A decorative border featuring a variety of tropical plants and flowers. On the left, there are long, slender green leaves. In the center and right, there are several large, vibrant flowers in shades of pink, orange, and red, set against a dark green background with other foliage.

Judging Children:
Youth Campus for Healing and Learning
Camp Wilmont Sweeney Replacement Project

Alameda County
Probation Department
and
General Services Agency

Academy of Architecture for Justice
November 3, 2016

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Course Description

The course will review the following project features:

- Modeled after many restorative justice programs in local government.
- Emphasis on Recidivism Reduction through educational and recreational programming.
- Funded by California Senate Bill 81, the Camp Sweeney replacement project will provide a spacious, beautiful, low-scale residential campus for youth.
- The proposed plan will house 120 male & female youth safely in a residential setting &
- The functional and physical program enhancements will include: expanded ability for vocational training, academics, programming, state-of-the-art technology and recreational opportunities.

Learning Objectives

Learning Objective 1: Ability to program and design building projects for juvenile (or adult) probation which are functionally driven toward specific outcomes.

Learning Objective 2: Provide a clear understanding of the basis of program driven architecture where specific learning objectives for healing and learning inform all design decision-making.

Learning Objective 3: Ability to develop design solutions for elective, out-of-custody juvenile (or adult) probation programs where the buildings provide learning and training in the community in a local campus.

Learning Objective 4: Facilitate learning environments for at risk youth through a school rather than a correctional setting as an early intervention for successful long-term results & how to do that in architectural solutions.

Speakers



Esa Ehmen-Krause

Esa Ehmen-Krause is the Assistant Chief Probation Officer for Alameda County Probation Department. She has been with the Department since 2011; prior to promotion in 2015, she was the Deputy Chief over the Facilities Division.

Ms. Ehmen-Krause's experience includes 10 years with the Indiana Department of Corrections, holding numerous positions including Program Director and Superintendent of South Bend Juvenile, where she and her team were instrumental in successfully implementing numerous Evidence Based Practices as well as the Office of Juvenile Justice and Delinquency Prevention's Performance Based Standards initiative.

Ms. Ehmen-Krause received her Bachelor of Science in Criminal Justice from Indiana University's School of Public and Environmental Affairs, and went on to complete graduate coursework focusing on Public Policy Development and Government Administration.



Maritza Delgadillo, Architect

Maritza Delgadillo is an architect who holds a Bachelor of Arts and a Master of Architecture from U.C. Berkeley. She began her service to public sector clients starting with Lawrence Berkeley Lab in 1976 and went on to private practice in 1979 through 2014. She ran her own business (Diseno) for 26 years with mostly public clients or publicly-funded projects focusing on Education, Health Care and Affordable Housing. She joined the County of Alameda GSA Capital Projects team in 2014 and is focused on projects for Probation as a Senior Project Manager.



Rona G. Rothenberg, FAIA

Rona Rothenberg has been an architect in government and industry for the past 30 years, providing capital program and project planning, design and construction "from the inside out," from within institutions. She has worked on over 100 institutional buildings for Stanford University, Kaiser, Allianz AG North America, and for the past 15 years has provided leadership and management for the Judicial Council of California and recently in Alameda County. She has had direct involvement in 27 new courthouse projects and related public buildings. She has lectured and written widely on this topic. She holds Bachelor of Science and Master of Architecture degrees and is licensed in California.

Camp Wilmont Sweeney



Existing Site

- Originally Built in the 1950's – outlived its useful life
 - Nearby documented seismic fault & landslide activity
 - Beautifully maintained facility
 - Infrastructure affected by earth shifting & age
 - Inability to house female youths
 - Inability to address Programmatic Needs
 - Security concerns for youths
 - Somewhat remote location
 - Existing Gymnasium seismically unsafe

Existing Site



Project Budget/Challenges/Opportunities

- Project Budget - **\$65,456,556**
- Project Delivery – **Design/Build**
- State and County Board of Supervisors approval required

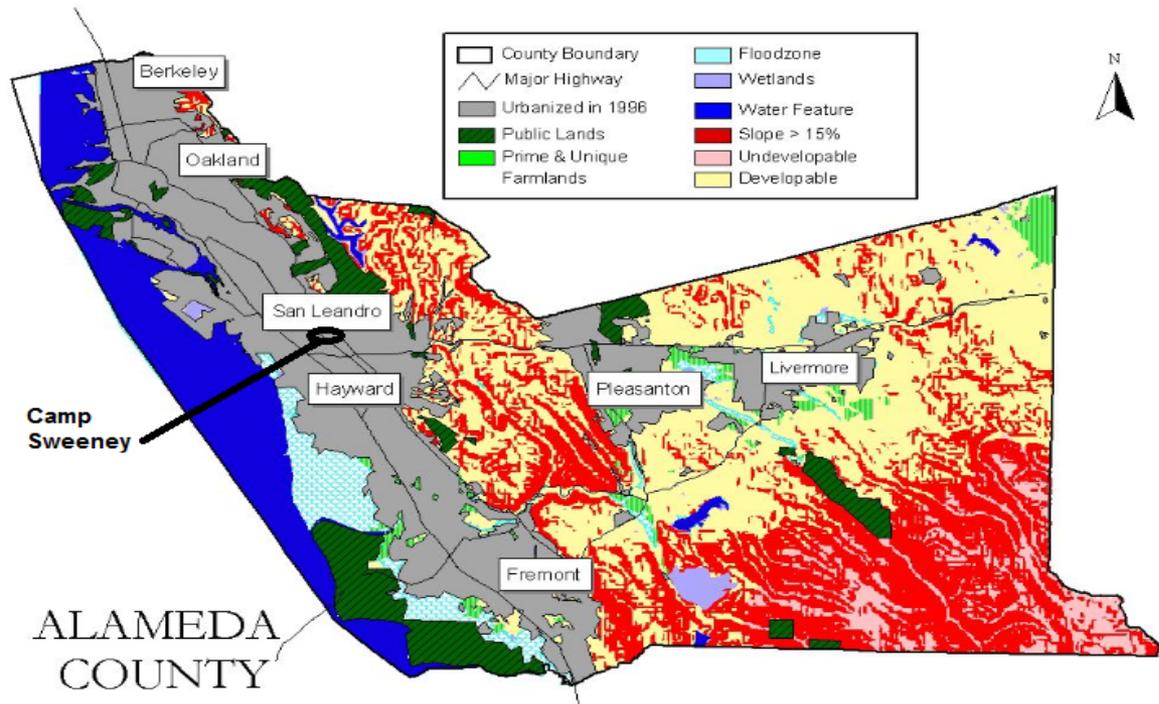
Challenges

- Seismic, Geotechnical & Costs associated with Site Work
- Skinny, Hilly, Sloping Site
- Utilities, Title, Encumbrances & Easements
- CEQA – Environmental Impact Report
- State Funding Process – Multiple Agency review & approval

Opportunities

- Site & Building Orientation – poss. Zero Net Energy
- Separation of Buildings & Functions
- Proximity to main thoroughfare & public transit
- Ability to house female youths
- Ability to offer multiple programs

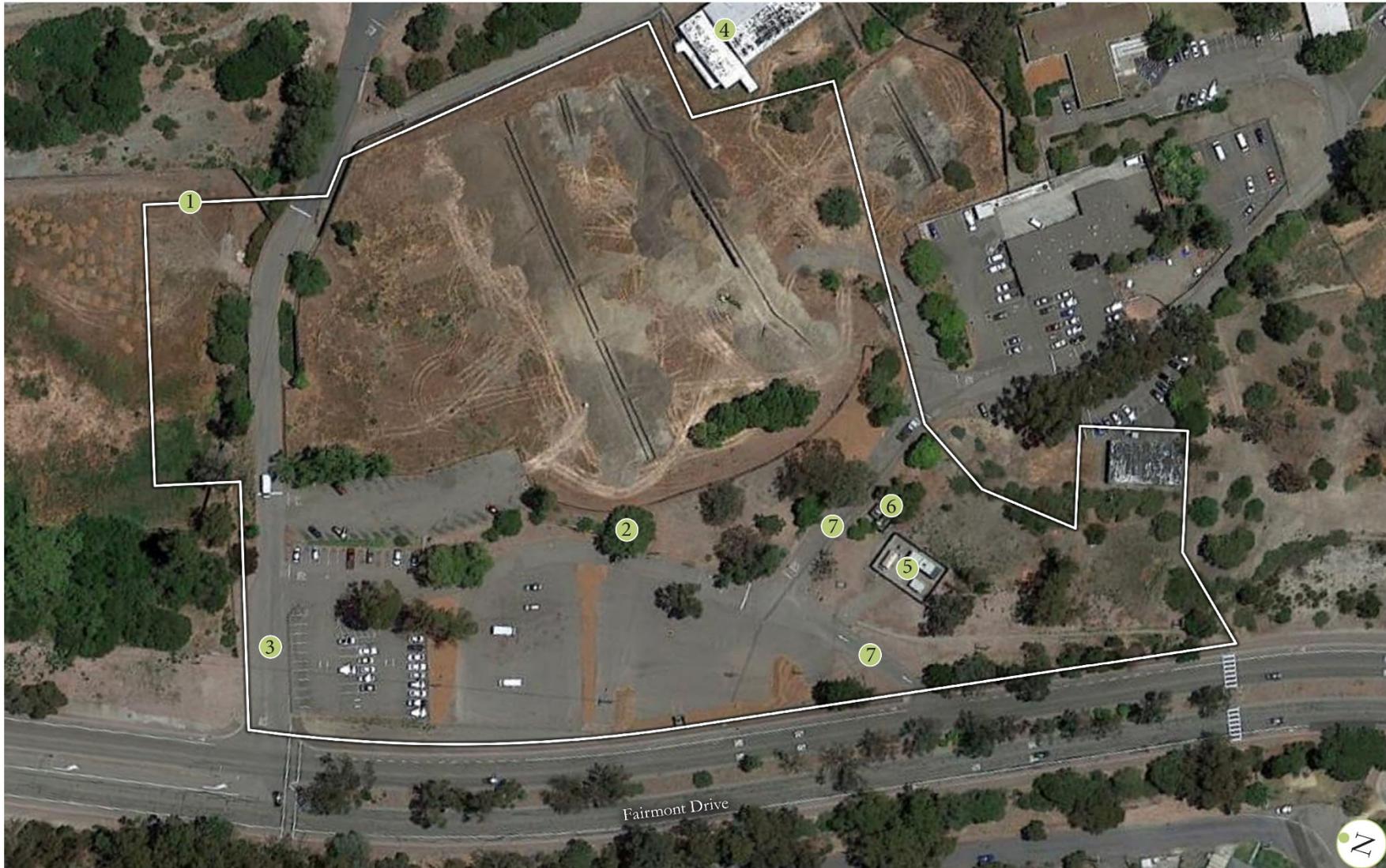
Location



Fairmont Campus - Aerial & Vicinity Plan



Aerial & Site Boundary



1. Site Boundary Outline
2. Existing Oak Tree to be Saved
3. North Access Road
4. Existing Gym Building
5. Generator, Switch Gear, & Tank
6. Transformer
7. South Access Road

Existing Site Aerial with Site Boundary Outline

Not to Scale



KOMOROUS-TOWEY
ARCHITECTS

November 5, 2015

CAMP SWEENEY
Alameda County Probation Department

Project Establishment Documents

Built/Interior Programs

New Campus Facility of 10.7 acres - 72,500 GSF – 7 buildings

- 1 Administration/Intake/Medical
- 1 Food Service/Gymnasium
- 1 Educational/Vocational/Programs
- 1 Girls Residence
- 2 Boys Residences
- 1 Boys' Special Programming Residence
- Sustainable Building Maintenance Facilities

Aerial & Site Plan



- | | | | | | | |
|----------------------------|-----------------|--------------------------|---------------------|---------------------------------|------------------------------------|------------------------|
| 1. Administration Building | 4. Programs | 7. Boys Housing | 10. Intake Parking | 13. Housing Entry & Parking | 16. Track/Soccer/Football/Baseball | 19. North Access Road |
| 2. Girls Housing | 5. Boys Housing | 8. Half Basketball Court | 11. Visitor Parking | 14. New Transformer & Generator | 17. Existing Gym Building | 20. New Turn Lane |
| 3. Food Services and Gym | 6. Boys Housing | 9. Basketball Court | 12. Staff Parking | 15. New Fire Access Road | 18. Modified South Access Road | 21. Site Boundary Line |

Proposed Site Plan

Not to Scale



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ARCHITECTS

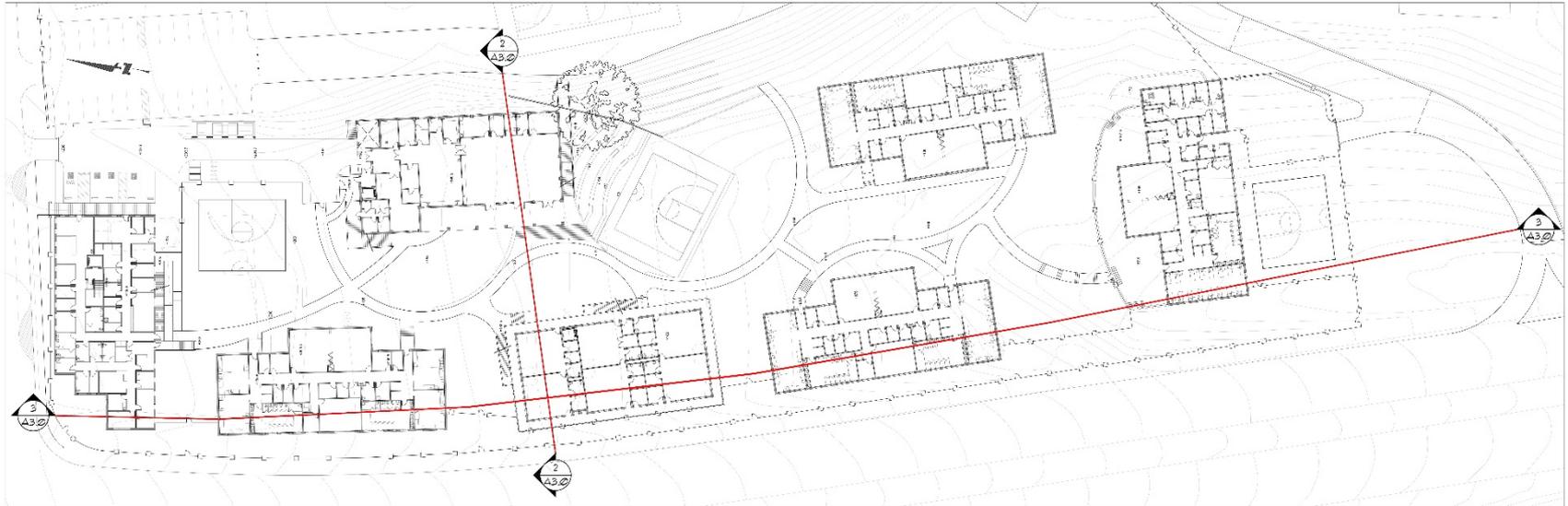
November 5, 2015

CAMP SWEENEY
Alameda County Probation Department

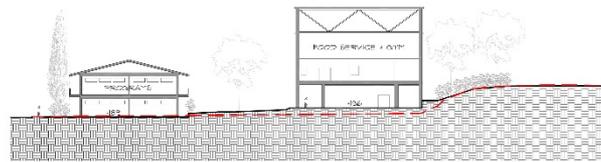
Project Establishment Documents



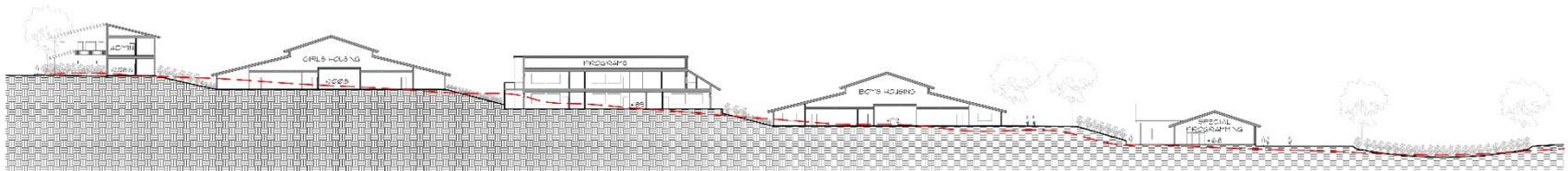
Site Section



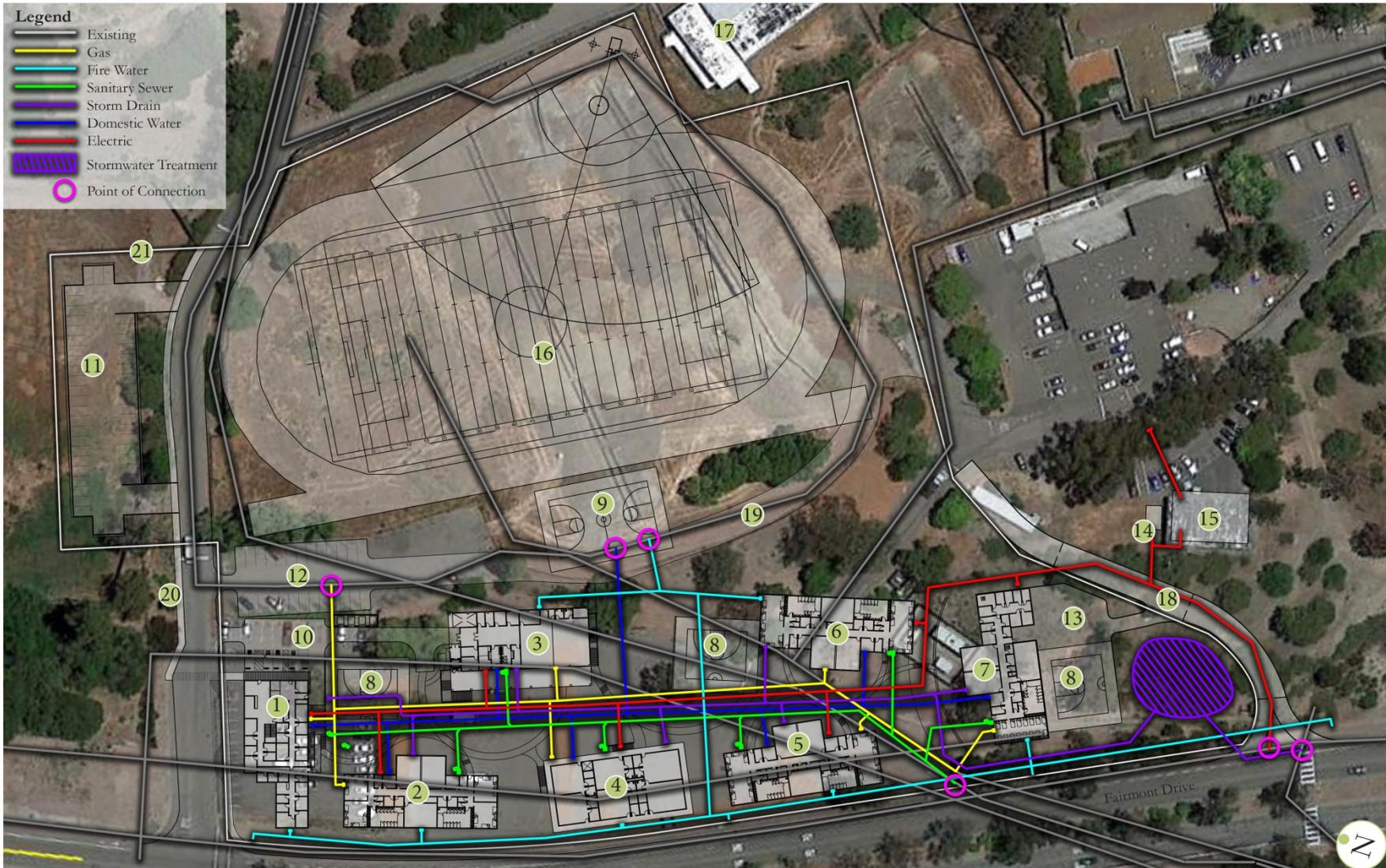
1 SECTION KEY PLAN
SCALE: 1/32" = 1'-0"



2 SECTION
SCALE: 1/32" = 1'-0"



Aerial & Site Utilities



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ARCHITECTS
August 19, 2015

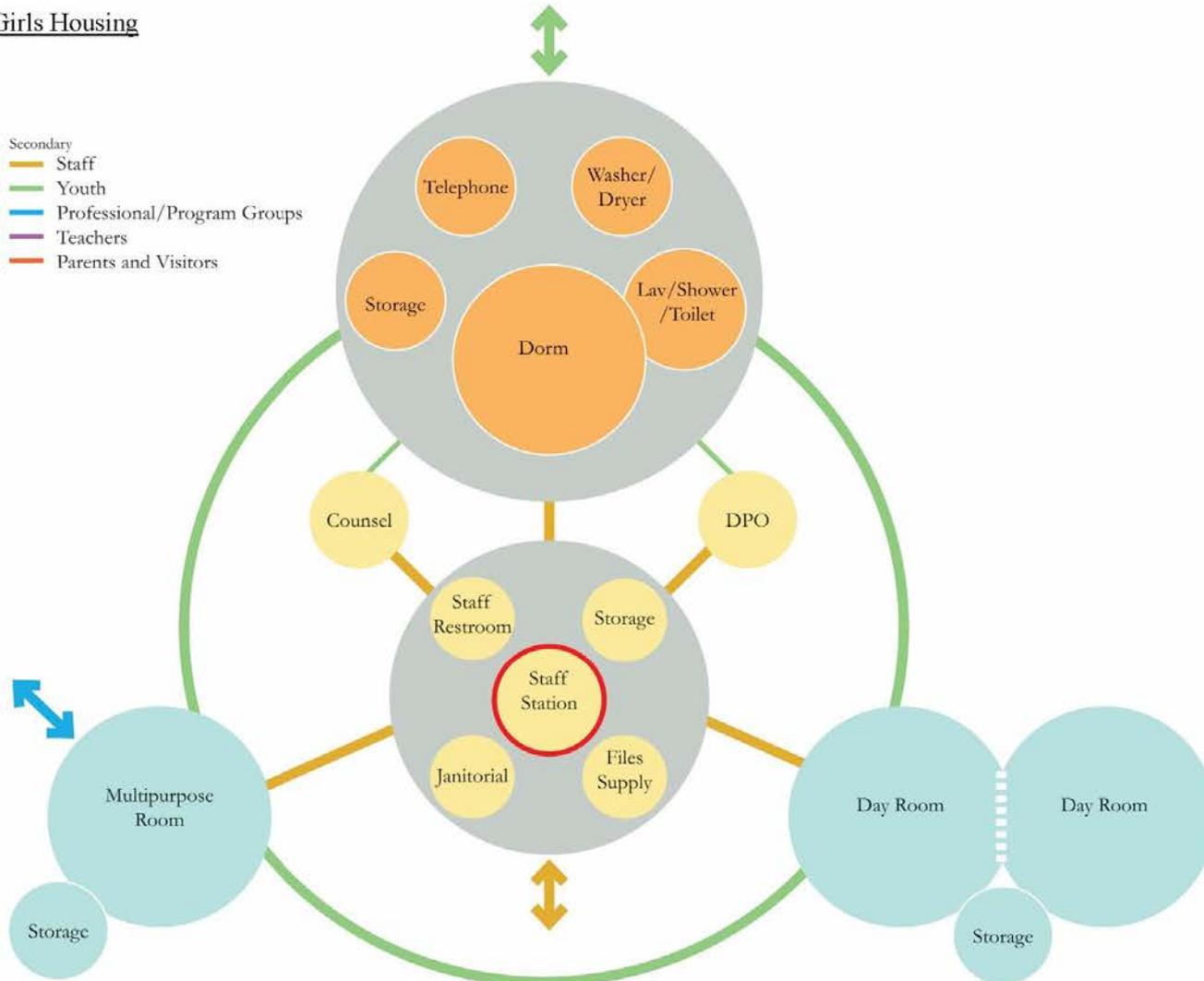
CAMP SWEENEY
Alameda County Probation Department
Project Establishment Documents

Site Utilities
Scale: 1"= 75'

Project Programming Process

Boys and Girls Housing

- Primary Secondary
- Staff
 - Youth
 - Professional/Program Groups
 - Teachers
 - Parents and Visitors

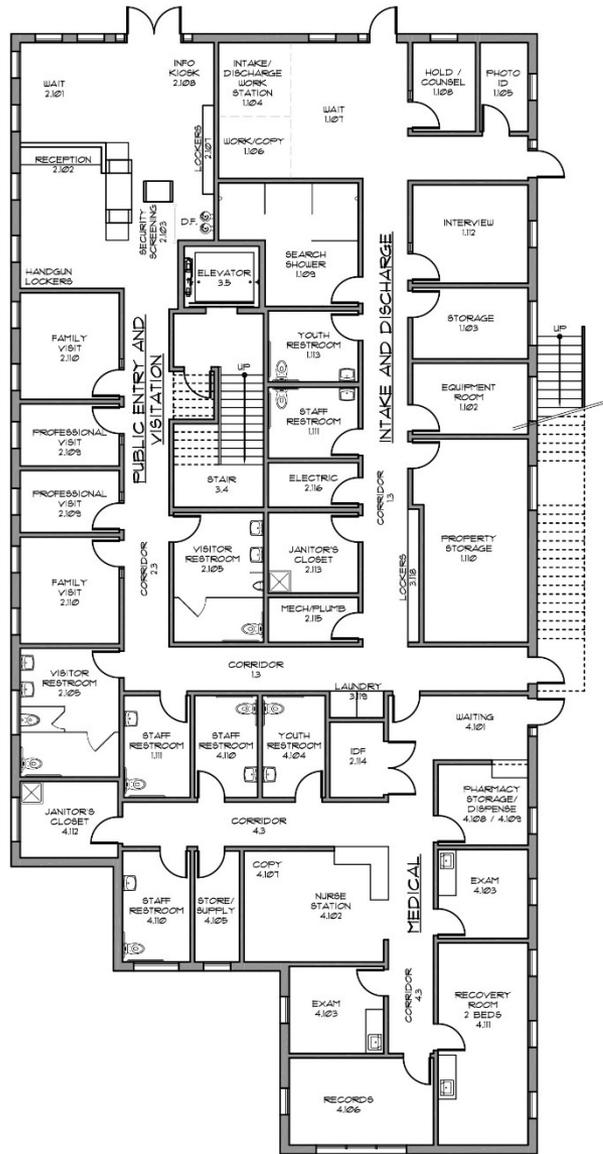


Programming Data - Sample

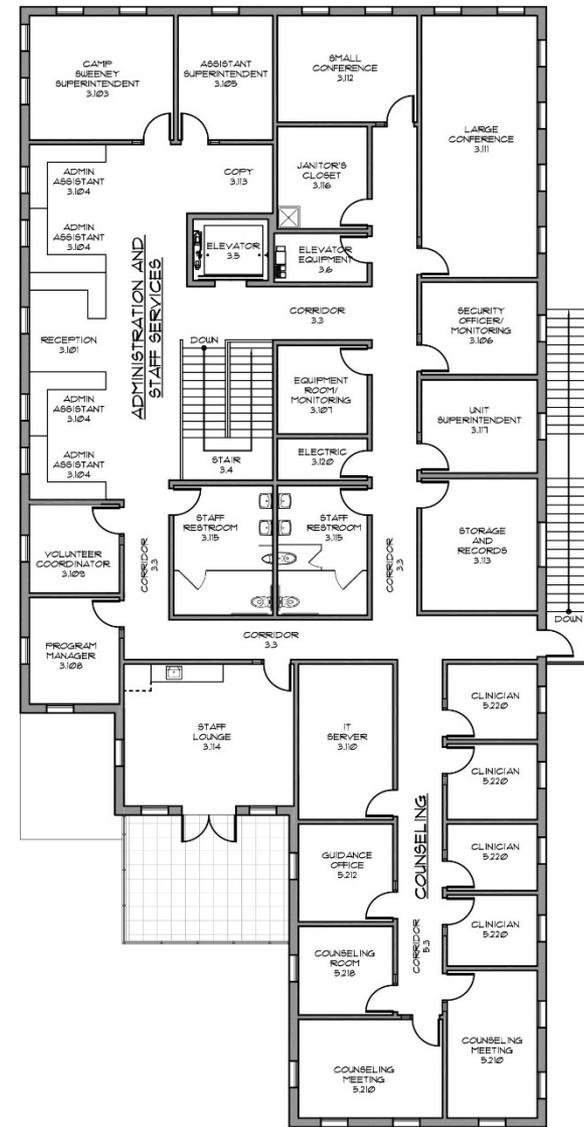
| Girls Housing | | | | | | | |
|--|-----------------------------------|---|-----------------------------|-------------------------|---------------------------|-----------|---|
| 32 Bed Housing Unit | | | | | | | |
| Shown as Building # 2 - See Appendix 10A | | | | | | | |
| CGL # | Space Designation | Number of Spaces | Area req. per Space (Sq ft) | Total Area Req. (Sq ft) | Number of Users Per Space | Day Light | Notes |
| 8.101 | Housing Unit Staff Station/Office | 1 | 64 | 64 | 1 | | 1 station on each pod, lockable door in connecting walkway between stations) |
| 8.102 | Files/Supplies | 1 | 80 | 80 | 1 | | Fixed Shelves one wall |
| 8.103 | Case Manager Office | 1 | 100 | 100 | 1 | | Desk and chairs |
| 8.104 | Counseling Room | 1 | 80 | 80 | 1Y | | Dual function for counseling and temporary holding/observation |
| 8.105 | Group Therapy/Multipurpose Room | 1 | 432 | 432 | 24Y | | Lockable cabinets, wall and base one wall, dry marker board alternate wall, IT connection and Video presentation setup. |
| 8.106 | Storage Room | 1 | 50 | 50 | - | | Fixed Shelves three walls |
| 8.107 | Staff Toilet | 1 | 80 | 80 | 1 | | ADA Accessible |
| 8.108 | Janitor's Closet | 1 | 96 | 96 | - | | Shelving and Mop hangers |
| 8.201 | Sleeping Area/dorm | 4 | 400 | 1600 | 8Y | | Dormitory Style - 50 sf/per person per code |
| 8.202 | Dayroom | 2 | 560 | 1120 | 16Y | | Open area with comfortable/durable seating 35 sf/per person per code |
| 8.203 | Storage Room | 1 | 50 | 50 | - | | Fixed shelving 3 walls |
| 8.204 | Telephone/Televisiting Alcove | 4 | 40 | 160 | 1 | | For use by Youths |
| 8.205 | Showers/lav./toilets | 2 | 510 | 1020 | 16Y | | |
| 8.206 | Outdoor Recreation Area* | 1 | 400 | | 16Y | | |
| 8.207 | Washer, Dryer and Laundry bin | 1 | 16 | 16 | - | | |
| 8.208 | IDF | 1 | 42 | 42 | | | |
| | | Total | | 4,990 | | | |
| | | Total Gross Area - See Calculation Sheet | | | | | |

Red = Update to CGL Report, ~~Red~~ = Deleted or moved to other building as per CGL Report, *=Outdoor space not included in total.

Administration Floor Plans

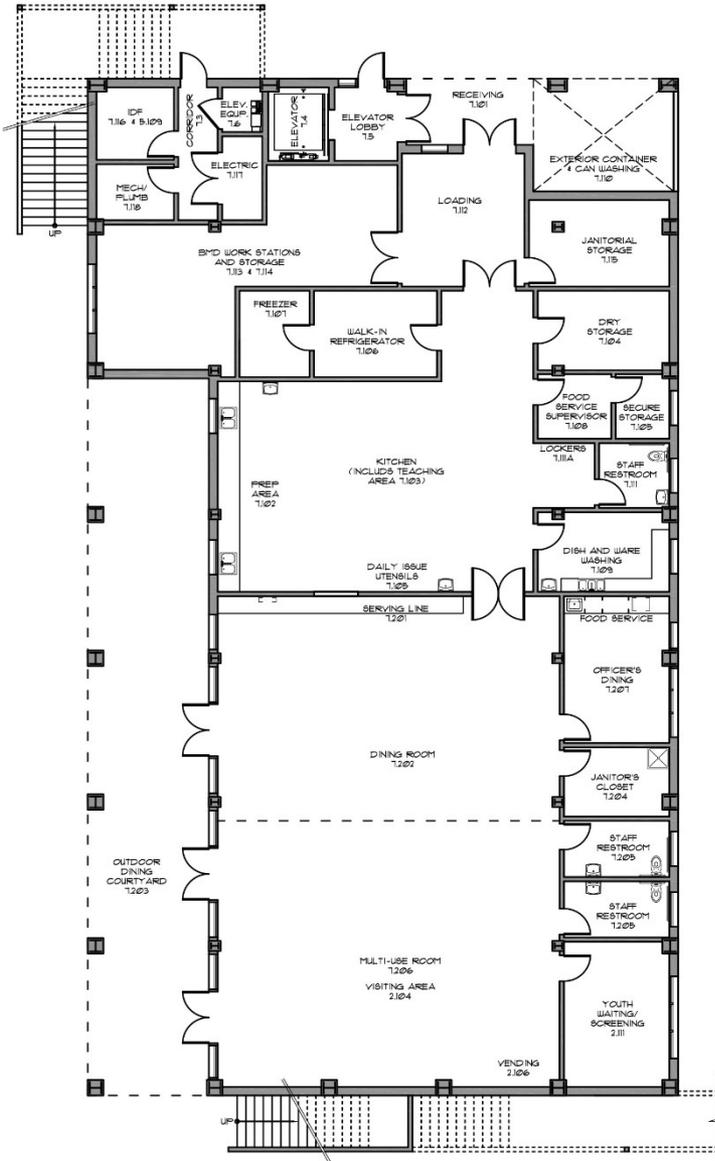


Administration - First Floor

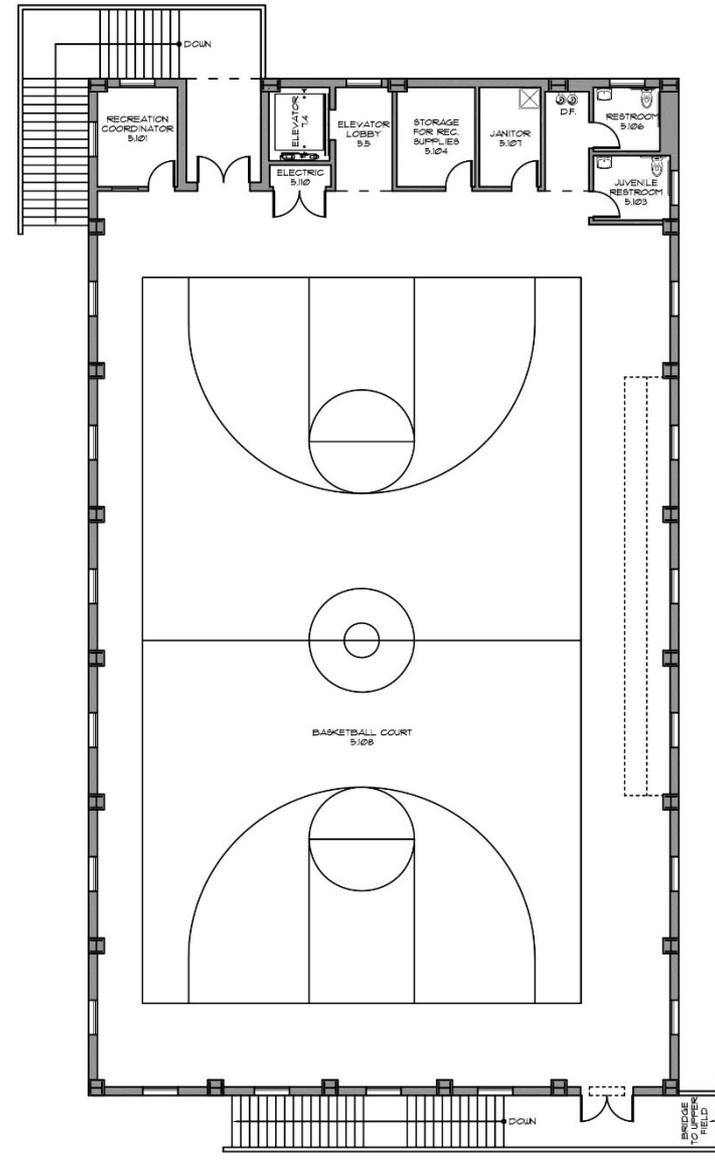


Administration - Second Floor

Food Service/Gym Floor Plans

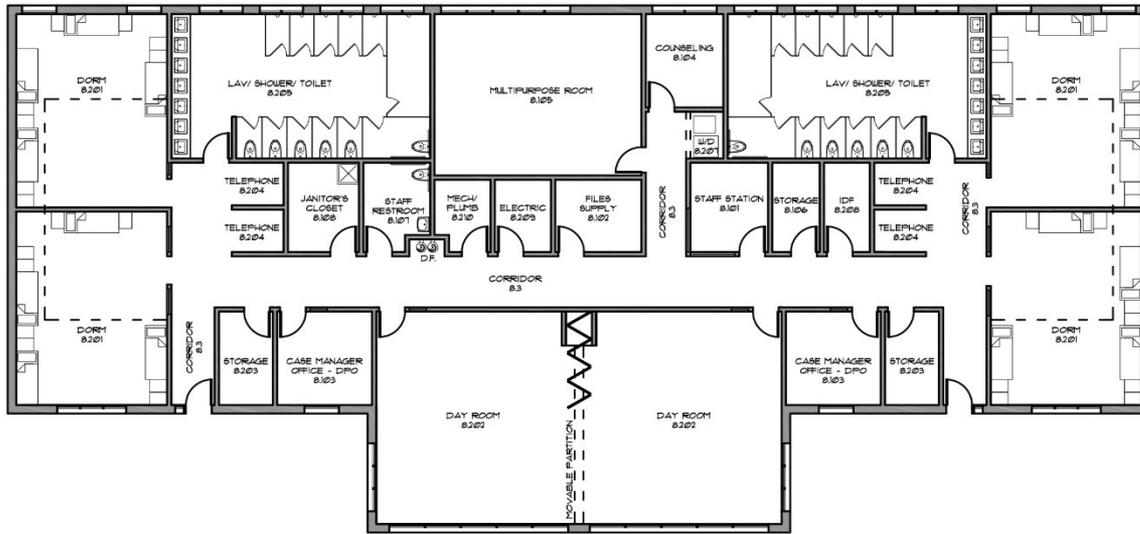


Food Service - First Floor

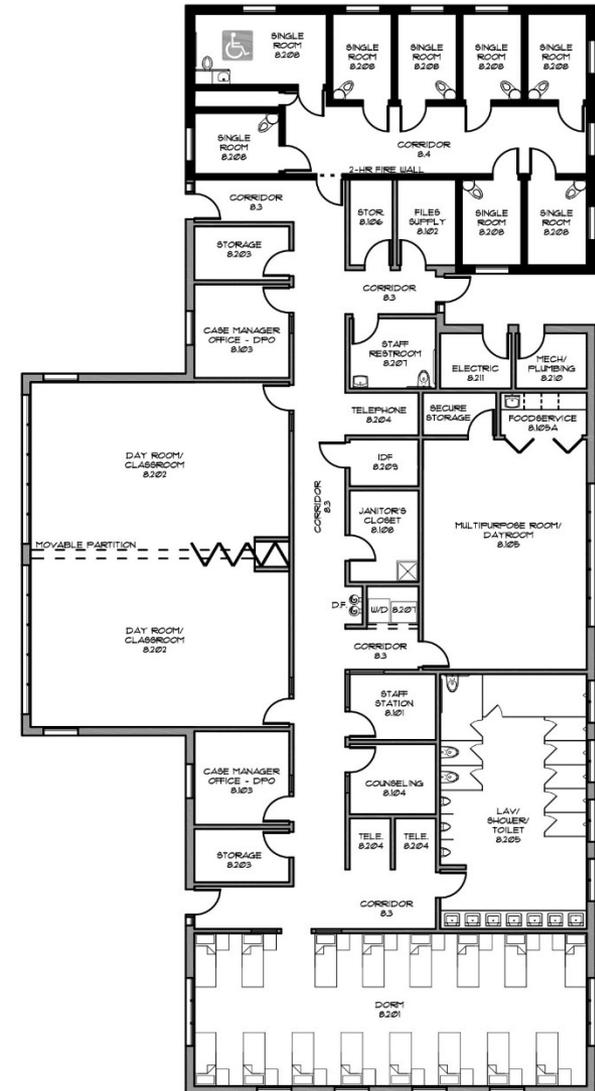


Gym - Second Floor

Residential Floor Plans

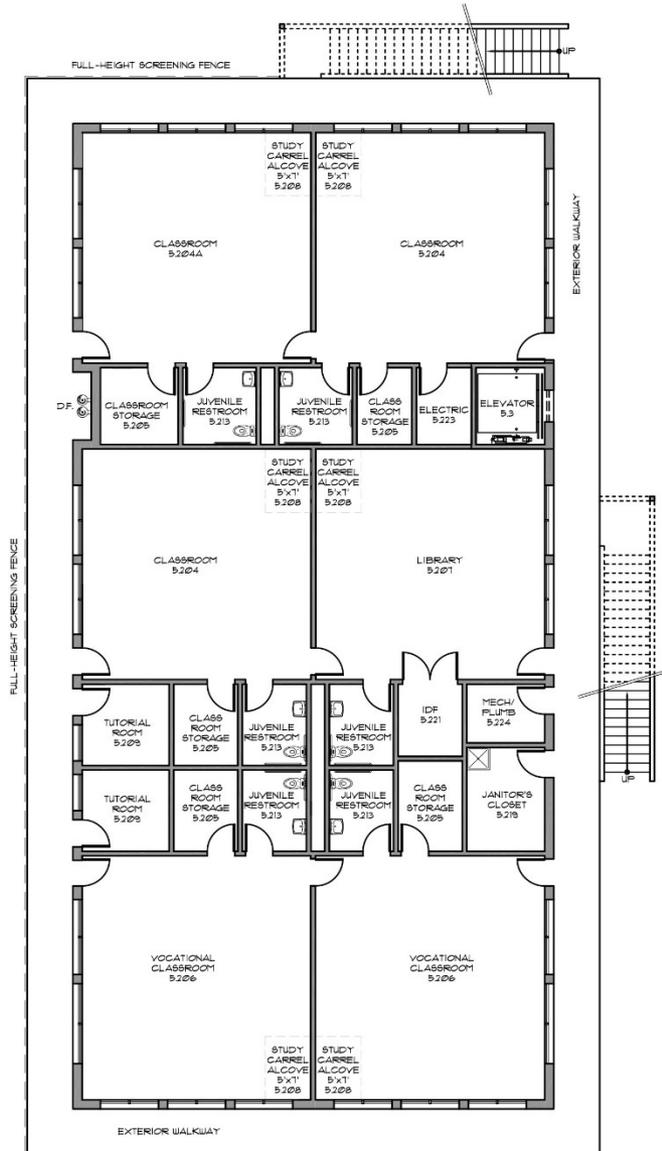


Girls Housing Floor Plan

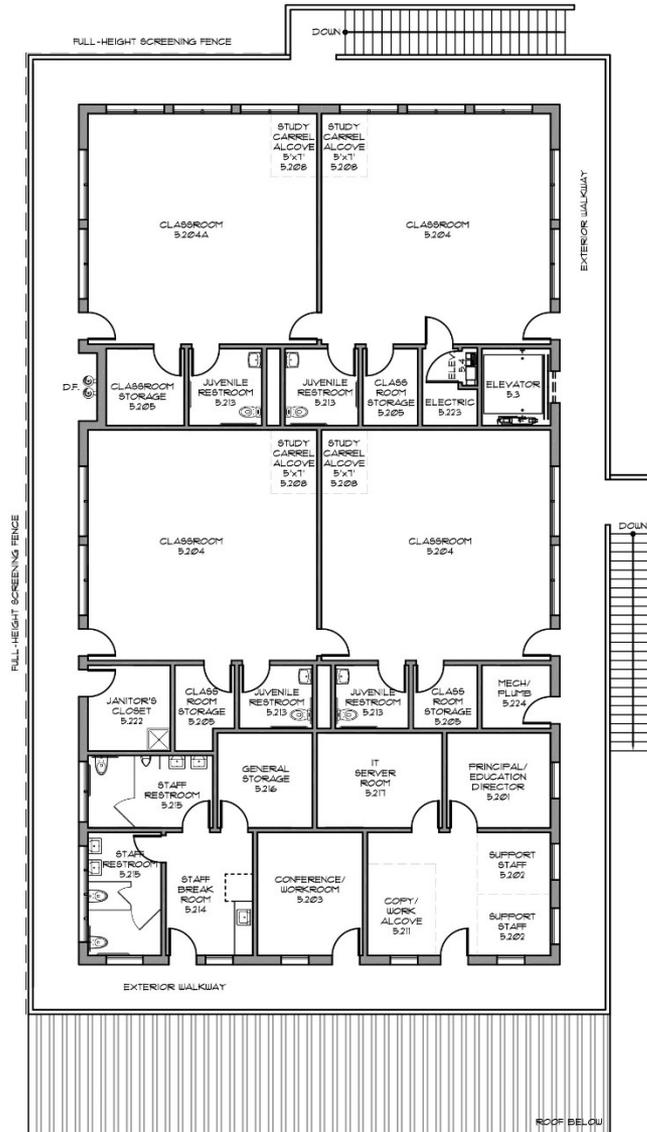


Special Programming Floor Plan

Programs Floor Plans



Programs - First Floor



Programs - Second Floor

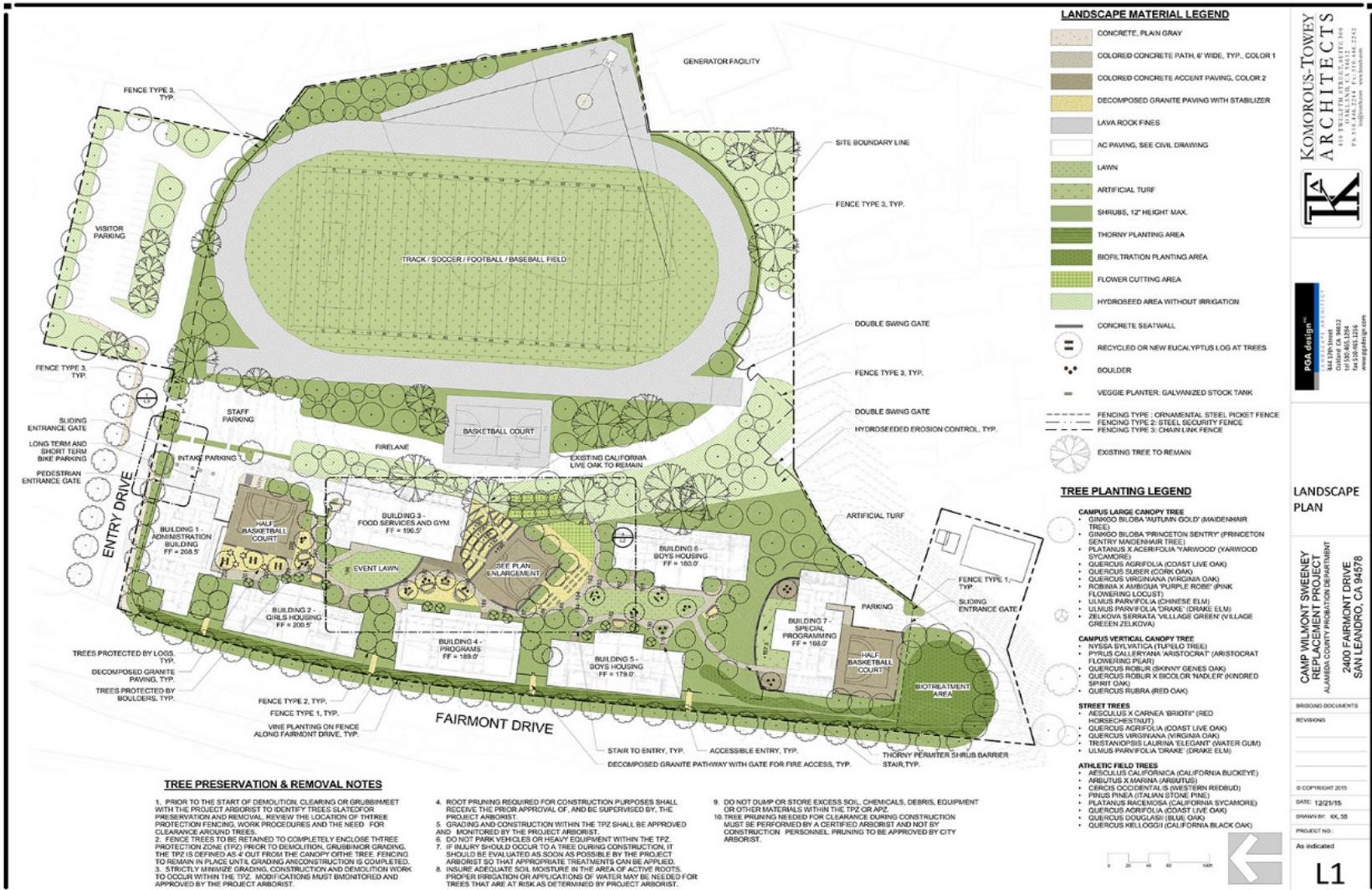
Exterior Program

- Recreational Areas at Lower Campus
 - Basketball
- “Edible” Garden also teaching station
- “Amphitheater” Teaching Area
- Easily accessible site with sloped walkways, not ramps
- Playing Fields at Upper Campus
 - Soccer, Baseball, Football
- New Fire Access Roads and Access to Fairmont Site
- Facilitated separation between male & female youths

Quality of Place



Landscape Plan



KOMOROUS-TOWEY ARCHITECTS
 1015 STATE AVENUE, SUITE 200
 SAN LEANDRO, CA 94768
 TEL: 925-682-1204
 FAX: 925-682-1204
 WWW.KTARCHITECTS.COM



POA, design™
 344 19TH AVENUE
 SAN LEANDRO, CA 94768
 TEL: 925-682-1204
 FAX: 925-682-1204
 WWW.POAARCHITECTS.COM

LANDSCAPE PLAN

CAMP WILLMONT SWEENEY REPLACEMENT PROJECT
 ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT
 2400 FAIRMONT DRIVE
 SAN LEANDRO, CA 94778

ISSUING DOCUMENTS
 REVISIONS
 DATE: 12/21/15
 DRAWING: KK-58
 PROJECT NO:
 As indicated

L1

Outdoor Teaching Spaces



1 Landscape Plan - Plan Enlargement
1" = 10'-0"

KOMOROS-TOWEY ARCHITECTS
415 W. BAYVIEW, SUITE 110
SAN LEANDRO, CA 94768
PH: 925.486.2200
WWW.KTARCHITECTS.COM

POA design™
384 DRYDEN BLVD
SUITE 100
SAN LEANDRO, CA 94768
PH: 925.486.2200
WWW.POADESIGN.COM

PLAN ENLARGEMENT

CAMP WILMONT SWEENEY REPLACEMENT PROJECT
ALAMEDA COUNTY PROBATION DEPARTMENT
2400 FAIRMONT DRIVE
SAN LEANDRO, CA 94578

ISSUING DOCUMENTS
REVISIONS

© COPYRIGHT 2015
DATE: 11/04/15
DRAWN BY: KJ, SS
PROJECT NO:
1" = 10'-0"

L2



Quality of Place



Quality of Place



Schedule and Milestones

- Project Establishment 12/2015
- 90% Bridging Documents 2/2016
- RFQ for D/B Release, Due & Shortlist 11/16-1/17
- State Fire Marshal review bridging 9/08/2016
- 100% Bridging Docs (Site CDs) 11/2016
- Performance Criteria w/SPWB 1/13/2017
- State Agreements (4 mos. Min.) 5/2017
- RFP for D/B Release & Due 5-9/2017
- D/B Award by County & State 9/2017
- Notice to Proceed 9/2017
- Construction Finish & Occupancy 6/2020



County of Alameda
Probation Department
General Services Agency



Thank you

Question and Answer

