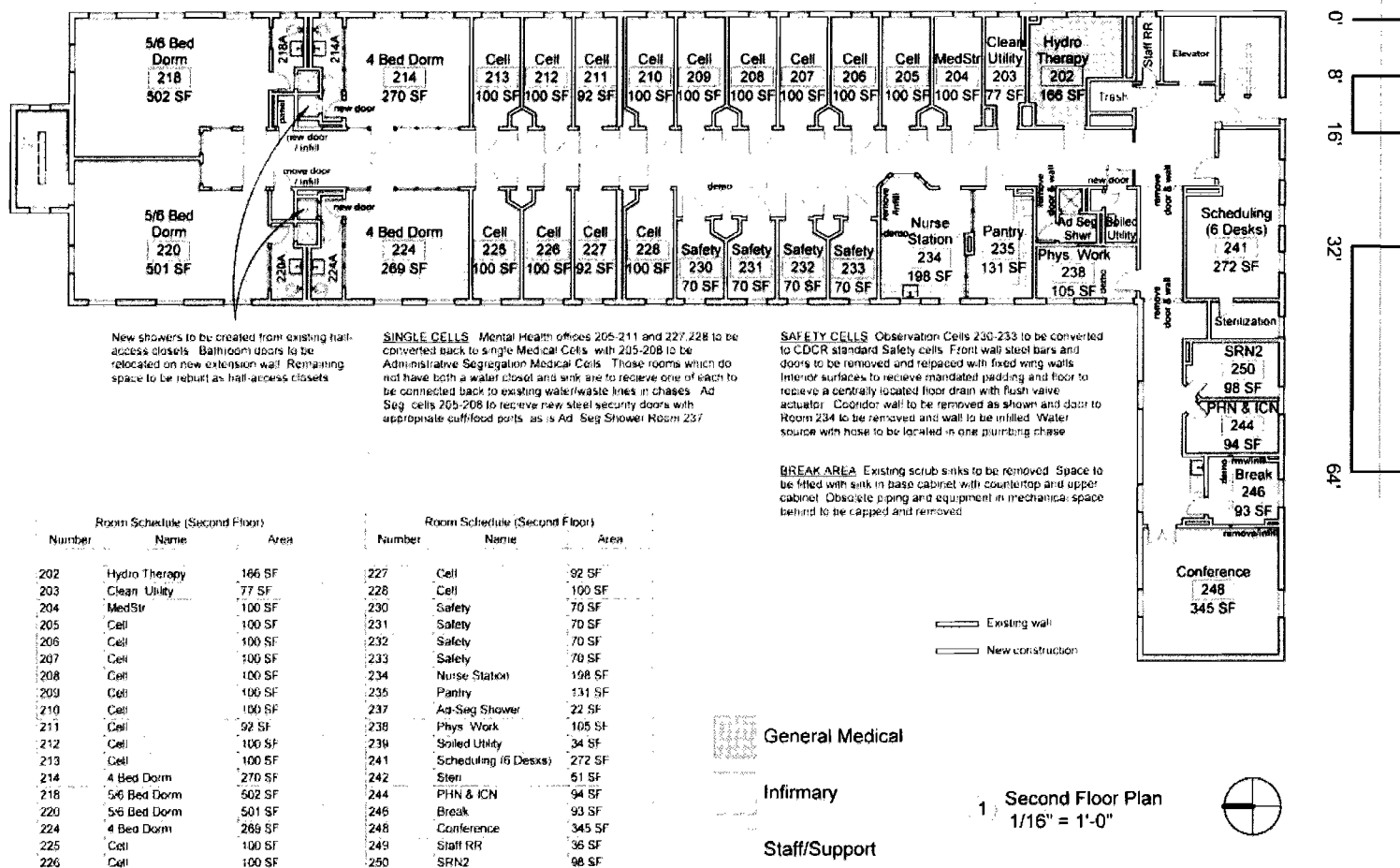


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CENTRAL FACILITY: INFIRMARY RENOVATION (SPECIALTY CLINIC)



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CENTRAL FACILITY: INFIRMARY RENOVATION (INPATIENT CLINIC)

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**PROJECT # 1: Infirmary Renovation - Specialty Clinic**

Function	REMODELED SPACE			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
<b>Clinical - Specialty</b>				
G I Clinic (procedure)	1	240	240	
G I Clinic (recovery)	1	343	343	
Clinical Admin. (SRN II and OT)	1	174	174	
Nurse Station	1	212	212	
Lab Clinic	1	231	231	
Lab Clinic	1	175	175	
Breakroom	1	172	172	
Optician	1	179	179	
Optometry/Optomology	1	198	198	For exam
Specialty Exam Rooms	1	198	198	Rooms available for scheduling of all required specialty clinic providers use.
X-ray Dark Room	1	82	82	
X-Ray	1	341	341	
Physical Therapy	1	309	309	Space to accommodate 2 tables + exercise
Telemedicine Room	1	154	154	Telemedicine office with telemedicine tech drop
Minor Procedures Room (Lump & Bump)	1	191	191	
Specialty Exam Rooms	2	205	410	Rooms available for scheduling of all required specialty clinic providers use.
Inmate Holding	2	100	200	Space to accommodate 2 tables + exercise equipment + desk space
Inmate Holding	1	121	121	
Dental OT	1	52	52	
Lieutenant	1	135	135	
Staff Restroom	2	65	130	
<b>Functional Net Subtotal (NSF)</b>			<b>4,247</b>	

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**PROJECT # 1: Infirmary Renovations - In-patient**

Function	NEW OR REMODELED SPACE			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
Infirmary - In-patient				
Hydro-Therapy	1	166	166	6 Desks
Clean Utility	1	78	78	
Med. Storage	1	102	102	
Ad. Seg Cell	4	100	400	
Medical Cell	9	100	900	
4 Bed Dorm	2	271	542	
5 Bed Dorm	2	502	1004	
Safety Cell	4	70	280	
Nurse Station	1	199	199	
Pantry	1	131	131	
Ad. Seg Shower	1	22	22	
Phys. Work	1	105	105	
Soiled Utility	1	34	34	
Scheduling Office	1	272	272	
Sterilization	1	51	51	
PHN & ICN	1	94	94	
Break Roomm	1	93	93	
Conference	1	345	345	
Staff Restroom	1	36	36	
SRN II	1	98	98	
Functional Net Subtotal (NSF)			4,952	

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **Project #2: Administrative Segregation Modular Clinics – Central Facility**

#### **A. Facility Condition & Need**

Existing Condition: As it operates currently, whenever it is necessary for Custody staff to bring an Administrative Segregation inmate (Ad Seg) to the Infirmary for medical attention, the Infirmary staff must in essence close down both the access path (Central corridor in some cases) and the Infirmary while the Ad Seg inmate receives medical care, in order to avoid any possibility for an altercation to occur. The resultant detrimental effect on day to day inmate care for the GP (general population) inmates is clearly evident, as is the need for a solution to this ongoing problem.

Need: To create a separate, dedicated medical clinic for ad seg inmates only, to avoid the ongoing disruption in medical services to GP inmates. In addition, such a clinic would need to be in close proximity to the Ad Seg wings of the Central Facility (X and O Wings), in order to minimize the disruptions and time needed to escort Ad Seg inmates down the central corridor of the Central Facility to get to the clinic.

#### **B. Project Description**

The project sites for the two new Central Facility Modular Ad. Seg. Clinic buildings are located within the secure perimeter of the Central Facility at CTF-Soledad. The first modular will be located between "W" and "X" Wings in one of the two Ad. Seg. Exercise Yards, and will have a footprint size of 40'-0" x 30'-0". The other modular will be similarly located between the "O" and "Q" Wings in the other Ad. Seg. Exercise yard, and will have a footprint size of 34'-0" x 30'-0".

The existing site topography for these clinic modular buildings is very flat, requiring minimal grading for each of the slab-on-grade foundations. A minimal amount of the proper fill material will need to be imported to the proposed locations of the modulares to minimally raise the finish floor approximately 1 ½" above surrounding existing grade, to minimize any potential for heavy rains to introduce water into the buildings at their primary entrance points around the perimeter. There are new steel ramps shown on the plans, one which connects to the existing concrete walkway over the service ramp, which jogs and transitions down to the current exercise yard grade elevation, at 1'-0" below the bridge walkway and Q Wing elevation. The other ramp between X and W Wings spans a vertical transition of approximately 30". The security fences which create the 5 existing separate Ad Seg inmate exercise areas in each yard, along with the existing reinforced cmu wall at the end of each of the Wings, the existing concrete slab on grade where the new modulares will go, and the

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existing water hose bibb/outdoor shower plumbing must be removed and capped in order to prepare, install and complete the new Ad. Seg. Modular clinics. Until one of the Ad. Seg. Modular buildings is completed, the fences and cmu wall associated with that modular will be down, and the ad seg exercise areas will not be available, so the two modular clinics must be installed sequentially, so that one Ad Seg exercise yard is always available during the construction process.

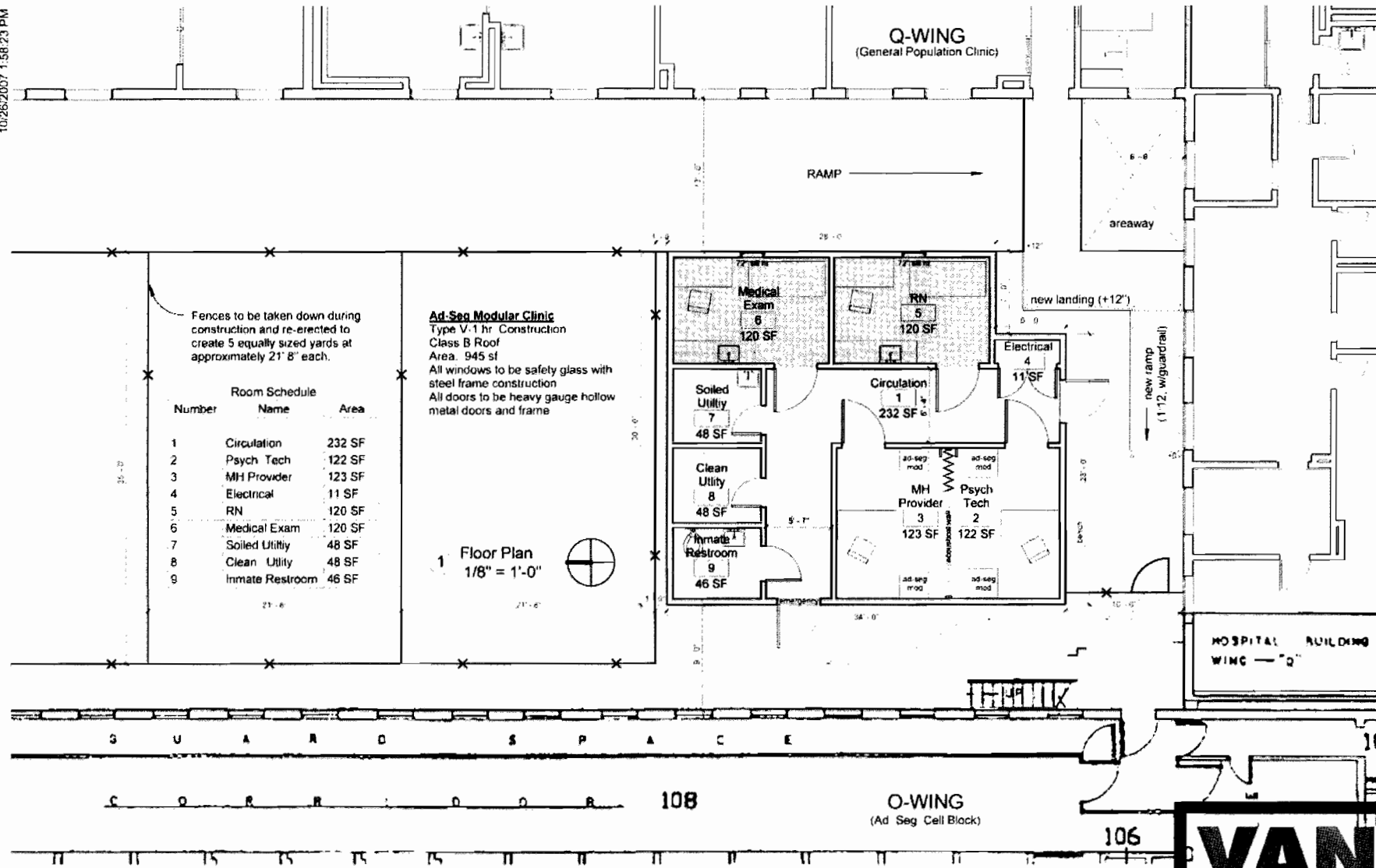
The existing electrical power available to serve these two modular buildings will be provided from an existing panel (120/208 v) panel in the basement level of the Central Facility building in an existing vault. This power is approximately 100 feet from the existing panel and transformer to each of the new modular buildings' electrical rooms. There will be no need for stepdown transformers on a pad next to each building. This building is to receive an air conditioning /heating package unit on the roof of the building, thermostatically controlled from several points inside the clinic.

The new clinic modular buildings will provide the following medical exam and exam support spaces: (1) Inmate restroom, (1) Medical Exam room, (1) Nurse Sick Call, (1) Soiled and (1) Clean utility room. There is also (1) Psych Tech. office, and (1) MH Provider Room as well as restroom facilities. The interior partitions of the modular clinics exposed to inmates will be composed of abuse resistant gypsum panels. All ceilings to be 9'-0". All floors to be seamless vinyl. Modulares to be wired for data and telephone connectivity.

At the X Wing Ad. Seg. Modular Clinic location, there is a situation regarding the adjacency of the existing walls of the "W" and "X" Wings to the walls of the new Ad. Seg. modular building which requires additional scope. For purposes of the 2001 CBC, the walls on the existing "W" and "X" Wings are to be considered an area separation wall. Since there are openings in these existing walls that must remain operable to provide natural ventilation into the cell block wings, filling in the openings to develop the required area separation between buildings is not an option. Instead, we propose adding rated rolling steel fire shutters on the outside walls of "W" and "X" and "Q" and "O" windows as well as those windows at the spine of Central along the ground floor, for those openings which are directly adjacent to the modular walls. These shutters are to be provided with hoods to protect the shutters from the elements, and the shutters will activate by fusible links actuated by a fire alarm located inside the new modular Ad. Seg. Clinic building. If an alarm in the modular is triggered, it will send a message to the fire shutters, automatically closing them. They can be reset manually.

### **C. Concept Plan**

A concept plan of each of the Ad. Seg. Clinic modular buildings is included here to graphically show the proposed location and yard space being utilized to accommodate these clinics.



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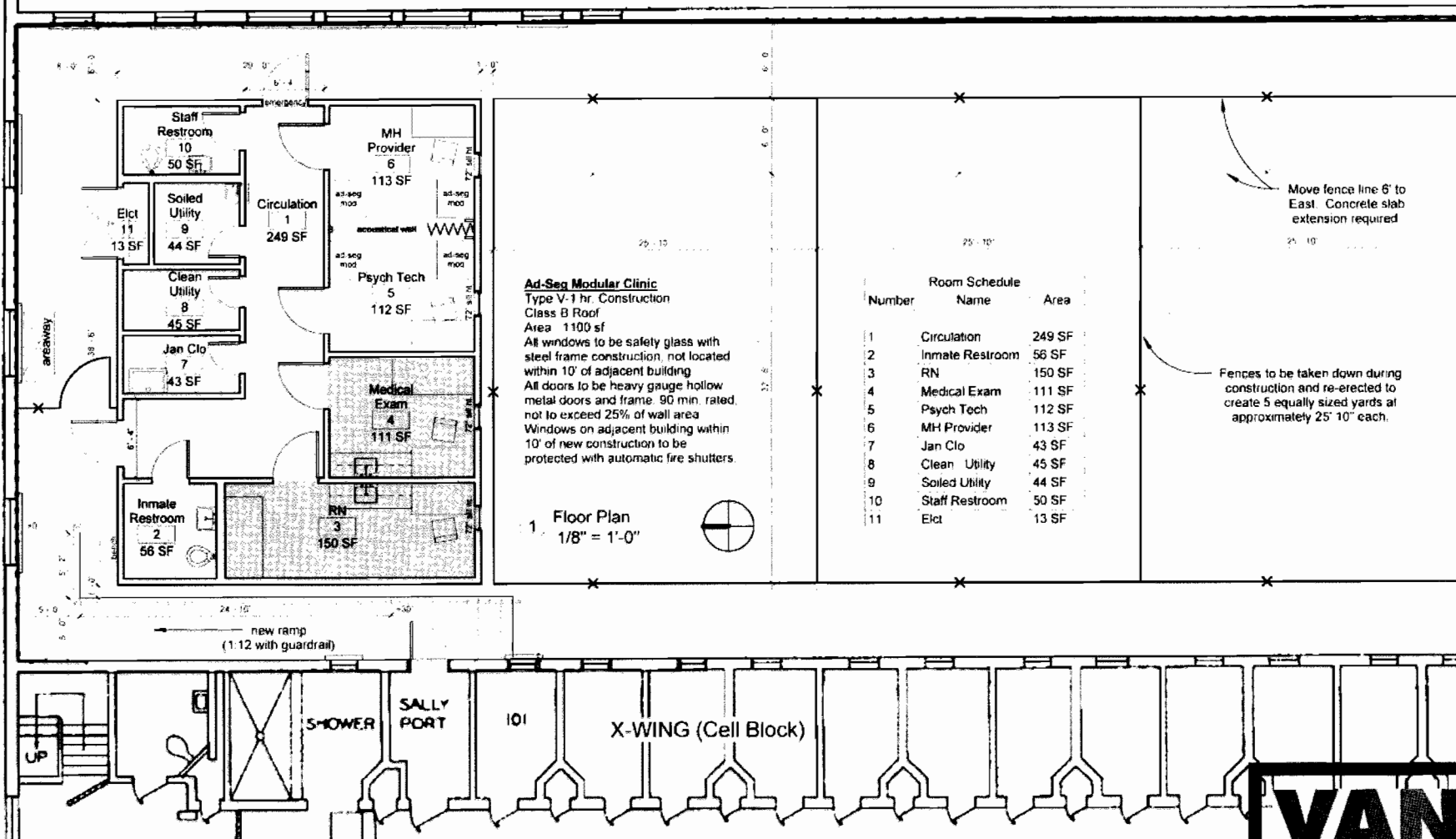
Health Care Facility Improvement Program  
 California State Prison - CTF Soledad

**VANIR**

CENTRAL FACILITY: ADMINISTRATIVE SEGREGATION CLINIC (O-WING)



## W-WING (Visiting Room)



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CENTRAL FACILITY: ADMINISTRATIVE SEGREGATION CLINIC (X-WING)

**Health Care Facility Improvement Program  
California State Prisons- CTF - Soledad**

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**PROJECT #2: Administration Segregation Modular Clinics**

Function	New Space			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
<b>Ad. Seg Clinic Modulars</b>				
<b>Ad. Seg Clinic (X-Wing)</b>				
Circulation	1	221	221	
Inmate Restroom	1	52	52	
Nurse Sick Call	1	150	150	
Medical Exam	1	111	111	
Psych Tech	1	112	112	
Mental Health Provider	1	113	113	
Janitor Closet	1	44	44	
Clean Utility	1	53	53	
Soiled Utility	1	49	49	
Staff Restroom	1	52	52	
Electrical/Telecom	1	10	10	
<b>Functional Net Subtotal (NSF)</b>			<b>967</b>	
<b>Building Grossing Factor ( 14%)</b>			<b>133</b>	
<b>Total Building Area (GSF)</b>			<b>1,100</b>	

<b>Ad. Seg Clinic Modulars</b>				
<b>Ad. Seg Clinic (O-Wing)</b>				
Circulation	1	212	212	
Psych. Tech	1	119	119	
Mental Health Provider	1	120	120	
Electrical	1	11	11	
Nurse Sick Call	1	120	120	
Medical Exam	1	120	120	
Soiled Utility	1	47	47	
Clean Utility	1	44	44	
Inmate Restroom	1	44	44	
<b>Functional Net Subtotal (NSF)</b>			<b>837</b>	
<b>Building Grossing Factor ( 13%)</b>			<b>108</b>	
<b>Total Building Area (GSF)</b>			<b>945</b>	

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **Project #3: Triage Treatment Area Conversion – Central Facility**

#### **A. Facility Condition & Need**

Existing Condition: The current Triage Treatment Area (TTA) located on the first floor of the Infirmary, has two beds, and room for little else. Functionally the TTA is short at least one bed causing the minor procedures room to be used on occasion and displacing schedule procedures. The TTA is also seriously deficient in the amount of supplies storage space. The existing Infirmary in it's present configuration is difficult to reach during an emergency and has no excess space in order to expand the TTA.

Need: The Infirmary needs more specialty exam rooms. Moving the TTA out of the Infirmary and into a more appropriately located and sized space in the facility helps to improve the current situation in the Infirmary in several ways. Moving the TTA out of the Infirmary frees up badly needed clinical space. The TTA also needs room to expand, which it cannot do in the Infirmary, so by moving it into another area more easily accessible and central to use by the other Facilities when needed and which has the space to expand means both spaces will benefit from the planned relocation and conversion.

#### **B. Project Description**

The proposed project site for the new TTA medical clinic space in the Central Facility of CTF-Soledad is the existing "S" Wing. The existing double bed TTA in room 121, which is located in the Q wing on the First Floor, is woefully inadequate in terms of the number of beds needed for the Central Facility TTA function, for the amount of area to work around the bed, and for the amount of storage space required in the room. The existing "S" Wing space is composed of 6 rooms, which are all underutilized, and is located in close proximity to the Infirmary, just down the main corridor in "Q" Wing. Perhaps more critical, this space is also close to the east entry to the Central Facility. Just outside this entry is the east vehicular sallyport gate, which is the closest access point to the Infirmary, and is therefore ideal for those situations when emergencies dictate using the quickest and shortest route from the TTA to an outside ambulance and outside hospital. The proposed new TTA space will include 3 beds, two standard and one trauma bed, along with the following support spaces: (1) SRN II office, (1) Nurse Work Station, (1) Soiled Utility Room, (1) Medical Storage /Clean Utility Room, (1) Physician's Work Room, (1) Inmate Holding area, (1) Staff Restroom, (1) Entrance Screening area, and (1) Janitor's Closet. The total square footage for this proposed TTA facility is approximately 1,750 s.f. The fixed windows will be placed in the wing walls between the TTA beds for visibility by staff. All floors are to receive seamless vinyl flooring with 6" cove base.

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

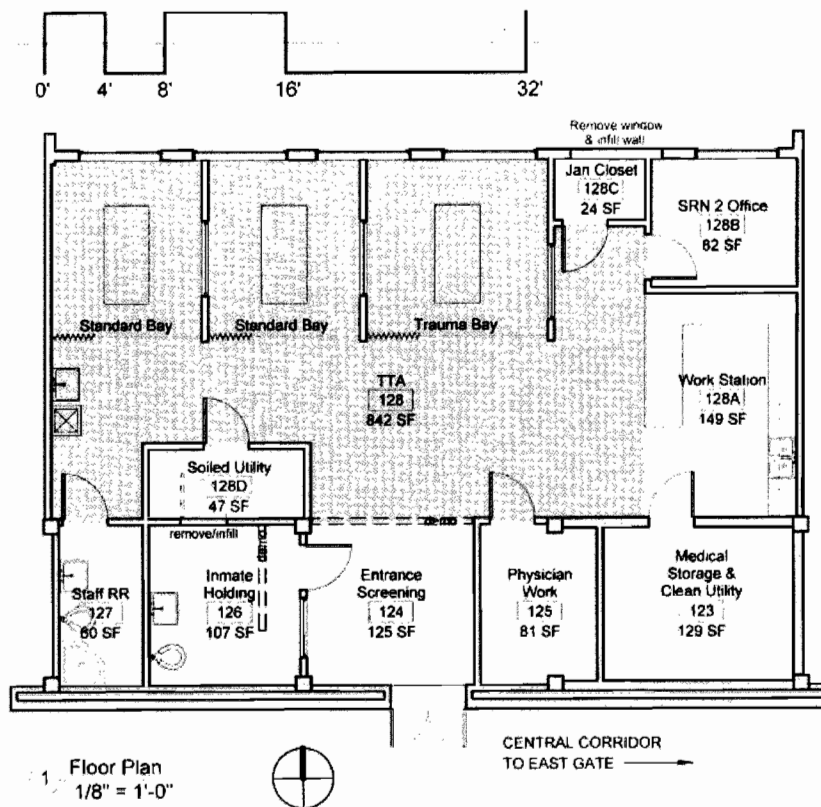
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### **C. Concept Plan**

A concept plan of the former "S" Wing space is included here to graphically show the spaces being addressed and reallocated to provide for the new TTA Clinic.

### **D. Space Program**

Refer to the attached space program.



Number	Room Schedule Name	Area
123	Medical Storage & Clean Utility	129 SF
124	Entrance Screening	125 SF
125	Physician Work	81 SF
126	Inmate Holding	107 SF
127	Staff RR	60 SF
128	TTA	842 SF
128A	Work Station	149 SF
128B	SRN 2 Office	82 SF
128C	Jan Closet	24 SF
128D	Soiled Utility	47 SF

**Health Care Facility Improvement Program  
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**PROJECT # 3: Triage Treatment Area Conversion (TTA)**

Function	NEW OR REMODELED SPACE			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
<b>TTA</b>				
Medical Storage & Clean Utility	1	129	129	
Entrance Screening	1	125	125	
Physician Work	1	81	81	
Inmate Holding	1	107	107	
Staff Restroom	1	60	60	
TTA (3 bays)	1	842	842	
Work Station	1	149	149	
SRN II Office	1	82	82	
Janitor Closet	1	24	24	
Soiled Utility	1	47	47	
<b>Functional Net Subtotal (NSF)</b>			<b>1,646</b>	

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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### Project #4: Clinic Conversions – Central Facility

#### **A. Facility Condition & Need**

Existing Condition: Currently the Central Facility's Infirmary has no nurse sick call rooms and functions with three general provider exam rooms, and two TTA beds, to provide health services to an inmate population of approximately 3,000 inmates. With only this current number of general exam rooms, the backlog of medical requests will continue to increase.

Need: There is a need to create clinical exam rooms, nurse sick call rooms and TTA beds in the Central Facility, in order to assist/enable the medical staff to be able to see and adequately provide needed health services to the inmate population in each of the three facilities at CTF-Soledad.

Based on reasonable rates and the number of Health Care Services Request Forms (CDC 7362) being received and referred, the team estimated that 3 nurse sick call rooms (*based on a current load of 75/day, and goal for nurses is 35/day*) are needed. Based on the number of nurse referred 7362s combined with scheduled follow-up appointments, the team estimated that 4 provider rooms (*based on current referral load of 80/day, and goal for providers is 20/day*) would be required. The team additionally acknowledged that as the inmate populations age, there may be a greater need for medical exam and treatment requiring possibly additional exam rooms so the 4 provider exam rooms was increased to 5 as 4 was borderline to meet existing need.

Based on the required spaces noted above, it was determined that two of the five dayrooms being converted in Project #4 would be able to handle the needed general exam and nurse sick call spaces, and that the other three converted dayrooms could accommodate the Mental Health interview rooms needed after removing them from the soon to be again in-patient area of the Infirmary.

#### **B. Project Description**

The existing dayrooms to be utilized for health services treatment and converted under this project are located adjacent to and between the general population wings in the existing Central Facility building, located within the secure perimeter of the CTF. The project consists of reconfiguration of the interior space of each dayroom into either medical exam rooms or mental health provider rooms. Dayrooms C and G are to be medical clinics, while dayrooms B, D, and F are to be Mental Health provider/interview rooms.

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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The staff and inmate restroom chases are existing, but the actual restroom layouts proposed in the plans do not. All new partitions are to be full height. Acoustical ceiling tile will be installed in the converted clinic to control noise. All floors are to receive seamless vinyl flooring with 6" cove base. Lighting is to be surface mounted detention grade fluorescent fixtures. All doors are to be security hollow metal with 4" wide full height vision lites.

The new entry into the clinics is through new access from the corridor. The new wall separating the entry into the clinic from the entry into the general population housing unit is to be constructed of 8" cmu, grout filled and reinforced. The wall will extend up and attach to the underside of the existing steel framing/grate/walkway above the area of this new entry.

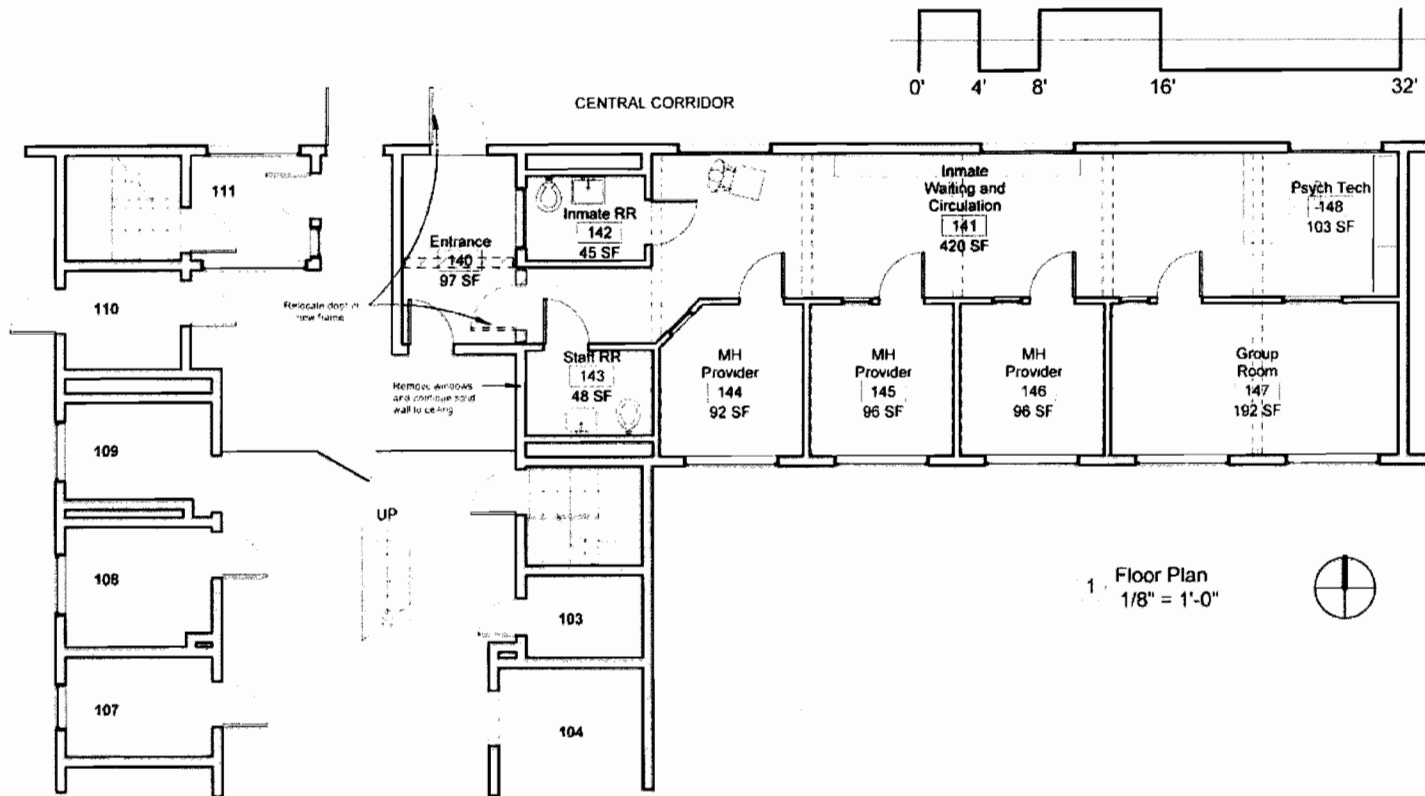
### **B. Concept Plan**

Refer to the attached Concept Plan of each of the Clinic Conversions (B, C, D, F and G Wing Clinic plans)

### **D. Space Program**

Refer to the attached Space Program for each clinic conversion space.



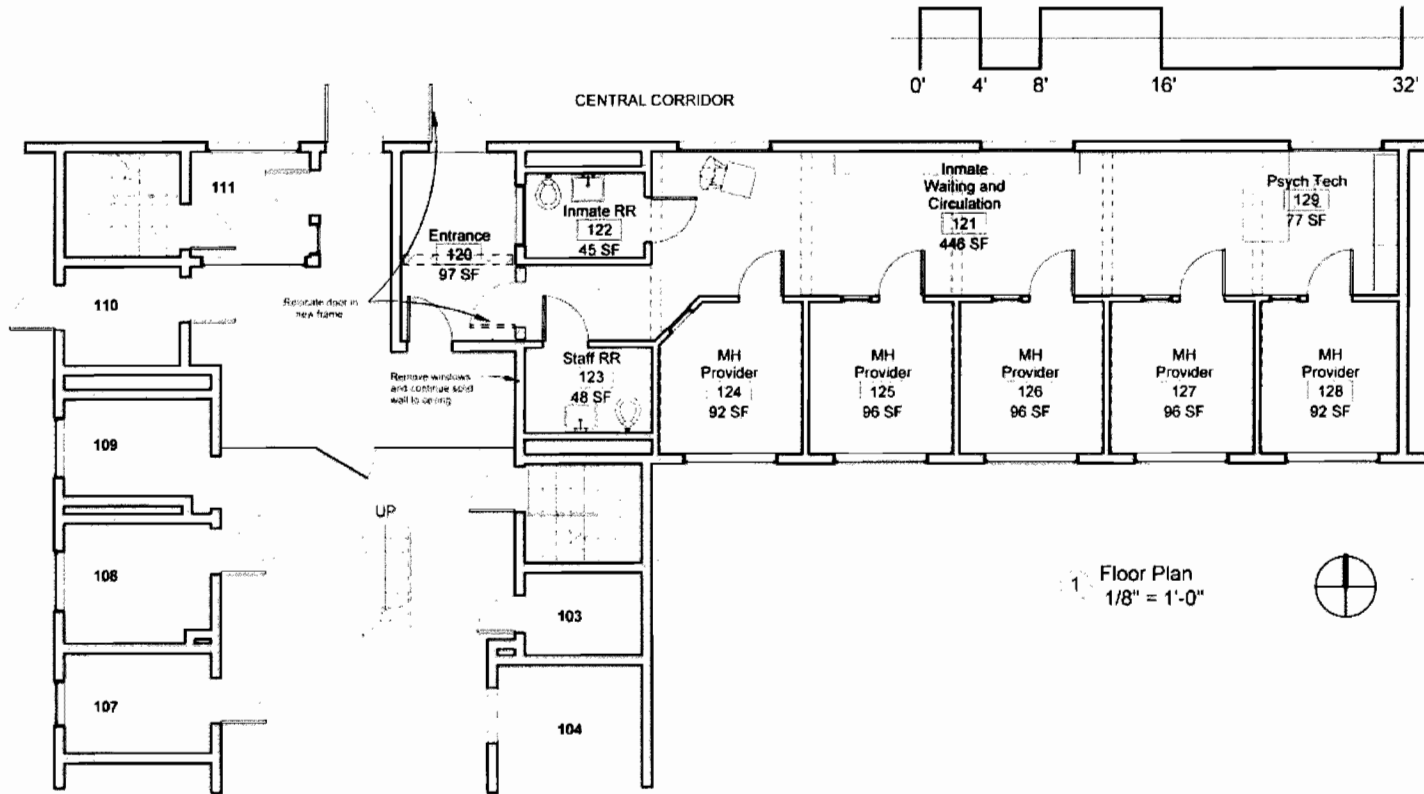


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CENTRAL FACILITY: CLINIC CONVERSION (D-WING)

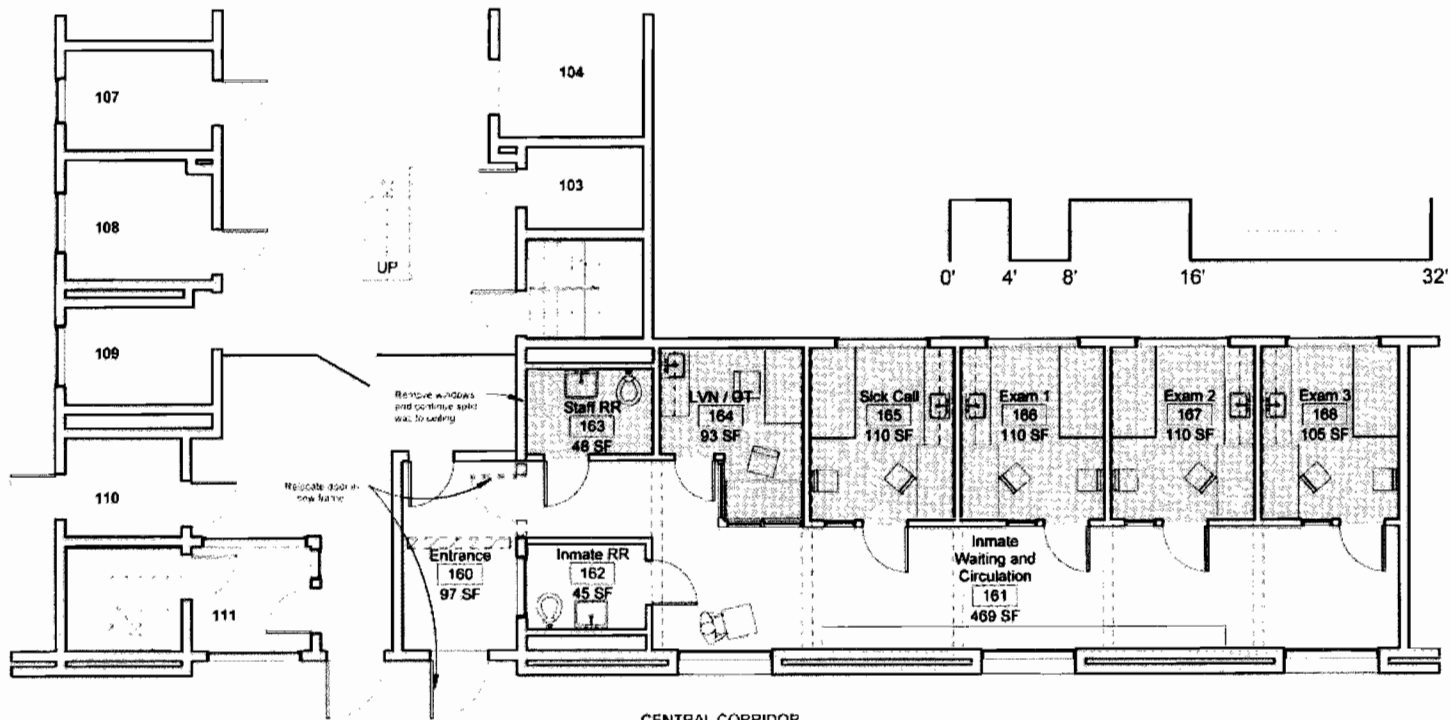


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CENTRAL FACILITY: CLINIC CONVERSION (B-WING)



CENTRAL CORRIDOR

1 Floor Plan  
1/8" = 1'-0"

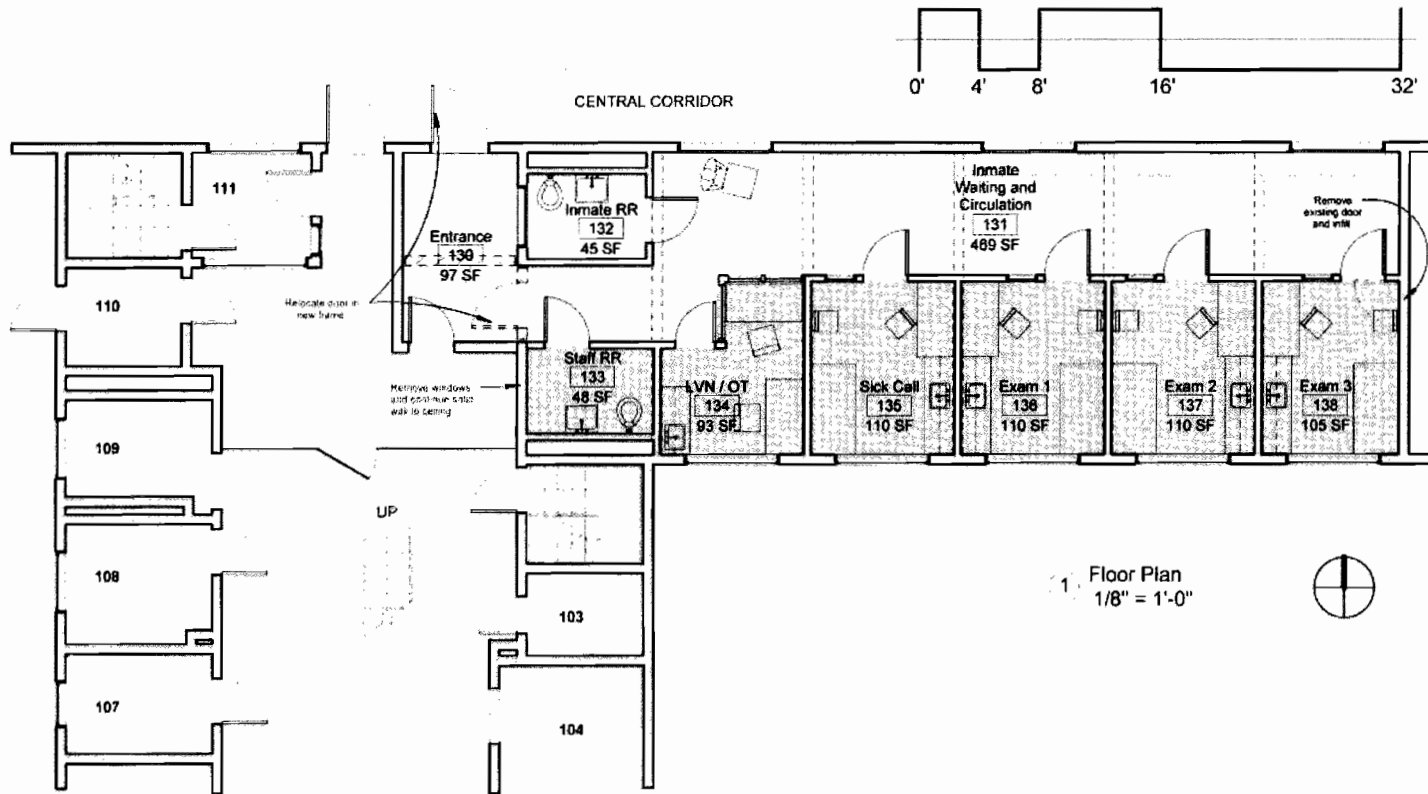


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CENTRAL FACILITY: CLINIC CONVERSION (G-WING)

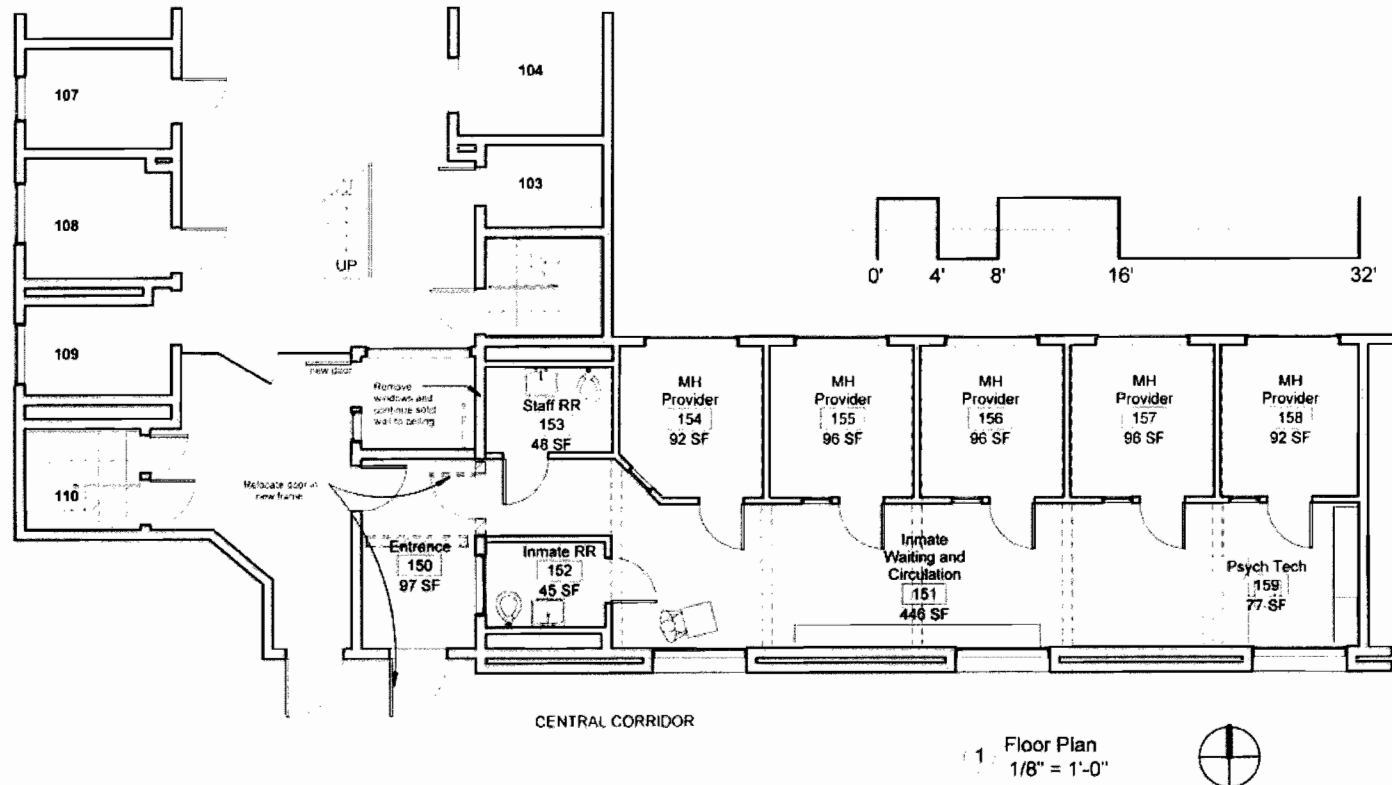


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CENTRAL FACILITY: CILINC CONVERSION (C-WING)



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CENTRAL FACILITY: CLINIC CONVERSION (F-WING)

**Health Care Facility Improvement Program  
California State Prisons- CTF - Soledad**

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**PROJECT # 4: Clinic Conversions**

Function	REMODELED SPACE			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
Clinic Conversions @ Dayrooms				
Medical Clinic (Dayrooms C & G)				
Entrance	1	97	97	
Inmate Waiting	1	469	469	
Custody station	1	64	64	
Inmate Restroom	1	45	45	
Staff Restroom	1	48	48	
LVN / OT Workstation	1	93	93	
Nurse Sick Call	1	110	110	
Exam/Treatment Rooms	2	110	220	
Exam/Treatment Rooms	1	105	105	
Dayroom Clinic Subtotal			1,251	
Clinic Areas at Dayroom C & G (X2)			2,502	
Functional Net Subtotal (NSF)			2,502	
Clinic Conversions @ Dayrooms				
Mental Health Clinic (Dayrooms B, D & F)				
Entrance	1	97	97	
Inmate Waiting	1	446	446	
Custody station	1	64	64	
Inmate Restroom	1	45	45	
Staff Restroom	1	48	48	
Psych Tech	1	77	77	
Mental Health Provider Room	3	96	288	
Mental Health Provider Room	2	92	184	
Dayroom Clinic Subtotal			1,249	
Clinic Areas at Dayroom B, D & F (X3)			3,747	
Functional Net Subtotal (NSF)			3,747	

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **Project #5: Cell Block Pill Room Conversions – Central Facility**

#### **A. Facility Condition & Need**

Existing Condition: One of the most common problems from the medical staff at CTF-Soledad deals with how painfully slow and inefficient the process is of distributing the daily doses of medicine to the inmate population. Currently, medication distribution is planned through a single, centralized set of three pill windows, which are all located together near the midpoint of the extremely long (1,100 feet) east-west corridor which interconnects all of the inmate housing wings and all support services for the 3,027 inmate Central Facility. Distribution to all inmates at this single location has potentially hazardous consequences with lines of inmates blocking corridor circulation and increasing security concerns and inmate control issues.

Need: The need to have the ability to increase the speed by which medications can be distributed to the inmates with the sheer size of this facility and the long distances from inmate housing wings to pill windows, centralization of services is not ideal. Project #4 with the conversion of the former inmate dayrooms into medical/mental health clinics has demonstrated in this (E) Facility that decentralization of some services can improve services. Therefore, bringing the medical clinic to the inmates should also work for pill distribution. The project places small pill rooms/windows within each of the eight GP inmate housing wings, to eliminate the need to escort large numbers of inmates from those wings down the central corridor to the existing pill windows.

#### **B. Project Description**

The Pill Room Conversions are located and being created from existing Inmate Restrooms (room #109) inside Inmate Housing Wings B, C, D, E, F and G in the Central Facility. The Pill Room Conversions are also located and being created from the existing Barber Shops (room #107) in Inmate Housing Wings Y and Z, also in the Central Facility.

The structural ceiling of each converted Pill Room is to receive glue-on acoustic tile on the ceiling. The walls are to receive epoxy paint finish. Over the existing floor finish a black hi-density foam pad for acoustic dampening and standing comfort. New doors for the pill rooms to be detention style steel doors and steel frames with a pass-thru security panel similar to a cuff port, with a fixed stainless steel shelf mounted on the inside face of the door under the pass-thru opening. The door swings up and locks out of the way during open hours for the Pill Rooms. The counters inside the rooms are to be stainless steel, with a stainless steel sink. The ceiling will also receive new fluorescent surface mounted light fixtures.

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **C. Concept Plan**

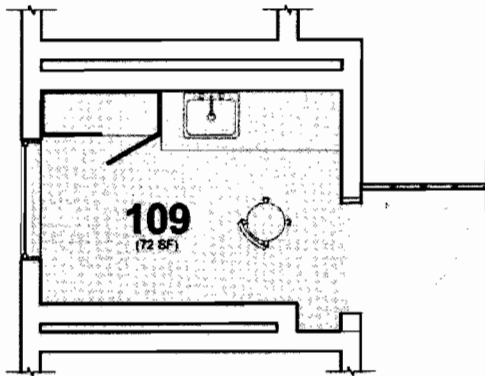
A concept plan is included to graphically show the extent of renovation required within the existing inmate housing wings restrooms or barber shop spaces, to provide for adequate pill room dispensing space as well as storage space.

### **D. Space Program**

A space tabulation has been included to define the revised spaces included in this project.

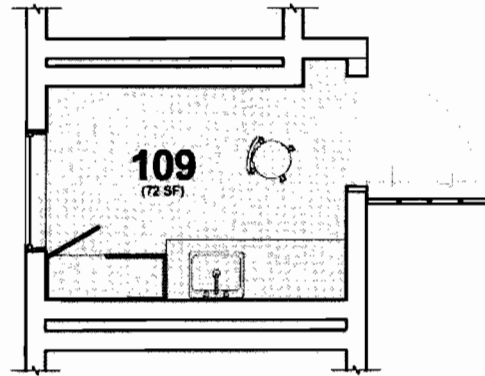


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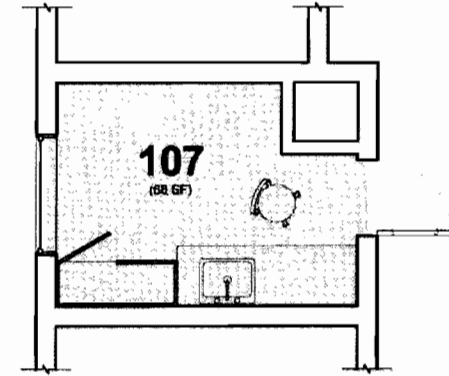
Pill Room (Cell Blocks B,C,D,E)

Inmate restroom to be converted to pill room. Existing toilet, urinal, and sink to be removed. Countertop, sink, secure storage, and custom passthrough door to be installed. Existing opening in the concrete wall where door is to be placed is approximately 5.3' w x 8.0' h (may vary, to be field verified) with no existing frame.



Pill Room (Cell Blocks F,G)

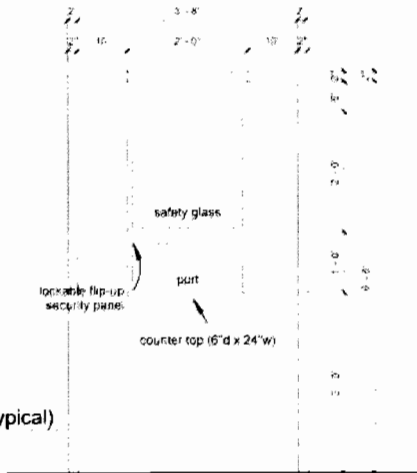
Inmate restroom to be converted to pill room. Existing toilet, urinal, and sink to be removed. Countertop, sink, secure storage, and custom passthrough door to be installed. Existing opening in the concrete wall where door is to be placed is approximately 5.3' w x 8.0' h (may vary, to be field verified) with no existing frame.



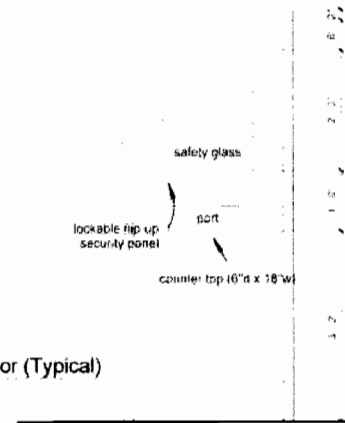
Pill Room (Cell Blocks Y,Z)

Existing barber shop to be converted to pill room. Existing casework and fixtures to be removed. Countertop, sink, secure storage, and custom passthrough door to be installed. Use existing steel frame if possible (dimensions to be field verified).

1 Floor Plan  
1/4" = 1'-0"



2 B-G Pill Room Door (Typical)  
1/2" = 1'-0"



3 Y,Z Pill Room Door (Typical)  
1/2" = 1'-0"

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## CENTRAL FACILITY: CELL BLOCK PILL ROOM CONVERSIONS

**Health Care Facility Improvement Program  
California State Prisons- CTF - Soledad**

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**PROJECT #5: Cell Block Pill Room Conversions - Central Facility**

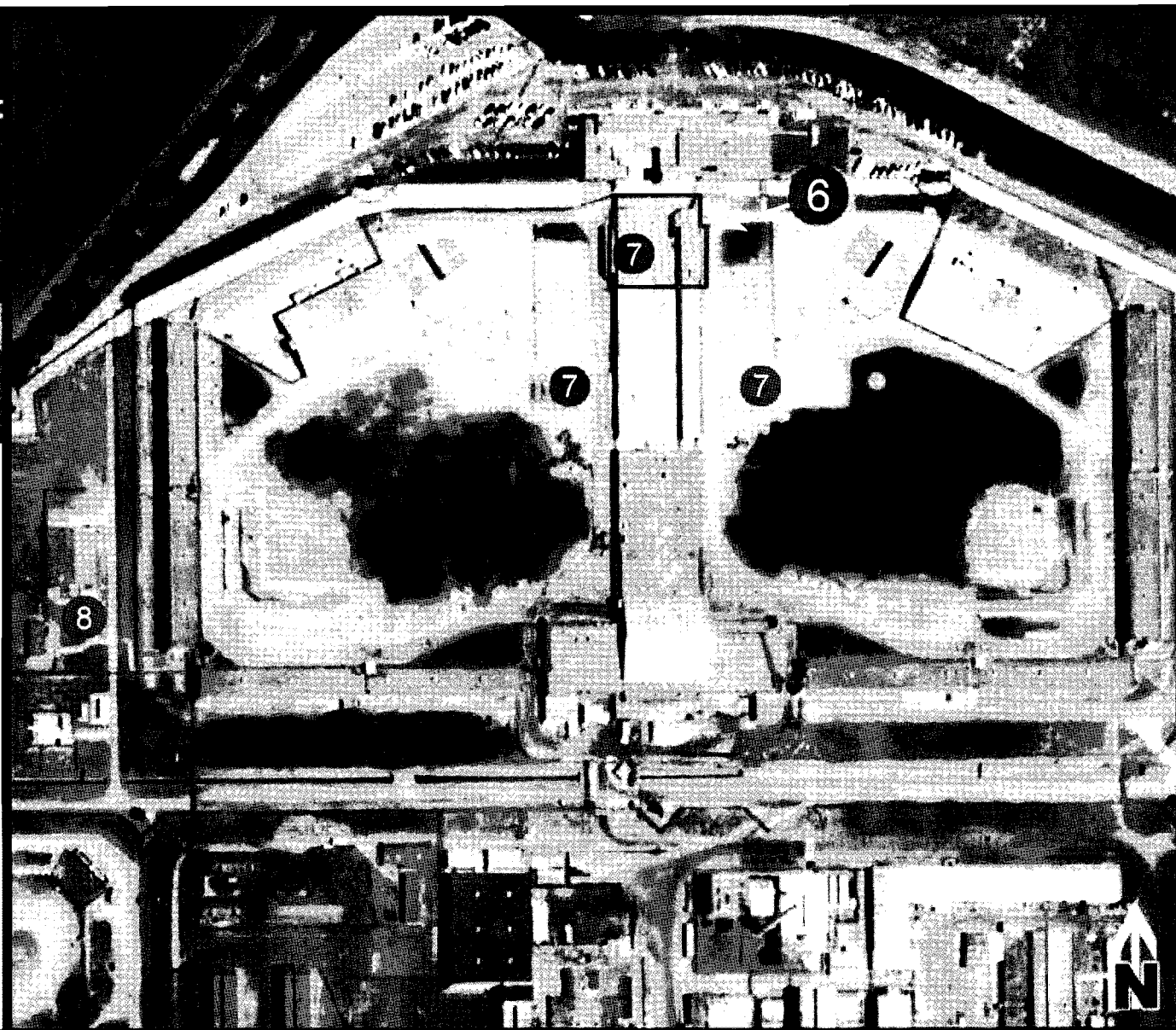
Function	NEW SPACE			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
Cell Block Pill Rooms				
Pill Rooms @ B, C, D, E, F, & G				
Pill Room converted from Inmate Restroom	6	72	432	
Pill Rooms @ Y & Z				
Pill Room converted from Inmate Barbershop	2	68	136	
Functional Net Subtotal (NSF)			568	

## CTF, Soledad



### North Facility

- ⑥ Centralized Health Services Clinic (Option 1)
- ⑦ Modular & Shared Medical / Mental Health Clinics (Option 2)
- ⑧ Health Services Administration & Training Facility



October 29, 2007

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CONSTRUCTION MANAGEMENT, INC.

Health Care Facility Improvement Program  
California State Prisons: CTF, Soledad

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## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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### **Project #6: Centralized Health Services Clinic (Option 1) – North Facility**

#### **A. Facility Condition & Need**

Existing Condition: Similar to the clinical exam room shortage in Central Facility, the existing North Facility medical clinic, which serves two inmate populations on separate yards ("A" Yard and "B" Yard), suffers from a shortage of clinical exam rooms which impacts the number of healthcare providers at this institution and their ability to meet the medical needs of the inmate population in a timely manner.

Currently the existing Medical Clinic within the North Facility has one nurse sick call room and three provider exam rooms to provide general health services to an inmate population of 2,880 inmates. The facility has a design capacity of 1,400 inmates. With only three exam rooms for nurse screenings and provider examinations, the backlog of medical requests continues to increase.

Need: In order to address and meet the medical needs of the inmate population within the North facility, it is necessary to expand the capacity of the facility's healthcare component to provide quality healthcare services in a timely manner. Increasing the number of exam rooms and necessary clinical support spaces, will assist in the ability of the Institution to attract and retain qualified licensed primary healthcare providers. When developing space planning alternatives to increase clinical areas, an objective to centralize staff as much as is practical was identified to provide for effective and efficient management of staff and service delivery to the inmates in both yards "A" and "B". In this option, the focus as well as the long term value provided is (1) maximizing the sharing of staff (medical and support) and the sharing of facilities space, (2) minimizing the intrusion of the design solution into the already compromised inmate yards of this level 3 facility, and (3) eliminating the current security and safety hazard which is caused by co-mingling of inmates from both yards when they require medical, mental health, and dental services. The need for additional medical space is being compromised currently by the grossly inefficient existing layout of buildings SH and SK at the north end of the North Facility. The location of these functions are in the right place within the facility, but unfortunately, the layout of these two structures is highly inefficient, and as previously stated located exactly where a combined facility should be placed. This concept design makes use of available temporary solutions, such as 5<sup>th</sup> wheel trailers, to allow the demolition of buildings SH and SK to occur, and the construction of a new building for which a possible concept design presented here, without substantially interrupting the critically needed services that are housed within these two structures.

Based on the number of Health Care Services Request Forms (CDC 7362) being received, the team estimated that 2 nurse sick call rooms (based on current load of 55/day, and goal for

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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nurses is 35/day) are required. Based on the number of nurse referred 7362s combined with scheduled follow-up appointments, the team estimated that 3 provider rooms (based on current load of 60/day, and goal for providers is 20/day) would be required. The team additionally acknowledged that as the inmate populations age, there may be a greater need for medical exam and treatment requiring possibly additional exam rooms so the 3 provider exam rooms was increased to 4 as 3 was borderline to meet existing need.

### **B. Project Description**

This project consists of a singular area of demolition and new construction, supported by swing space comprised of temporary 5<sup>th</sup> wheel trailers during the demo / new construction period. This project will result in providing effective centralized and strategically placed health services through the creation of efficiently designed and sufficiently sized spaces, in order to accommodate the needs of the inmate population of the North Facility at CTF-Soledad, now and well into the future.

The area to receive this scope of work is the site of the current medical, mental health and dental clinics for the North Facility, buildings SH and SK, along with the open courtyard space separating the two buildings. All existing functions within both buildings are to be located into this new, integrated facility, along with all needed new space, such as additional nurse sick call rooms, provider exam rooms, MH provider rooms, TTA beds and replacement of displaced dental operatories. The dental expansion as suggested by Perez has been considered and can be added if so required as shown on the graphic concept plan. Additionally spaces that were not in the existing clinic but are included here are (1) Physical Therapy Room, (1) Break Room, (1) SRN II Office, separate reception areas for A and B, (1) Group Mental Health Room, and Wheelchair Storage area.

The exterior walls of this new facility are to be reinforced cmu, with steel columns and roof structure. The roof will be pitched to be consistent with the overall look of the adjacent buildings within this Facility.

The existing utilities running through the open courtyard will be placed into a precast /poured in place utility tunnel(s) for access following completion of the new building over the top of them.

### **C. Concept Plan**

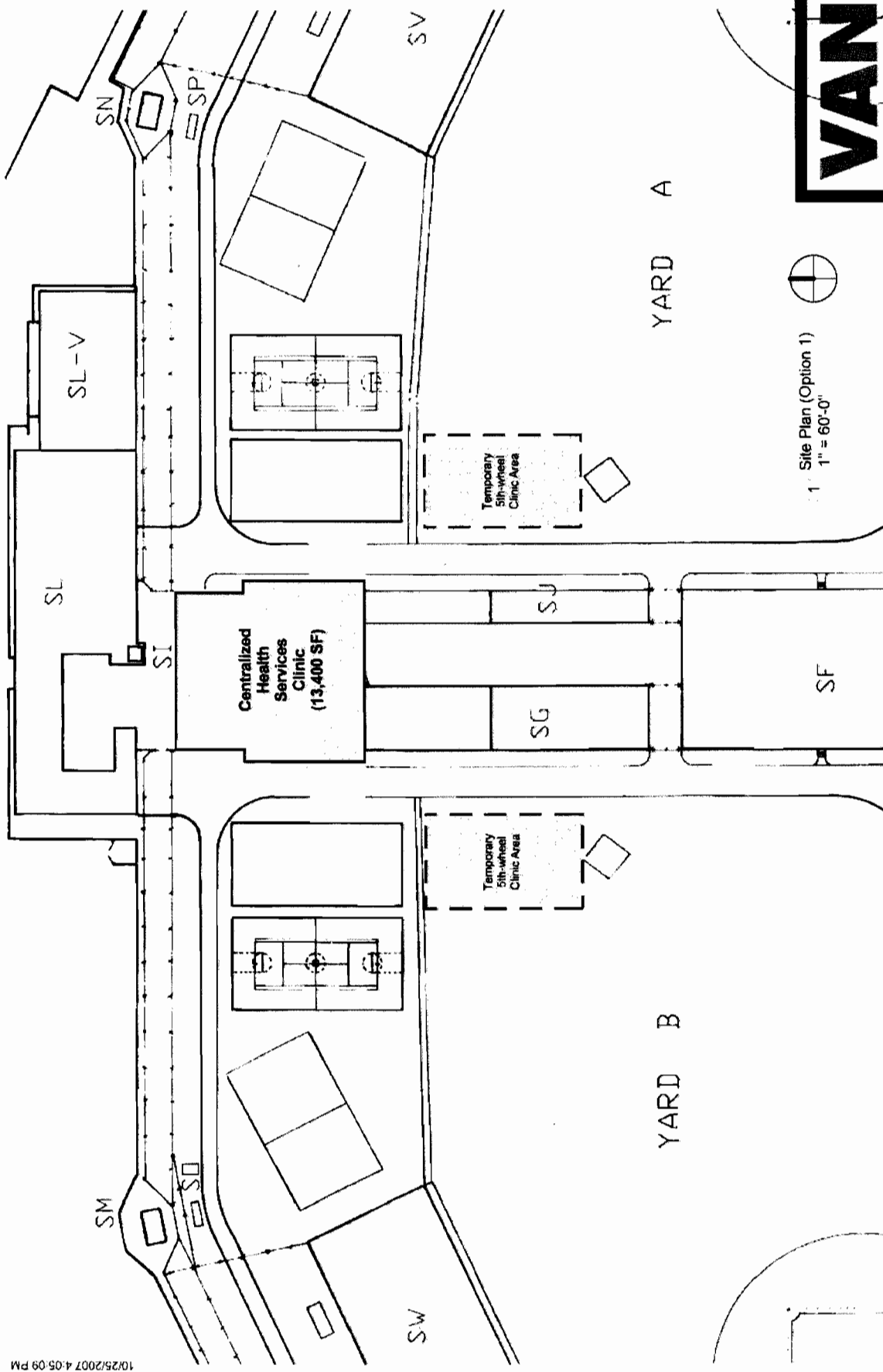
## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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There are two concept proposals for the North Facility. Option 1 (project 6) described above, proposes a new building that replaces existing buildings SH and SK, and integrates all medical, mental health and dental functions into a single, centrally located new permanent facility which serves the inmate populations of both yards of the North Facility while keeping the inmate populations separate. Option #2, (Project 7) also provides all of the necessary medical upgrades as mandated by the guidelines established by the California Prison Health Care Receivership (CPR), but does not address the inefficiencies of reusing the SH building and maintaining the courtyard and the SK dental building. It entails the renovation of the existing medical clinic building SH, and adds a new modular medical/mental health clinic to serve each inmate yard.

### **D. Space Program**

A space tabulation has been included to define the spaces included in the singular new building which makes up Project 6, Option 1. The spaces required to support the medical clinic are included in the tabulation as are the additional space needs for Mental Health and replacement of existing Dental displaced by the demolition of SK, and all three have been tabulated in one integrated list. The proposed Perez expansion has been separated in the tabulation to account for the additional spaces programmed by the Dental department, but currently unfunded.



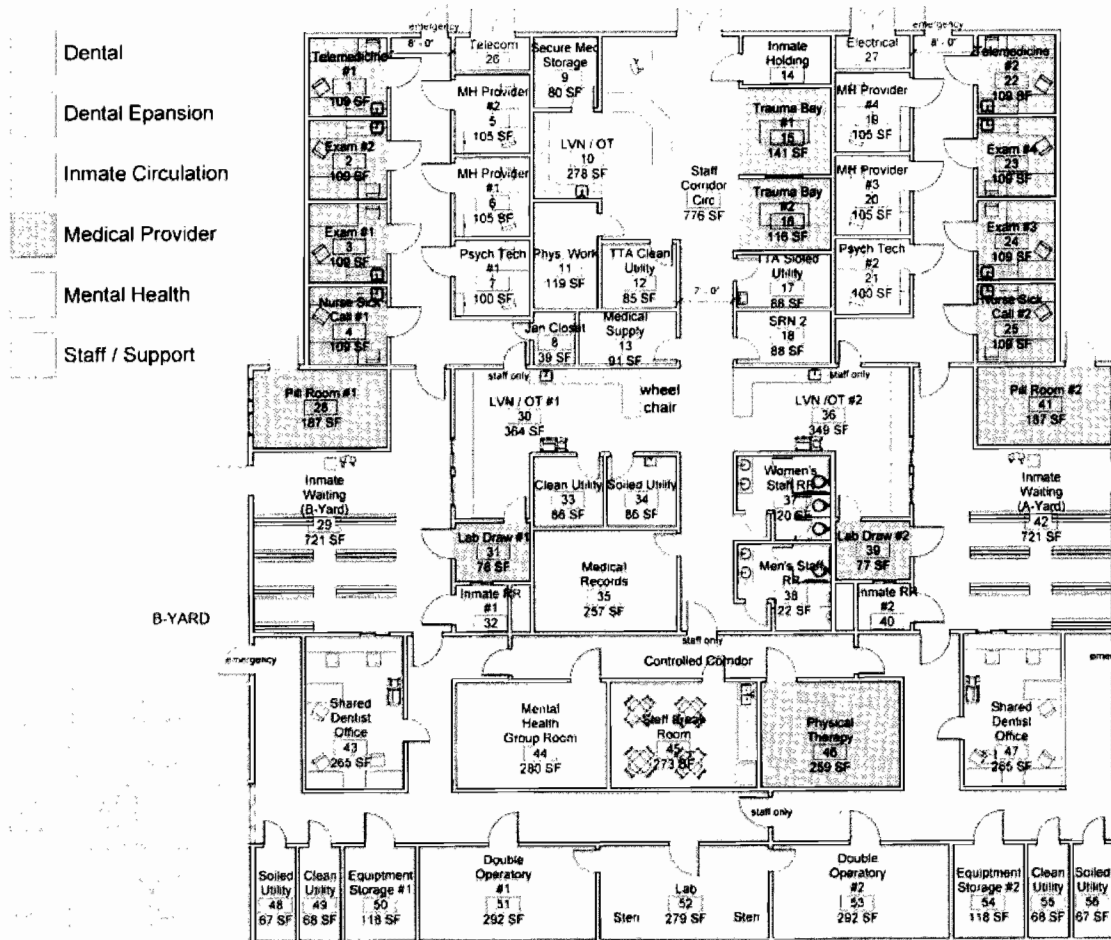
1" = 60'-0"  
Site Plan (Option 1)



Health Care Facility Improvement Program  
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NORTH FACILITY: CENTRALIZED HEALTH SERVICES CLINIC (OPTION 1)



1 Floor Plan  
1/16" = 1'-0"



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Health Care Facility Improvement Program  
California State Prison - CTF Soledad

NORTH FACILITY: CENTRALIZED HEALTH SERVICES CLINIC (OPTION 1)



# Health Care Facility Improvement Program California State Prisons- CTF - Soledad

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## PROJECT # 6: Centralized Health Services Clinic (Option 1)

Function		New Space			Comments:
		Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
Centralized Health Services Clinic					
Inmate Restroom	2	44	88		
Women's staff Restroom	1	120	120		Shared in building
Men's staff Restroom	1	122	122		Shared in building
Janitorial Closet	1	39	39		utility sink, mop holder, shelving for supplies and
Break room	1	273	273		
Electrical / Telecom Room	2	44	88		
Inmate Waiting	2	721	1442		
Circulation - Inmate Corridor	2	410	820		
Circulation - Inmate Corridor	1	758	758		
Circulation - Inmate Corridor	1	627	627		
Circulation - Inmate Corridor	2	119	238		
Circulation - Staff/Inmate Corridor	1	262	262		
Circulation - Staff Corridor	1	776	776		
Subtotal Shared			5,653		
Medical Examination/Treatment Service Area					
Nurse Sick Call	2	109	218		
Lab Draw	2	78	156		
Exam / Treatment Room	4	109	436		Portable Telemedicine capabilities
Telemedicine Room	2	109	218		
Physical Therapy	1	280	280		
SRN II	1	88	88		
Medical Supply / Storage	1	91	91		
Soiled Utility	1	86	86		
Clean Utility	1	86	86		
Pill Room	2	187	374		
Medical Records	1	257	257		
LVN/OT	1	364	364		
LVN/OT	1	349	349		
Triage Treatment Area (TTA)					
Inmate Holding	1	75	75		
TTA #1; Trauma Bay	1	141	141		
TTA #2; Standard Bay	1	116	116		
LVN/OT	1	278	278		
Secure/Medication storage	1	80	80		Storage of sharps, syringes, medications, etc.
Physician Workroom	1	119	119		
Clean Utility	1	85	85		
Soiled Utility	1	88	88		
Subtotal Medical			3,985		
Mental Health Treatment Service Area					
Mental Health Provider	4	105	420		
Mental Health Psych. Tech	2	100	200		
Mental Health Group Room	1	259	259		
Subtotal Mental Health			879		

# Health Care Facility Improvement Program California State Prisons- CTF - Soledad

## PROJECT # 6: Centralized Health Services Clinic (Option 1)

Function	New Space			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
Centralized Health Services Clinic				
Dental Treatment Service Area				
Operatory, Double Chair	2	292	584	Double operatory 2 Chairs, includes Electronic
Dental Lab / Sterilization	1	279	279	Shared between Operatory Areas
Soiled Utility	2	67	134	
Clean Utility	2	68	136	
Equipment Storage	2	118	236	
Shared Dentist Office	2	265	530	
Subtotal Dental			1,899	
Functional Net Subtotal Clinic (NSF)			12,416	
Building Grossing Factor ( 10%)			1,184	
Total Building Area (GSF)			13,600	

<b>Future Dental Clinic Expansion</b>				
Operator, Double Chair	4	292	1168	Double operatory 2 Chairs, includes Electronic
Dental Lab / Sterilization	2	420	840	Charting area Shared between Operatory Areas
Water Distiller	1	68	68	
Vacuum & Compressor Room	1	68	68	Accessible from exterior if possible
<b>Functional Net Subtotal (NSF)</b>			<b>2,144</b>	
Building Grossing Factor ( 10%)			256	
<b>Total Building Area (GSF)</b>			<b>2,400</b>	

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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### Project #7: Modular and Shared Medical/Mental Health Clinic (Option 2) – North Facility

#### **A. Facility Condition & Need**

Existing Condition: Similar to the clinical exam room shortage in Central Facility, the existing North Facility medical clinic, which serves two inmate populations on separate yards ("A" Yard and "B" Yard), suffers from a shortage of clinical exam room space capacity, which impacts the number of healthcare providers at this institution and their ability to meet the medical needs of the inmate population in a timely manner.

Currently the existing North Facility Medical Clinic within the North Facility has one nurse sick call room and three provider exam rooms to provide general health services to an inmate population of 2,880 inmates. The facility has a design capacity of 1,400 inmates. With only three exam rooms for nurse screenings and provider examinations, the backlog of medical requests continues to increase.

Need: In order to address and meet the medical needs of the inmate population within the North facility, it is necessary to expand the capacity of the facility's healthcare component and provide quality healthcare services in a timely manner. Increasing the number of exam rooms and necessary clinical support spaces, will assist in the ability of the Institution to attract and retain qualified licensed primary healthcare providers. Distinctly separate medical/mental health clinics for each inmate yard (A and B) were created through the use of stand alone modular clinic buildings that are in close proximity to the existing medical clinic building. Also, by centralizing the TTA clinic (which by it's nature would be ineffective and inefficient to be duplicated and the physical therapy room and a mental health group room into the existing medical building, services and staff are shared by both inmate yards, and the functionality and level of quality of medical and mental health services is increased. It should be noted that there is some degree of support staff/services which are not shared between both yards, due to limitations of reusing the existing medical building within the context of separate inmate yards. However, the "option 2" design solution does add all of the needed exam spaces, maximizes the amount of centralization of staff as was feasible, while at the same time physically keeping separate the inmates of Yards "A" and "B".

Based on the number of Health Care Services Request Forms (CDC 7362) being received, the team estimated that 2 nurse sick call rooms (based on current load of 55/day, and goal for nurses is 35/day) are required. Based on the number of nurse referred 7362s combined with scheduled follow-up appointments, the team estimated that 3 provider rooms (based on current load of 60/day, and goal for providers is 20/day) would be required. The team

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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additionally acknowledged that as the inmate populations age, there may be a greater need for medical exam and treatment requiring possible addition of exam rooms so the 3 provider exam rooms was increased to 4 as 3 was borderline to meet existing need.

### **B. Project Description**

#### **TTA Clinic – Building SH**

This project consists of a singular area of remodel and modification to allow final conversion of spaces to support appropriate and effective centralized health services delivery through providing sufficiently sized spaces to accommodate their use and function and to consolidate services to improve staff effectiveness and efficiency in providing clinical care to the inmates of the institution as much as practical.

The area to receive modification under this portion of the Project is located within the north end of the existing medical clinic building SH, which faces directly out onto the "B" Yard to the west and the shared patio to the north. The existing (2) pill windows, the pharmacy, the medical exam rooms, the Lab Draw space, and the Mental Health Interview Rooms are all being relocated out to duplicate medical modular buildings, one located on B Yard and one on A Yard.

The functions which shall remain in this building are an sufficiently sized TTA, (with two beds and support space added), and Medical Records. The new spaces being added which do not exist in the current clinic building are (1) Physical Therapy room, (1) Break Room, (1) SRN II Office, separate reception areas for A Yard and B Yard inmates, (1) LVN/OT station for monitoring the TTA, (1) Mental Health Group Room, (2) staff restrooms and (1) Wheelchair Storage area.

This existing North Facility SH Medical Clinic building is Type II construction. The exterior walls are constructed of tilt-up concrete, and existing interior walls are constructed of either metal or wood studs, or CMU depending upon the use and the type of security requirements. Ninety-five percent of the original interior walls are to be demolished, and the new walls (which are shown in white on the attached concept plan) are to be heavy gauge metal studs with abuse resistant gypsum board applied to both sides. All floors are to receive seamless vinyl flooring and integral cove base. The work to be completed inside this building will be done in three phases, which will allow the existing TTA to function until the new TTA space is completed. See the concept plan and Master Schedule for more information on this phasing.

#### **North Medical Modular Clinics for Inmate Yards A and B**

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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The project sites for the two new North Modular Clinic buildings are located within the secure perimeter of the North Facility at CTF - Soledad, and are located in close proximity to the existing Medical Clinic space in Building SH, and the existing Dental Clinic in Building SK. These stand alone modular clinics have a footprint size of 48'-0" x 60'-0" and will be installed on slab on grade.

The new clinic modular buildings will provide the following medical exam and exam support spaces: (1) Inmate waiting room with custody podium and bench seating, Inmate restroom with Lab Draw room, (2) medical exam rooms, (1) nurse sick call room, (1) telemedicine/specialty room. There is also a separate inmate waiting area for the Mental Health space, (1) Psych Tech. office, and (2) MH Provider Rooms. There is also a Pill Room with (2) dispensing windows. The clinic modular also provides the following Medical/Mental health support spaces: a medical core area which supports an (2) LVNs and OTs, (1) soiled and (1) clean utility rooms, men's and women's staff restrooms, (1) Staff Break room, (1) SRN II office, and (1) Supply room.

The existing site topography for these clinic modular buildings is very flat, requiring minimal grading for each of the slab-on-grade foundations. These buildings are being located partially where the existing horseshoe pits are located in each yard, and as such, the horseshoe pits are being removed in their entirety. A minimal amount of proper fill material may need to be imported to the area of the proposed modulares in order to minimally raise the finish floor approximately 1 ½" above surrounding existing grade, to minimize any potential for heavy rains to introduce water into the buildings at their primary entrance points around the perimeter. The existing electrical power available to serve these two modular buildings will be provided from an existing high voltage (4160 v) panel at the north end of the SF building. This power is approximately 150 feet from the panel to each of the new modular buildings. There will need to be a new stepdown transformer on a pad next to each building. The power conduits will all be placed underground between the existing panel and the new transformers. This building is to supply an air conditioning and heating package unit on the roof of the building, thermostatically controlled from several thermostats inside the clinic.

### **C. Concept Plan**

There are two concept proposals for the North Facility. Option #1 (Project 6) as described in the previous narrative section of this report proposes a new building that replaces existing buildings SH and SK, and integrates all medical, mental health and dental functions into a single, centrally located new permanent facility which serves the inmate populations of both yards of the North Facility while keeping the inmate populations separate. Option #2 (Project 7) as described here, provides all of the necessary medical upgrades as mandated by the

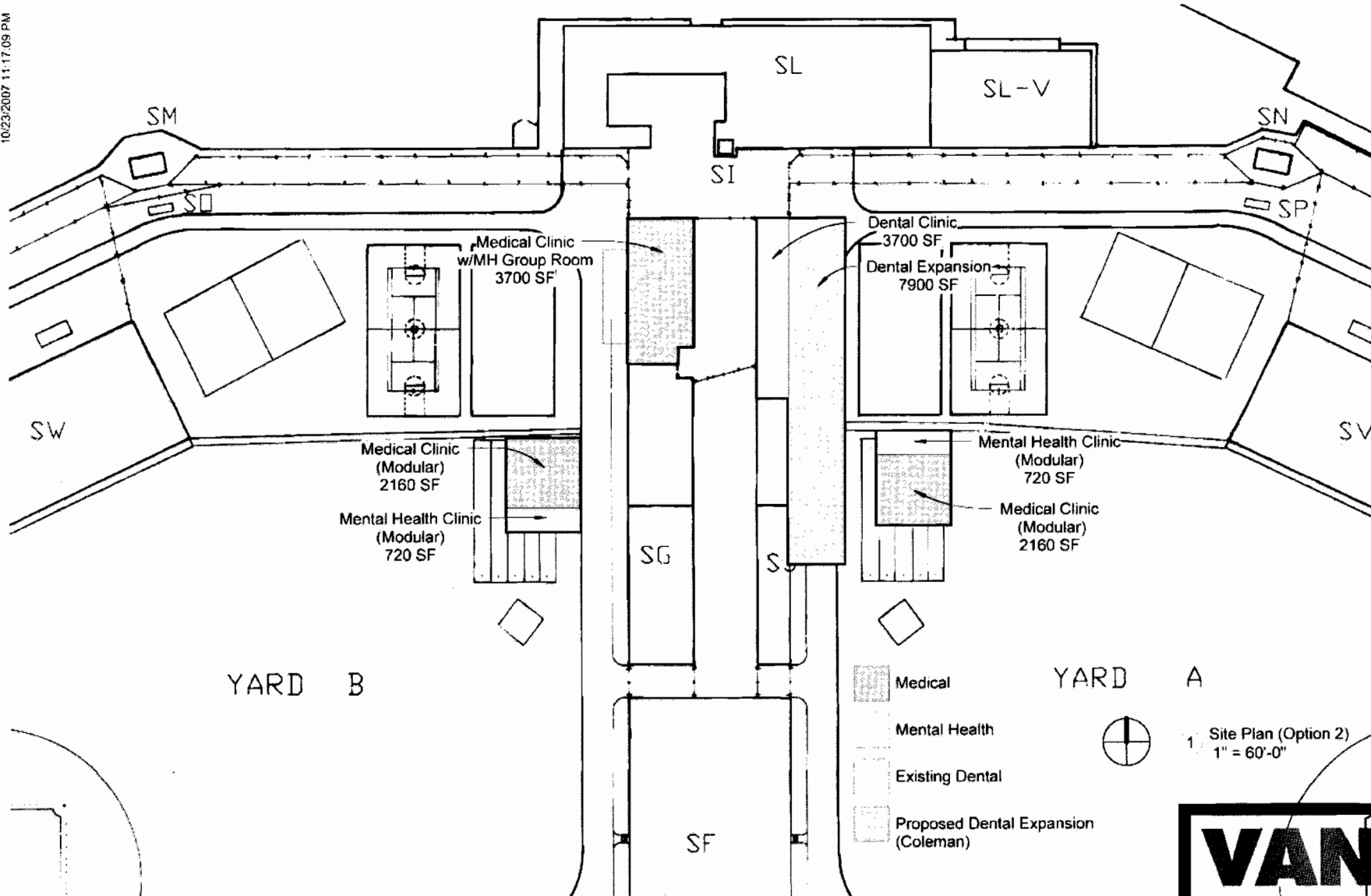
## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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guidelines established by the California Prison Health Care Receivership (CPR). It includes the renovation of the existing medical clinic building SH, and adds a new modular medical/mental health clinic to serve each inmate yard.

### **D. Space Program**

A space tabulation has been included to define the spaces included in each of the three buildings which make up Project 7 (Option 2). The spaces required to support the medical clinic are included in the tabulation and are listed as base building, and the additional space needs for Mental Health have been tabulated separately and listed separately.

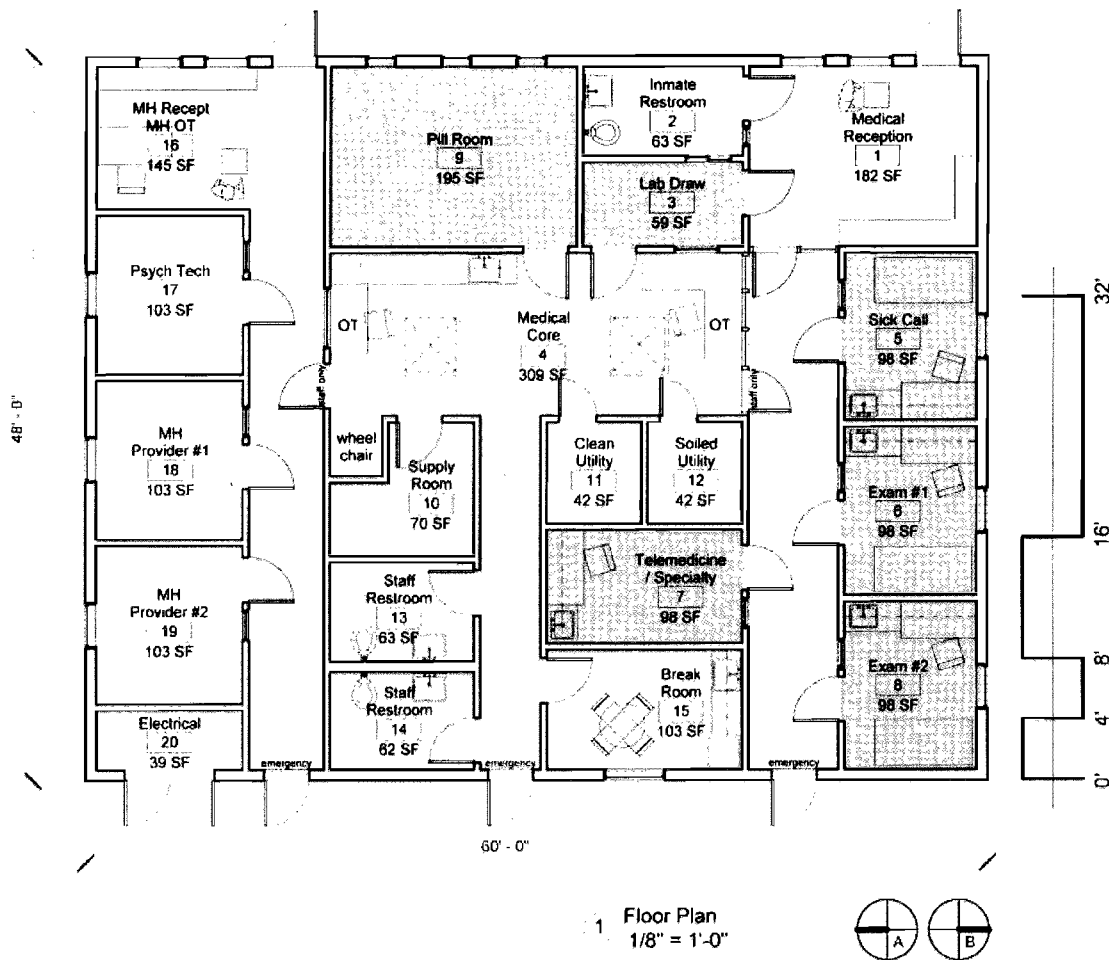


NORTH FACILITY: MODULAR & SHARED MED / MH CLINICS (OPTION 2)

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Number	Room Schedule Name	Area
1	Medical Reception	182 SF
2	Inmate Restroom	63 SF
3	Lab Draw	59 SF
4	Medical Core	309 SF
5	Sick Call	98 SF
6	Exam #1	98 SF
7	Telemedicine / Specialty	98 SF
8	Exam #2	98 SF
9	Pill Room	195 SF
10	Supply Room	70 SF
11	Clean Utility	42 SF
12	Soiled Utility	42 SF
13	Staff Restroom	63 SF
14	Staff Restroom	62 SF
15	Break Room	103 SF
16	MH Recept MH OT	145 SF
17	Psych Tech	103 SF
18	MH Provider #1	103 SF
19	MH Provider #2	103 SF
20	Electrical	39 SF
Circ	Circulation	205 SF
Circ	Circulation	94 SF
Circ	Circulation	185 SF

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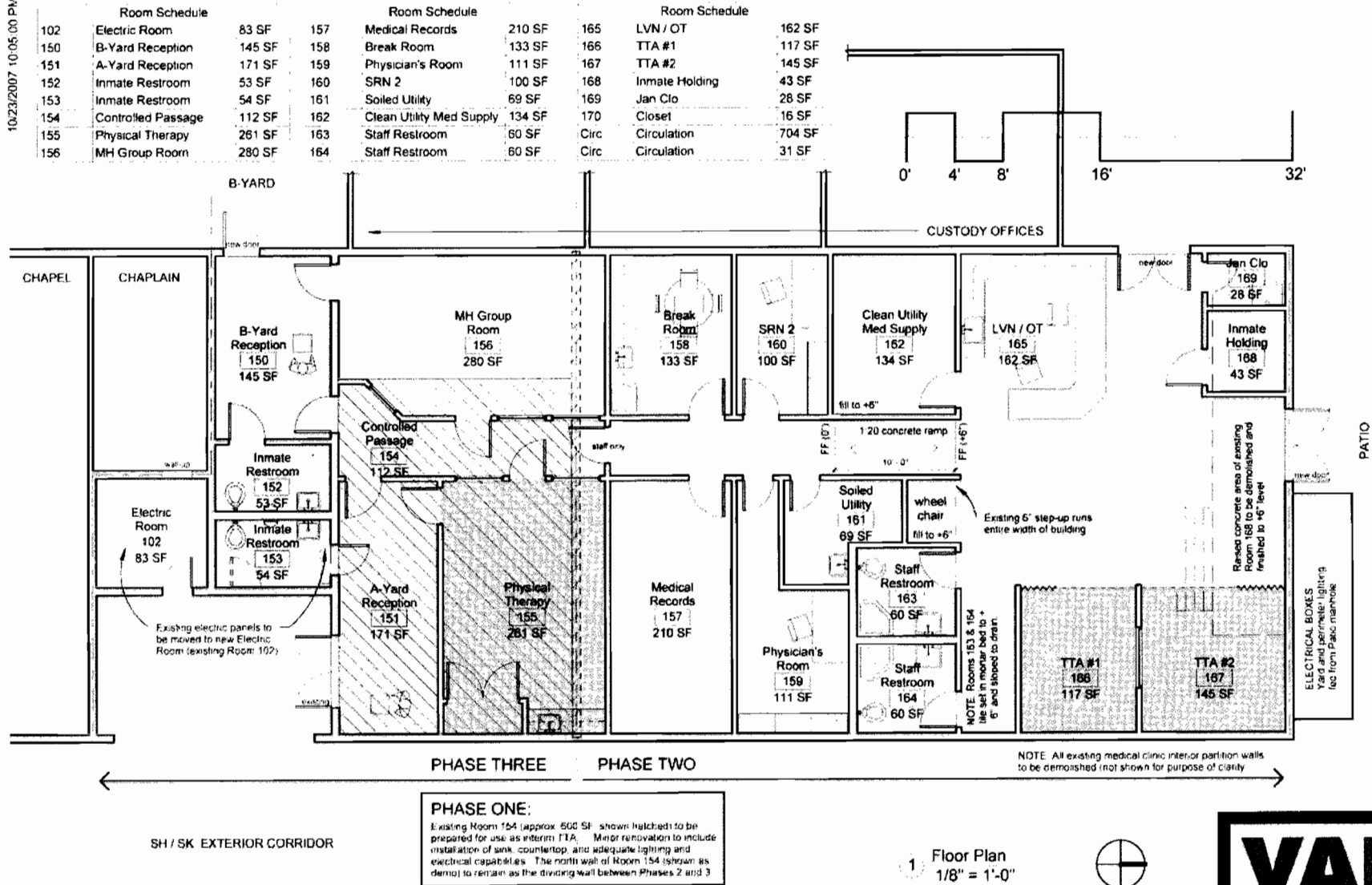
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NORTH FACILITY: MODULAR MEDICAL / M. H. CLINICS (A-YARD, B-YARD)



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# NORTH FACILITY: MEDICAL RENOVATION (SH BUILDING)

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## PROJECT # 7: Modular & Shared Medical / Mental Health Clinics (Option 2)

Function	New Space			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
<b>Modular Medical / Mental Health Clinic</b>				
Medical Reception	1	182	182	Shared in building  Shared in building
Inmate Restroom	1	63	63	
Women's staff Restroom	1	63	63	
Men's staff Restroom	1	63	63	
Break room	1	103	103	
Electrical / Telecom Room	1	39	39	
Circulation	1	94	94	
<b>Subtotal Shared</b>			<b>607</b>	
<b>Medical Examination/Treatment Service Area</b>				
Nurse Sick Call	1	98	98	Storage of sharps, syringes, medications, etc.
Lab Draw	1	59	59	
Supply Equipment Storage	1	70	70	
Physician Workroom			0	
Exam / Treatment Room	2	98	196	Portable Telemedicine capabilities
Telemedicine/Specialty Room	1	98	98	
Medical Core	1	309	309	
Soiled Utility	1	42	42	
Clean Utility	1	42	42	
Stretcher/wheelchair storage	1	0	0	2 stretchers=35 sf + 3 chairs=15 sf; SF included in medical circulation above
Pill Room	1	195	195	
Circulation	1	185	185	
<b>Subtotal Medical</b>			<b>1,294</b>	
<b>Mental Health Treatment Service Area</b>				
Mental Health Recept/MH OT	1	145	145	
Mental Health Provider 1 & 2	2	103	206	
Psych. Tech	1	103	103	
Circulation	1	205	205	
<b>Subtotal Mental Health</b>			<b>659</b>	
<b>Functional Net Subtotal Clinic (NSF)</b>			<b>2,560</b>	
Building Grossing Factor ( 12.5%)			320	
<b>Total Building Area (GSF)</b>			<b>2,880</b>	

# Health Care Facility Improvement Program California State Prisons- CTF - Soledad

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## PROJECT # 7: Modular & Shared Medical / Mental Health Clinics (Option 2)

Function		New Space			Comments:	
		Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF		
Medical Renovation (SH Building)						
	Yard A Waiting	1	171	171		
	Inmate Toilet, Yard A	1	54	54		
	Yard B Waiting	1	145	145		
	Inmate Toilet, Yard B	1	54	54		
	Custody	2		0		
	Electrical / Telecom Room	1	83	83		
	Subtotal Shared			507		
Medical Examination/Treatment Service Area						
	Physical Therapy	1	277	277	SF included in Phys, Therp. Room above SF included in circulation above	
Triage Treatment Area (TTA)						
	Nurse/OT Station	1	162	162		
	TTA #1; Trauma Bay	1	117	117		
	TTA #2; Standard Bay	1	148	148		
	Clean Utility/ Med Supply	1	134	134		
	Soiled Utility	1	69	69		
	Medical Records	1	210	210		
	Break Room	1	133	133		
	SRN II	1	100	100		
	Staff Restroom	2	60	120		
	Janitor Closet	1	28	28		
	Inmate Holding	1	43	43		
	Circulation	1	704	704		
	Room	1	31	31		
	Physical Therapy Closet	1	0	0		
	Stretcher/wheelchair storage	1	0	0		
	Subtotal Medical			2,276		
Mental Health Treatment Service Area						
	Mental Health Group Room	1	280	280		
	Subtotal Mental Health			280		
Functional Net Subtotal Clinic (NSF)				3,063		

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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### Project #8: Health Services Administration & Training Facility – North Facility

#### **A. Facility Condition & Need**

Existing Condition: In order to gain the needed number of clinical exam rooms in the Central Infirmary, it became necessary to move the medical, dental and mental health senior administrators and support staff into this recently constructed, vacant building from the Infirmary building in the Central Facility. Since there is no functional requirement to place the administrative staff in immediate proximity to the clinical functions and considering their staff exist in three distinct and separate Facilities, the decision to move the administrative staff out of the Infirmary Building will have little or no affect on the functionality.

Need: Once the decision was made to move the administrative staff out of the Infirmary, it created the need for new office space to house the relocated staff. Although the use of modular buildings typically does allow the relocation of staff to occur more quickly than permanent construction and the first cost of the modulars is less than that of permanent construction. The team was made aware that there are two buildings constructed in 1996 that are within the secure perimeter of CTF-Soledad that are currently vacant and have never been occupied. These buildings are known by the staff at CTF-Soledad as Buildings SX and SZ. These buildings, with minor modifications, will serve the administrative needs that we have identified in this Facility Master Plan. The concept plan that is attached as a part of this report shows that the majority of the existing interior partitions are being reused (shown as gray infill on the plans for both buildings) and those partitions that are shown in white are new walls. In order to achieve the required open space to create a training room for staff training, many of the partitions in Buildings SX and as shown as dashed on the concept floor plan are to be demolished. As one can see upon studying the concept plans versus the space program requirements, overall the administrative space needs have aligned very well with the space available in these two buildings, with very few modifications to the buildings being necessary.

The one large need that was generated out of the decision to place the senior administrative staff in these two buildings had to do with their somewhat remote location from the Central Facility Infirmary. To deal with the long distances that the staff must cover going back and forth to the Central Facility, it was determined to provide the staff with electrical rechargeable carts that would be located and recharged directly adjacent to the two administration buildings. The same parking and recharging area will be provided just outside the Central Facility Administration Building "A", along with all necessary paving to take the trip from one location to the other.

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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Finally, it should be noted that this relocation of senior administrative staff into a single location will allow and encourage more interaction and information sharing between the various staff.

### **B. Project Description**

Buildings "SX" and "SZ" are located on the far west side of the North Facility, within the secure perimeter of CTF - Soledad. These two buildings were constructed in 1996, and have never been occupied. The project scope is to demolish a minimal number of interior partitions and plumbing fixtures, and to create general office space and support functions for the identified medical, mental health and dental senior administrators and their staff. The exterior of the building is to be largely left intact, with the exception of the addition (or deletion and infill) of several windows and doors as shown on the plans. With the remote location of these two buildings from the existing medical infirmary at Central and the clinics at North and South, the need for 12 electric, rechargeable carts with charging stations has been included in the project scope. The location of these carts and recharging stations is shown on the floor plans for buildings SX and SZ. The additional asphalt paving for these carts around these buildings is approximately 2,500 square feet. Allow for 5,500 square feet of additional asphalt paving which will interconnect these two buildings to the Central Facility Infirmary.

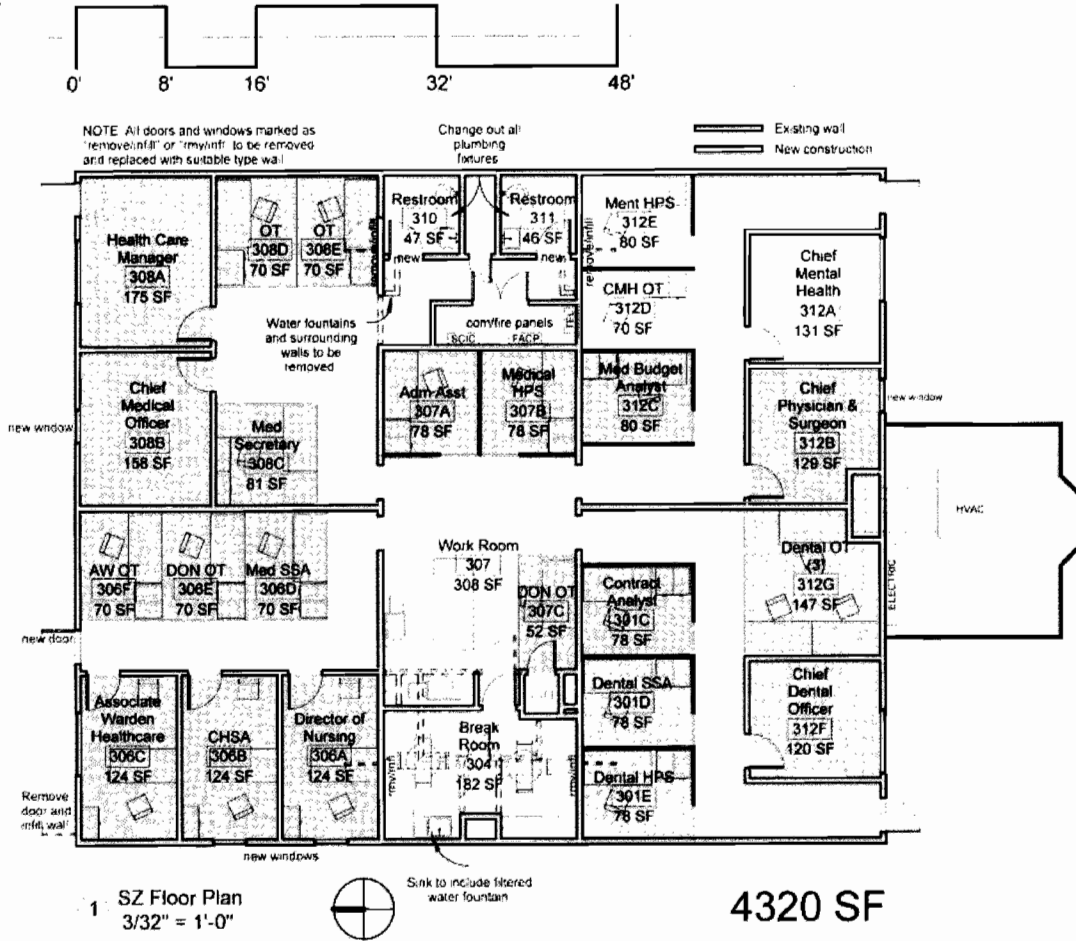
There is an existing fire alarm panel with pull stations in both buildings, which do not go to a centralized system, but are stand alone. These systems are in the buildings, but were never tested and signed off after the buildings were completed. The HVAC system, and all associated ductwork, dampers, etc. will be checked and cleaned as a part of this scope of work.

### **C. Concept Plan**

A concept plan has been included within this project narrative to describe the proposed internal layouts of the two buildings.

### **D. Space Program**

A space tabulation has been included to define the spaces included in these buildings.



#### Health Services Administration & Training

##### Universal Training Room

##### Medical:

Chief Medical Officer  
Medical Secretary  
Office Tech  
Health Care Manager  
Office Tech  
Health Program Specialist  
Director of Nursing  
Staff Services Analyst  
Office Tech (2)  
Chief Physician & Surgeon  
CHSA  
Medical Budget Analyst  
Contract Analyst  
Nurse Instructor  
Office Tech  
Administrative Assistant

##### Dental:

Chief Dental Officer  
Staff Services Analyst  
Office Tech  
Health Program Specialist  
Office Tech

##### Mental Health:

Chief of Mental Health  
Office Tech  
Health Program Specialist

##### Custodial:

Associate Warden  
Office Tech

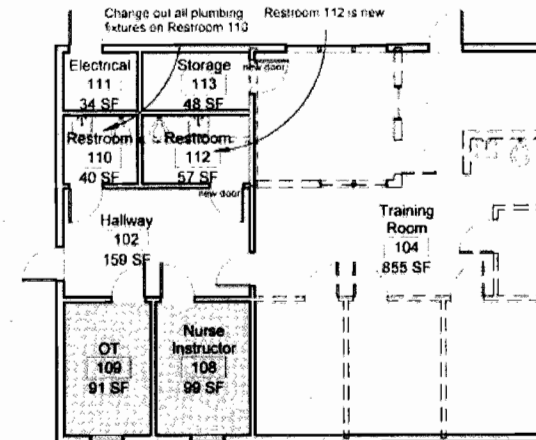
Common Area

Custodial

Dental

Medical

Mental Health

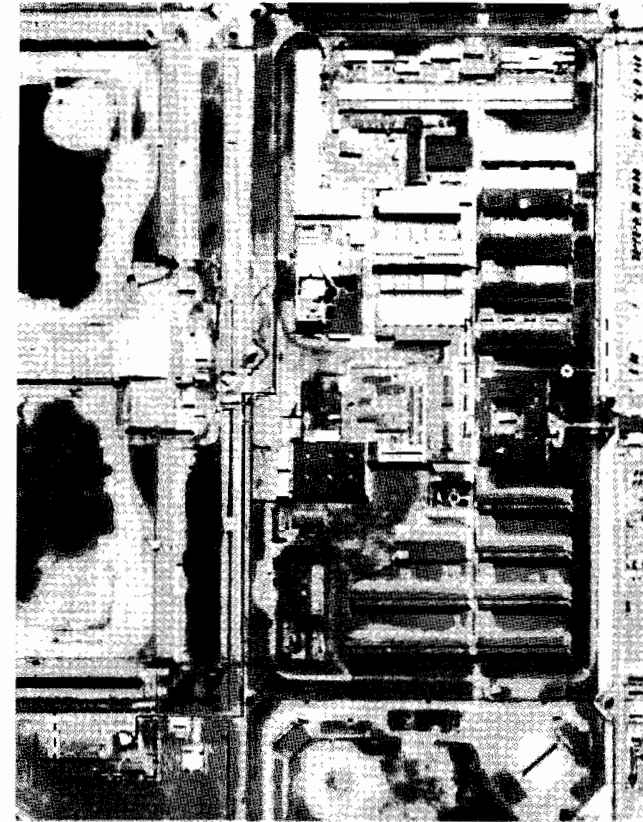
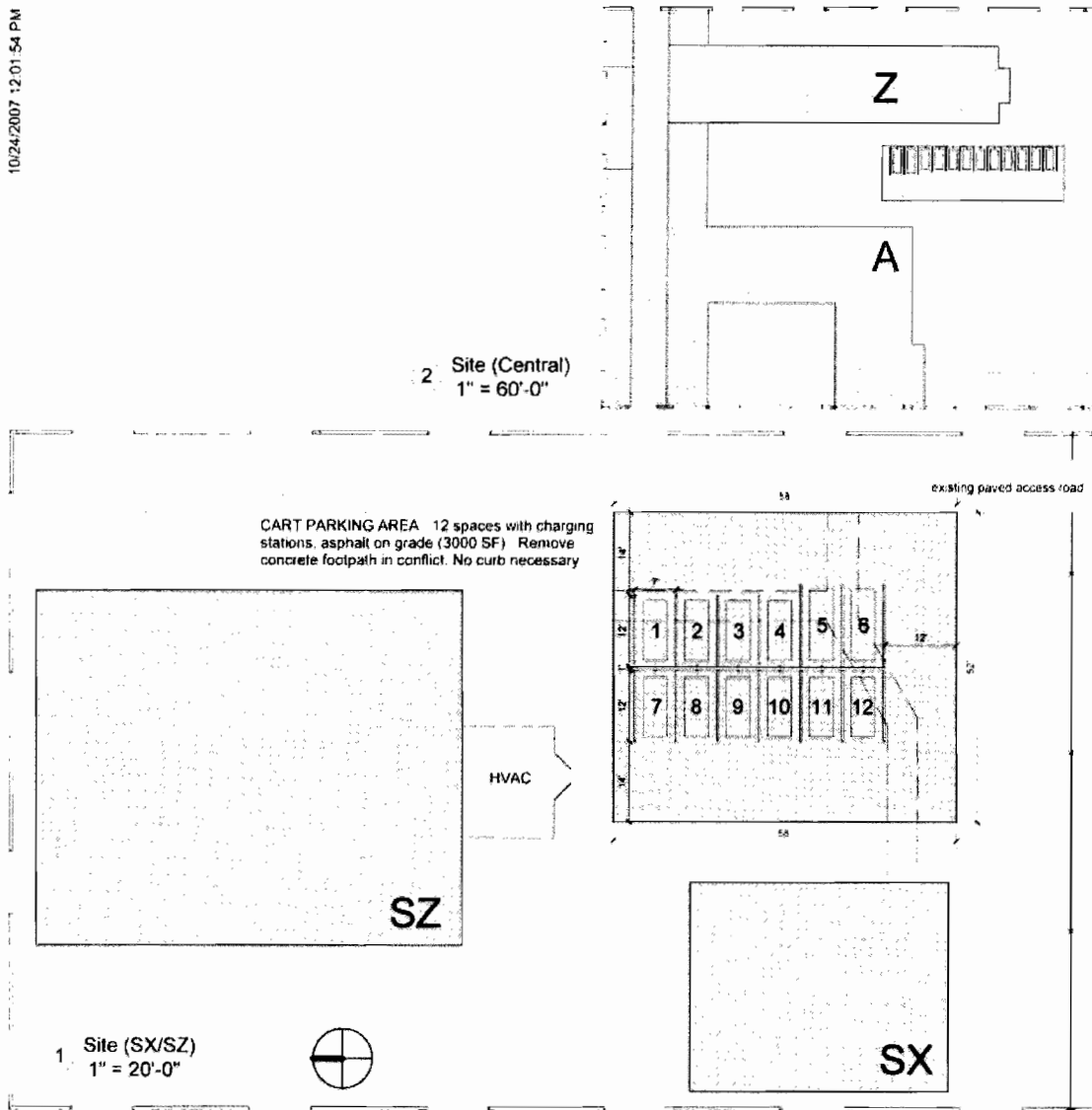


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HEALTH SERVICES ADMINISTRATION & TRAINING FACILITY



CART PATH: Red line designates path between Health Services Administration and the Central Facility. Parking pad and charging stations are required at both locations. 550 ft. stretch between between tick marks to be paved (10' width)

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HEALTH SERVICES ADMINISTRATION & TRAINING FACILITY

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**PROJECT # 8: Health Services Administration & Training Facility**

Function	New Space			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
<b>SZ Building</b>				<b>Administration area separate from Outpatient Clinic and Nursing Units. No inmate access.</b>
Waiting Area	1	60	60	Waiting for two people at 15 sf/person. Collocate with Medical Secretary. Required by licensing
Health Care Manager (HCM)	1	175	175	Private Office
HCM HPS	1	78	78	Partially Private Office, Low partition office; Supports HCM
Director of Nursing (DoN)	1	124	124	Private Office.
Chief Support Ops (CSO) (Correctional Health Services Admin./CHSA)	1	124	124	Private Office.
Associate Warden - (Health Services)	1	124	124	Private Office
Chief Medical Officer (CMO)	1	158	158	Private Office
Medical Secretary	1	81	81	
Chief Physician & Surgeon	1	129	129	Private Office
Chief Dentist	1	120	120	Private Office
Med. SSA	1	70	70	
Dental SSA	1	78	78	
Administrative Assistant	1	78	78	
Dental HPS	1	78	78	Partially Private Office, Low partition wall;
Office Tech (OT)(Dental)	3	49	147	Open Office.
Office Tech (OT)(CMH)	1	70	70	Open Office.
Office Tech (OT)(DON)	1	52	52	Open Office.
Office Tech (OT)(DON)	1	70	70	Open Office.
Office Tech (OT)(AW)	1	70	70	Open Office.
Office Tech (OT)	2	70	140	Open Office.
Chief Mental Health	1	131	131	Private Office.
Mental Health HPS	1	80	80	Open Office.
<b>Administration Staff</b>				
<b>Medical</b>				
Medical Contract Analyst	1	78	78	Cubical Office
Medical Budget Analyst	1	80	80	
<b>Administration Support</b>				
Workroom	1	308	308	
Breakroom	1	182	182	Table for six. Counter and sink, with lockable drawers below and cabinets above. Utility connections for coffee maker, microwave and refri.
Staff Restroom	2	47	94	
Com/Fire Pannels	1	36	36	
WH Closet	1	10	10	
<b>Functional Net Subtotal (NSF)</b>			<b>3,025</b>	
<b>Building Grossing Factor ( 3.3%)</b>			<b>1,295</b>	
<b>Total Building Area (GSF)</b>			<b>4,320</b>	



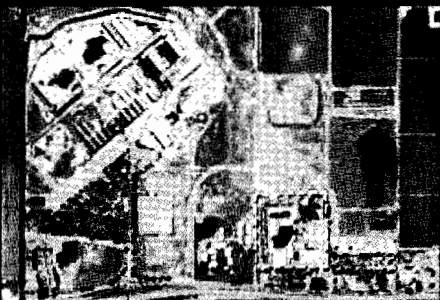
**Health Care Facility Improvement Program  
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**PROJECT # 8: Health Services Administration & Training Facility**

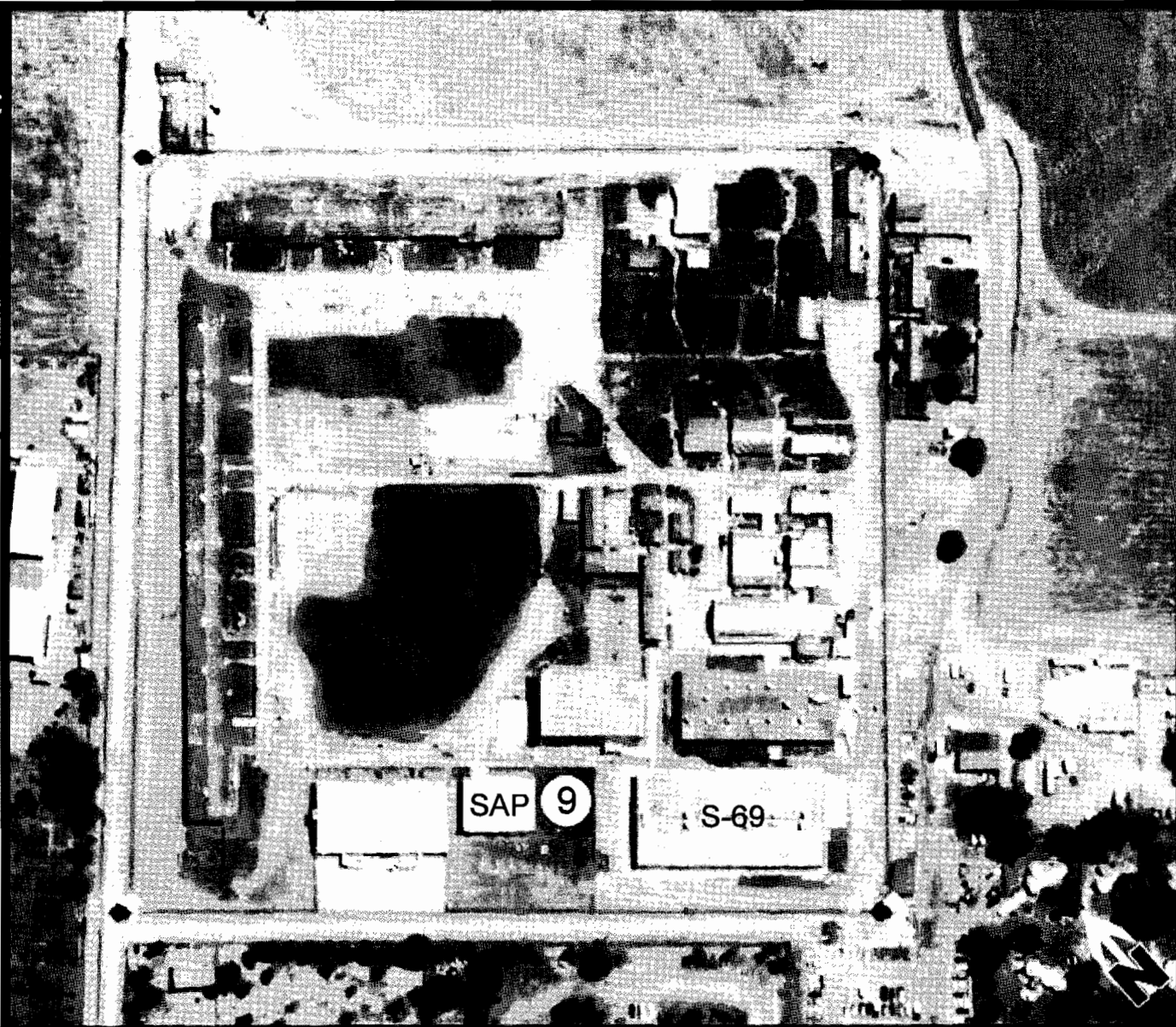
Function	New Space			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
<b>SX Building</b>				
Hallway	1	159	159	
Training room	1	855	855	
Nurse Instructor Office	1	99	99	
OT (Nurse Instructor)	1	91	91	
Storage/Supplies	1	48	48	
Restroom	1	40	114	
Restroom	1	57	114	
Electrical	1	34	34	
<b>Functional Net Subtotal (NSF)</b>			<b>1,355</b>	
Building Grossing Factor ( 10%)			148	
<b>Total Building Area (GSF)</b>			<b>1,503</b>	

CTF, Soledad



South Facility

9 Modular Medical Clinic



October 29, 2007

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Health Care Facility Improvement Program  
California State Prisons: CTF, Soledad

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## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **Project #9: Modular Medical Clinic – South Facility**

#### **A. Facility Condition & Need**

Existing Condition: The existing South Facility Health Services Clinic in its present configuration and location, is landlocked inside an Administration building and has no space and expand in order to create needed clinical exam rooms and an adequate TTA. Every room in the building is currently assigned and in use, and many of the existing medical spaces are already substandardly sized.

Need: In order to adequately serve the total spectrum of healthcare needs of the inmate population of the South Facility at CTF – Soledad, the Medical Clinic needs to be able to expand physically through relocating them elsewhere within the Facility. Because existing space is not available, the proposed concept design suggests placing a new medical modular building on a vacant piece of land directly adjacent to the existing administration building. This project provides for incorporating all of the existing spaces complete with any needed upgrading with needed new spaces into a coherent, efficient design that is still situated in the same geographical location within the South Facility for ease of access and use by inmates and staff.

Based on the number of Health Care Services Request Forms (CDC 7362) being received, the team estimated that 1 nurse sick call room (based on current load of 40/day, and goal for nurses is 35/day) is required. Based on the number of nurse referred 7362s combined with scheduled follow-up appointments, the team estimated that 2 provider rooms (based on current load of 30/day, and goal for providers is 20/day) would be required. The team additionally acknowledged that as the inmate populations age, there may be a greater need for medical exam and treatment requiring possibly additional exam rooms.

#### **B. Project Description**

The project site for the new South Modular Clinic building is located within the secure perimeter of the South Facility at CTF - Soledad, and is located directly adjacent to the existing Administration Building #S-69 where the current medical clinic is housed. This stand alone modular clinic will have a footprint of 60'-0" x 60'-0".

The existing site topography for this clinic modular building is fairly flat, requiring minimal grading for the slab-on-grade foundation. A minimal amount of fill soil material may be needed to be imported to the area of the proposed building to minimally raise the finish floor

## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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approximately 1 ½" above surrounding existing grade, to minimize any potential for heavy rains to introduce water into the building at the primary entrance points around the perimeter. The existing electrical power which will serve this medical modular will come from an existing electrical pad mounted transformer S-70, located approximately 25 feet south of the proposed location of the new medical modular building. This transformer supplies 480 volt 3 phase power, so there will need to be a new pad mounted transformer just outside the electrical room of this modular to step the power down to 120/208V. All power cable will be buried in conduit.

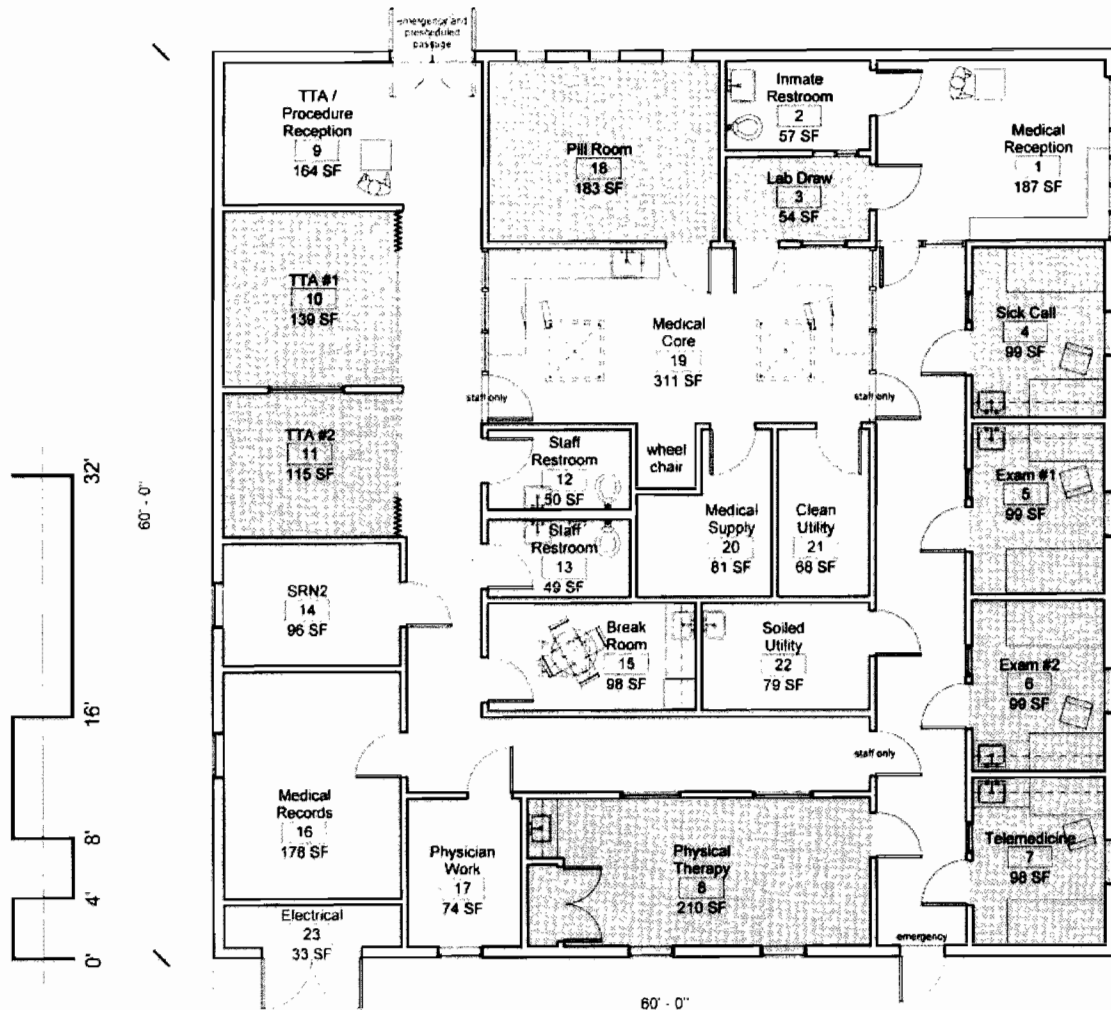
The new clinic modular building provides the following medical exam and exam support spaces: (2) TTA procedure bays, (1) reception area for TTA, with (1) custody station directly off the inmate waiting room, (2) medical exam rooms, (1) nurse sick call room, (1) telemedicine room and (1) physical therapy room. There is also a separate inmate waiting area with an inmate restroom, lab draw room and custody station directly off the inmate waiting room. The clinic also provides the following medical support spaces: a medical core area which supports two LVNs and an OT soiled and clean utility rooms, men's and women's staff restrooms, a physician's charting room, a staff break room, an office for an SRN II, a supply/equipment storage room, a wheelchair storage alcove, and a janitor's closet. The Medical Records for the South Facility are also stored in this building. Finally, this building is to provide a central air conditioning and heating package unit for the building, located on the roof.

### **C. Concept Plan**

A concept plan of the new medical modular building is included here to graphically show the arrangement of spaces within the building, along with a site plan showing the proposed location, and it's relationship to the existing administration building which currently houses the medical clinic.

### **D. Space Program**

A space tabulation has been included to define the spaces included in this modular building.



1 Floor Plan  
1/8" = 1'-0"

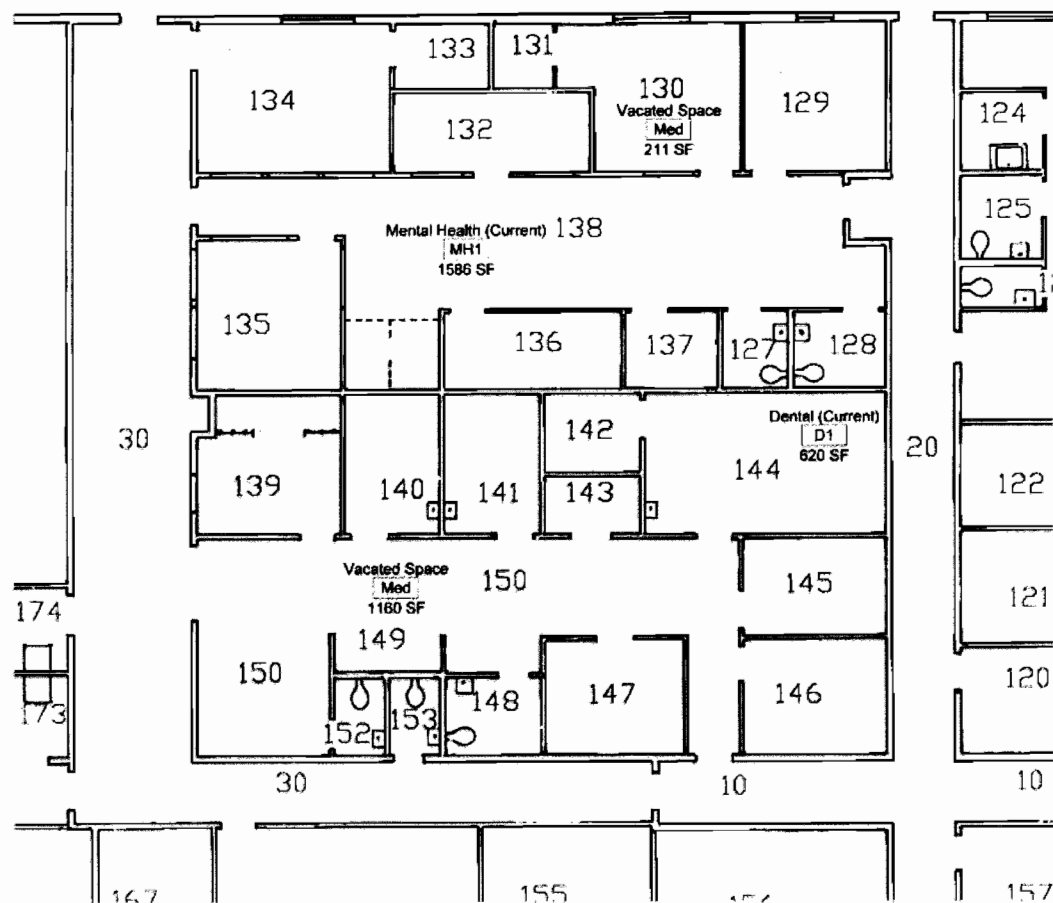
Number	Room Schedule Name	Area
1	Medical Reception	187 SF
2	Inmate Restroom	57 SF
3	Lab Draw	54 SF
4	Sick Call	99 SF
5	Exam #1	99 SF
6	Exam #2	99 SF
7	Telemedicine	98 SF
8	Physical Therapy	210 SF
9	TTA / Procedure Reception	164 SF
10	TTA #1	139 SF
11	TTA #2	115 SF
12	Staff Restroom	50 SF
13	Staff Restroom	49 SF
14	SRN2	96 SF
15	Break Room	98 SF
16	Medical Records	178 SF
17	Physician Work	74 SF
18	Pill Room	183 SF
19	Medical Core	311 SF
20	Medical Supply	81 SF
21	Clean Utility	68 SF
22	Soiled Utility	79 SF
23	Electrical	33 SF
24	Ph Thrp Closet	11 SF
Circ	Circulation	277 SF
Circ	Circulation	327 SF

CALIFORNIA  
PRISON HEALTH CARE  
RECEIVERSHIP CORP.

Health Care Facility Improvement Program  
California State Prison - CTF Soledad

**VANIR**

# SOUTH FACILITY: MODULAR MEDICAL CLINIC



Dental (Current) : 620 SF  
 Mental Health (Current): 1160 SF  
 Vacated Space: 1586 SF

CALIFORNIA  
 PRISON HEALTH CARE  
 RECEIVERSHIP CORP.

Health Care Facility Improvement Program  
 California State Prison - CTF Soledad

**VANIR**

SOUTH FACILITY: VACATED SPACE (S-69)

# Health Care Facility Improvement Program California State Prisons- Avenal

CALIFORNIA  
PRISON HEALTH CARE  
RECEIVERSHIP CORP

## PROJECT # 9: Modular Medical Clinic

Function	New Space			Comments:
	Proposed Qty of Areas	Proposed Net Sq. Ft.	Total NSF	
Modular Medical Clinic				
Medical Examination/Treatment Service Area				
Medical Reception	1	187	187	Portable Telemedicine capabilities Storage of sharps, syringes, medications, etc.
Inmate Restroom	1	57	57	
Lab Draw	1	54	54	
Nurse Sick Call	1	99	99	
Exam / Treatment Room	2	99	198	
Telemedicine Room	1	98	98	
Physical Therapy	1	210	210	
Staff Restroom	2	50	100	
SRN II	1	96	96	
Break room	1	98	98	
Medical Records	1	178	178	2 stretchers=35 sf + 3 chairs=15 sf Shared in building Shared in building utility sink, mop holder, shelving for supplies and space for equipment
Physician Workroom	1	74	74	
Pill Room	1	183	183	
Medical Core	1	311	311	
Medical Supply	1	81	81	
Soiled Utility	1	79	79	
Clean Utility	1	68	68	
Electrical	1	33	33	
Physical Therapy Closet	1	11	11	
Circulation	1	277	277	
Circulation	1	327	327	
Triage Treatment Area (TTA)				
Reception/Waiting	1	164	164	
TTA #1; Trauma Bay	1	139	139	
TTA #2; Standard Bay	1	115	115	
Functional Net Subtotal Clinic (NSF)			3,237	
Building Grossing Factor ( 13%)			420	
Total Building Area (GSF)			3,600	Medical Only

## Health Care Facility Improvement Program California State Prisons – CTF - Soledad

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### 4. Budget

#### Construction Cost:

Based on the determined project scope, anticipated building construction and associated concept plan, budget estimates have been developed to define the hard construction cost of each project. As a result of the conceptual nature and level of planning prepared prior to the start of design, cost models for similar building types and functions were utilized to form the basis for the cost of a project. Additionally, geographical factors have been applied to adjust the cost models to the bid conditions anticipated to be experienced in the Central Coast where Correctional Training Center (CTF, Soledad) is sited. The base project costs include the following mark-ups:

- General Conditions (GC) (10%)
- GC Overhead and Profit (8%)
- Bonds and Insurance (2%)
- Market and Prison Inefficiency Factor (15%)

The costs estimated for the projects are based on today's dollars. Cost escalation and construction materials and labor rates continue to change and escalate. The construction costs have been escalated by project to the mid-point of construction to best anticipate the bid cost at the time the project will be publicly bid.

#### Project Cost:

In addition to hard construction costs, soft costs must additionally be budgeted for when planning a project. Soft costs may include, planning costs, design and engineering, survey and field investigation, specialty consultants (CEQA), testing and inspection, guarding costs, management, and furniture procurement and installation. These costs may vary based on the size of the project and its complexity; we have anticipated 45% of the construction costs to cover these project related expenses.

Costs estimated by project have been included in the Executive Summary section.



## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

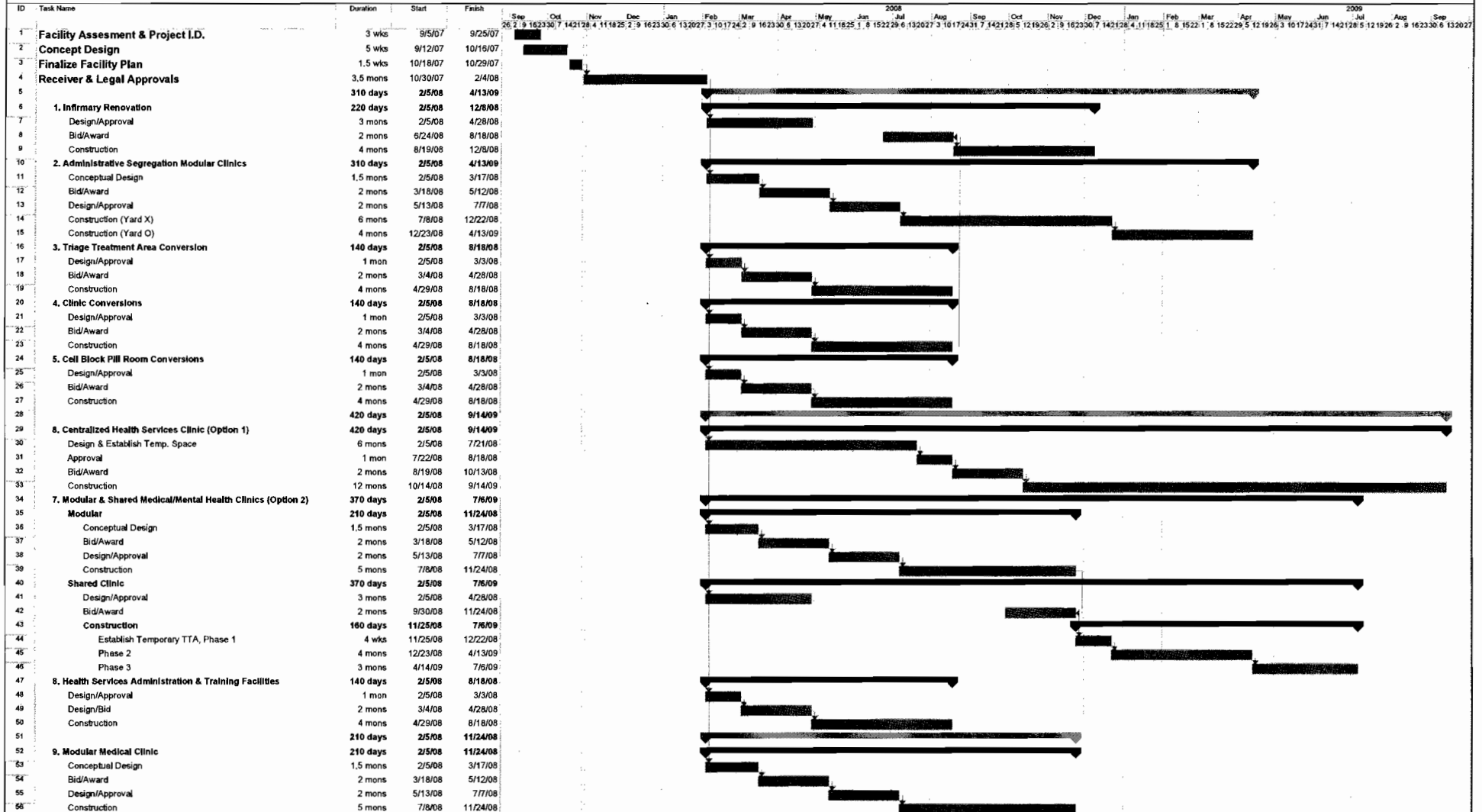
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### **5. Schedule**

The nine projects within the Facility Master Plan for CTF-Soledad are listed in the following Project Master Schedule included in this section. Projects have been included under the headings within which facility (Central, North or South) they are proposed. It should be noted that in no event would both Project 6, Centralized Health Services Clinic (Option 1) and Project 7, Modular & Shared Medical / Mental Health Clinics (Option 2) be implemented. Both Project 6 and 7 address the same need within the North Facility with varying degrees of improvements and only one will be selected for implementation (refer to the Project Narrative Section of this report for the project narratives describing the difference in each project scope). Project 6 will result in a centralized permanent building that will require a longer duration to complete than that required by Project 7 for the modular buildings and renovation of SH building. Assuming that Project 6 is selected for implementation and all projects were started on or near February 5, 2008 as suggested in the Master Schedule, the last of the projects (Project 6) would be completed by September 2009, or in approximately 20 months. Should Project 7 be selected rather than Project 6, all projects would be completed approximately two months earlier in July 2009 which is within the 18 month completion goal set for the program.

# HEALTHCARE FACILITY IMPROVEMENT PROGRAM CALIFORNIA STATE PRISON- CTF, SOLEDAD PROJECT MASTER SCHEDULE

**VANIR**  
CONSTRUCTION MANAGEMENT, INC.



## **Health Care Facility Improvement Program California State Prisons – CTF - Soledad**

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### **6. Conclusion**

As our formalized overall response to meet the needs of the CPR, Corp. Plan of Action, specifically for CTF - Soledad, this final report represents the distillation of all of the information retrieved and developed through numerous meetings with CPR and the medical, mental health, dental and correctional officials from both CTF - Soledad as well as CDCR headquarters and respective court monitor oversight during the months of September and October of this year. With the input and support of all of these professionals, the focus will now shift from assessment and documented plan to approval and implementation. The recommendation which defines 9 separate yet interconnected projects contained in this report are geared to do the following for this Institution.

1. To provide adequate space to all of the clinical medical functions within the Infirmary and within each facility yard clinic.
2. To allow the medical component of CTF - Soledad to retain and bring in needed specialists to provide for high quality healthcare on-site to the inmate population.
3. To accomplish items 1 and 2 above in the shortest timeframe possible, and therefore elevating the level of healthcare to that as called for in the Receiver's Plan of Action.

It is the Site Planning Team's intention to assist the Receiver in implementing the eight (8) projects selected for implementation and included within the Master Plan upon approval to do so.