

WOODSIDE JUVENILE REHABILITATION FACILITY

An overview of the existing facility, building and program shortcomings, and an introduction to the proposed 30 bed replacement facility.

January 2019

Overview of Existing Facility

- Existing facility was built in 1984 as a 30 bed juvenile detention center.
- Existing structure is sound but all walls support the concrete deck above, making it difficult to modify or change the layout.
- Mechanical systems are at the end of their lifespan and will need to be replaced.
- Fire protections is adequate and complies with code.
- Wiring is original and appears to be adequate and code compliant.
- Life safety systems (alarms/egress/emergency lighting) will need upgrading and/or replacement. Some items no longer meet code.

Overview of Existing Program Functions

- The Council of Juvenile Correctional Administrators (CJCA) report that almost everything about the appearance and function of the building runs counter to and works against the treatment model that Woodside has implemented in moving from detention to rehabilitation.

Building Impact on Program and Functionality

- Lack of natural light.
- Residents cannot easily be isolated from others when necessary.
- The layout prevents segregation by gender, age, or needs.
- There is insufficient space for counseling, treatment, family visits, legal counsel etc.
- There is insufficient space for critical program elements, and some rooms are used for multiple purposes. Many rooms are interconnected and one must pass through to reach another room.
- There is insufficient nursing space and no dedicated intake or infirmary.
- Medicine does not have a dedicated space.
- Staff does not have sleeping, bath or personal space and are utilizing a storage closet for sleeping.
- The kitchen cooler and freezers are outside.
- The existing elevator does not meet current standards and the only access to it is through the kitchen, dishwashing, and dining rooms.

Building Impact on Program and Functionality

- Resident rooms are too small to meet ADA.
- Doors and locks are not rated to withstand abuse.
- The rear egress stairs do not meet current life safety requirements.
- The parking lot is too small.
- The maintenance dept. does not have adequate storage or work space.
- Windows and doors need to be replaced.
- There is not adequate access or space to service mechanical systems.
- Gym surfaces are not holding up to use.

Proposed New Facility first floor

WOODSIDE

WOODSIDE JUVENILE REHABILITATION CENTER
ESSEX, VERMONT

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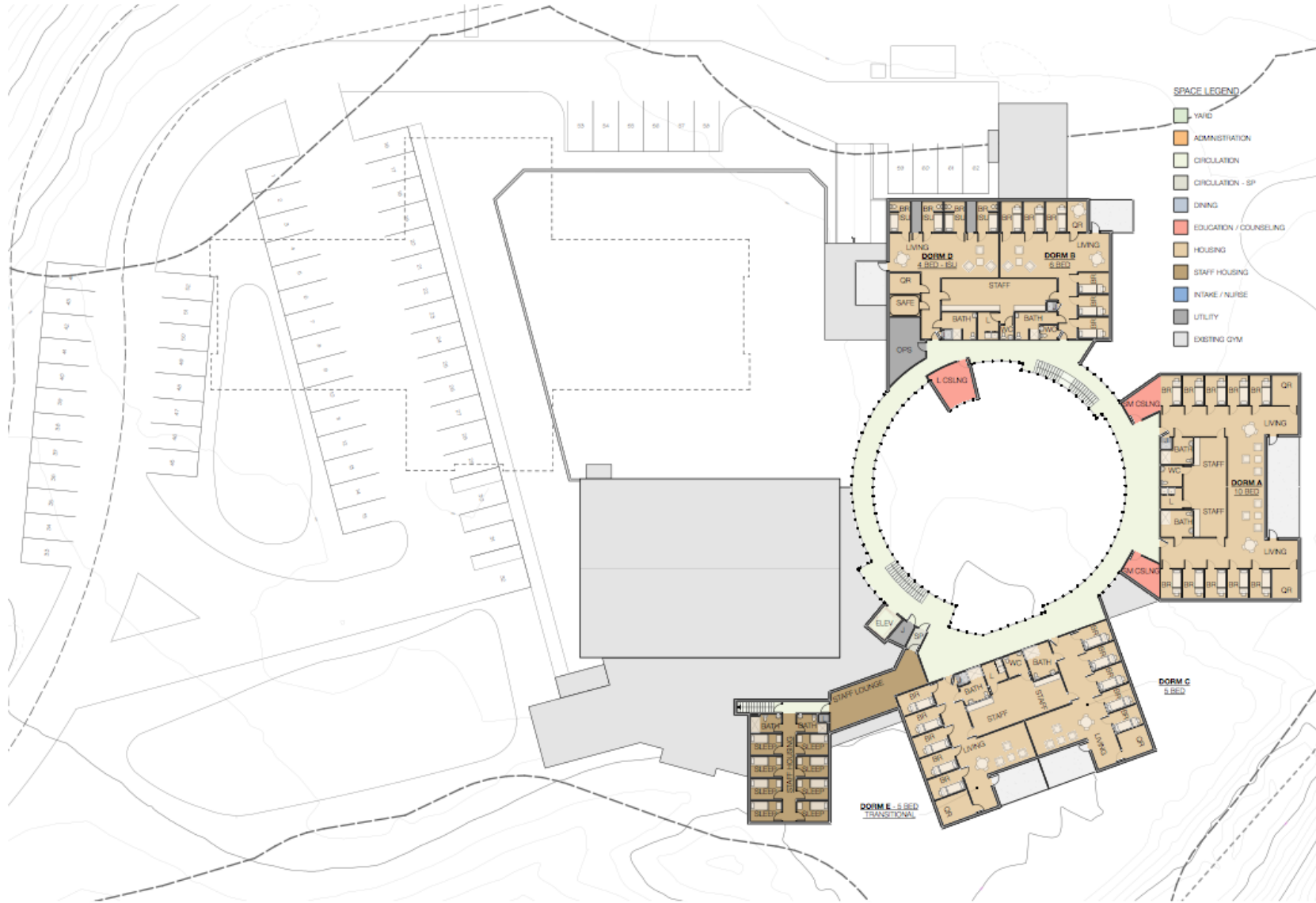
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30 BED - FIRST FLOOR PLAN

Proposed New Facility second floor

WOODSIDE

WOODSIDE JUVENILE
REHABILITATION CENTER
ESSEX, VERMONT



- SPACE LEGEND**
- YARD
 - ADMINISTRATION
 - CIRCULATION
 - CIRCULATION - SP
 - DINING
 - EDUCATION / COUNSELING
 - HOUSING
 - STAFF HOUSING
 - INTAKE / NURSE
 - UTILITY
 - EXISTING GYM

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30 BED - SECOND FLOOR PLAN

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Existing Facility

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APPENDIX G - EXISTING PHOTOS



EXISTING BUILDING



EXISTING BUILDING ENTRY



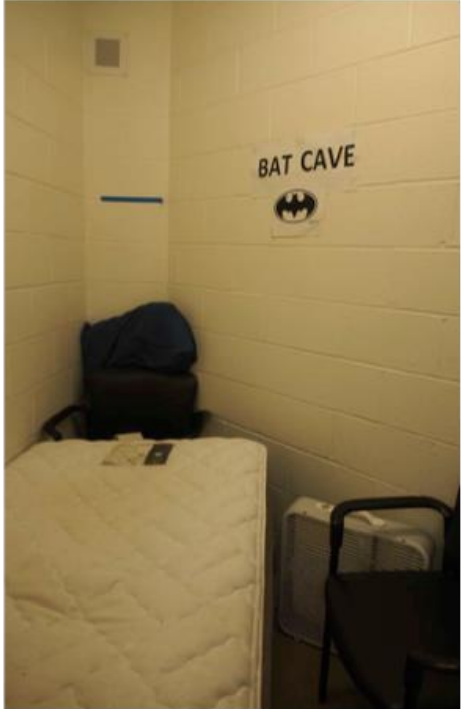
EXISTING BUILDING WEST WING



EXISTING PARKING



EXISTING YARD



EXISTING STAFF SLEEPING ROOM



EXISTING YARD

Existing Facility



EXISTING RESIDENT SLEEPING ROOM



EXISTING DAYROOM



EXISTING STORAGE ROOM



EXISTING CLASSROOM



EXISTING STAFF OFFICE



EXISTING FITNESS ROOM



EXISTING CONTROL ROOM



EXISTING STAFF OFFICE



EXISTING STAFF OFFICE



EXISTING MECHANICAL LOFT

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Where we are now:

- **Permits** — We have consulted with the State, Army Corp of Engineers and the Town, and do not foresee any major issues with permitting a new facility at this site.
- **Design** — We need to Competitively bid for Architectural and Engineering Design Services, evaluate and award the contract and begin full design services. Award of the Contract and Design should take 12 - 16 months.
- **Construction** — We anticipate construction taking approximately 18 months to complete. We plan to keep the existing facility fully operational during construction of the new facility, saving time, money and effort by not having to find homes for the residents during that time.
- **Cost** — The 30 bed option is estimated to cost approximately \$23,300,000, which includes all project costs.