

# SALINAS VALLEY

STATE PRISON - 64 BED MENTAL HEALTH FACILITY



WESTERN COUNCIL OF CONSTRUCTION CONSUMERS  
**DISTINGUISHED PROJECT AWARD SUBMISSION 2010**



## Roebbelen

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# SALINAS VALLEY

STATE PRISON



## AWARD CATEGORY

Buildings

## NAME OF PROJECT

Salinas Valley State Prison - 64 Bed Mental Health Facility  
Soledad, CA

## PROJECT DESCRIPTION

LEED Silver. 36,500 sf, 64 - bed mental health treatment facility provides housing and inpatient mental health care for inmates in a therapeutic environment with a reduction in energy and water usage.

## OWNER

California Department of Corrections and Rehabilitation  
(CDCR)

## DESIGNER (A/E)

Nacht & Lewis Architects  
Capital Engineering – Mechanical engineers  
CB Engineering – Electrical Engineers

## CONSTRUCTOR

Roebbelen Contracting, Inc.  
Senior Project Manager: Rich Miller  
Project Manager (Onsite): Bryan Todd  
Superintendent: Jim Peterson  
Project Engineer: Edgar Tinoco  
Senior Foreman: Doug Dahlin

## CONSTRUCTION MANAGER

CA Department of General Services (DGS)

## MAJOR SUBCONTRACTORS

Granite Construction: Earthwork and Underground work  
Monterey Structural Steel – Structural Steel  
JM Electrical – Electrical  
Boneso Brothers Construction, Inc. – Plumbing  
TransBay – Fire Protection/ Sprinklers  
Stoney Masonry – Masonry work  
Dolan Concrete – Concrete Place and Finish

## DESIGN SUB CONSULTANTS

Green Building Services – Consultants on LEED certification and sustainability features

## SALINAS VALLEY STATE PRISON



### TYPE OF CONTRACT

Design/Bid/Build

### PROGRAM MANAGER

Kitchell CEM

### ACTUAL START DATE

August 28, 2009

### ACTUAL COMPLETION DATE

August 28, 2009

### OSHA TOTAL RECORDABLE INJURY RATE

Perfect safety record.

### OSHA LOST TIME INJURY RATE

None

### LEED CERTIFICATION OR EQUIVALENT

LEED Silver

### AWARD WORTHY

The Salinas Valley State Prison Health Facility is the first CDCR project to achieve LEED certification called for under Governor Schwarzenegger's Executive Order #S-20-04 which required the design, construction and operation of all new state-owned facilities to be LEED certified. This project earned a score of 33 points.

It is estimated that this facility will reduce potable water use by 56 percent, energy use by 37 percent and lower sewage conveyance by 70 percent through a state-of-the-art vacuum plumbing system.

In addition there were financial savings and the building was built \$83,000 under budget.

The project had challenges to meet the requirements of LEED along with a complete halt of the project when the California funding was frozen. From December to March the team was relocated to another project to wait for the State funding to restart. Because of the relationship the team had formed with the CDCR, the restart was seamless. Although the completion date was later than anticipated, the project was completed and the client was very happy with the end results.

## CONSTRUCTION ACQUISITION PROCESS

Hard bid

### UNIQUE FEATURES AND ASPECTS OF THE PROJECT

The most unique feature of this project is the vacuum plumbing system which runs overhead which was originally a standard underground system. This system was rerouted from the existing main electrical feeders that were underneath the building. It had to be routed around the building. Then the piping system was tied into the existing sewer line while the sewer system was in operation – there could be no shut down of the system because it was an occupied site. The prison operates 24/7 and so the sewer system needed to be up and running at all times.

This project, because of the high security access was unique. The access was through a “sally port” where all vehicles entering the site were searched and each tool was accounted for daily. Inventory of the tools was taken each morning and each afternoon to ensure no tools were left as potential weapons for the inmates at the end of the project.

## SALINAS VALLEY STATE PRISON

A metal detector was used each day to guarantee no nails, rebar or tools were left on the premises when turned over.

All trash receptacle bins were locked at all times to prohibit inmates from possibly escaping in them when trash was removed from the prison area for dumping. When a project is going for LEED certification, there are many trash receptacles for separation of materials for recycling.

With this type of accountability, records were kept and logs were filed with the CDCR. The quality control was stringent and demanding.

There is no landscaping on this project. Loose rocks or any loose concrete could be used by the prisoners and therefore only solid concrete is around the perimeter.

A challenge in pouring concrete at this project was not only weather but the scheduling of medical appointments for the inmates. Buses transport them in and out of the area on Tuesday and Thursday so it was important not to schedule concrete pours on those days.

### PROJECT QA/QC PROCESS

Quality assurance and quality control are vital at a high security project as this prison is. The project team was very aware of this and made sure that daily walks on the site as well as constant communication with the correctional officers were a priority. Reports are filed weekly with our Safety Directory and Quality Assurance (ISO) Manager. Meetings were held weekly with the owner to report the quality procedures.



At Roebbelen, "quality" is everyone's goal and responsibility. We understand the cost impact of redoing work and strive to getting the work right the first time. Roebbelen takes extraordinary measures to ensure our clients are consistently provided with the superior service and quality they deserve. This commitment is evidenced by our continuous improvement process and maintenance of our ISO certification (ISO 9001:2008) since 2001. Our company-wide Quality Manual provides a solid framework for quality and consistency on every project we undertake, from start to finish.

## SALINAS VALLEY

STATE PRISON



PROJECT PHOTOS



PROJECT PHOTOS

