



Minnehaha County Jail: Options and Operations Meeting(s)

PROJECT: Minnehaha County Jail
4141860

MEETING DATE: 10 February 2015, 1:30 – 4:30
11 February 2015, 8:30 – 11:30
LEC Conference Room

Attachments: 2/5/15 Options; PSB, East Expansion, Greenfield (cost only for Greenfield)
2/10/15 Statement of Probable Cost; PSB, East Expansion(New-Baseline),
Greenfield
2/12/14

ISSUE DATE: Rev. 2/16/15

ATTENDING: Jeff Gromer (JG), Jail Warden
Michelle Boyd (MB), Chief Deputy
Dick Kelly (DK) Commissioner
Gerald Beninga (GB), Commissioner (Tuesday only)
Robert Wilson (RW) Asst. Dept. Head
Bill Garnos (BG), Jail Planner
Sean Ervin (SE), TSP
Mike Lewis (ML), Shive-Hattery
Steve Davis (SD), Shive-Hattery

TUESDAY 2/10/15:

1:30 – 4:30 Final Options Discussion

- **P.S.B. Option:**
 - Metro and Facilities Maintenance would need to be relocated, as the entire PSB would be filled with Jail functions. (\$1.6M for new Metro bldg.)
 - Construction would require a complete gut and remodel, therefore provision would need to be made for Intake/Release/Transport to be temporarily relocated during construction. This could add approximately 1 year to the total construction cost.
 - It was explained that as construction costs were considered the PSB was calculated as building salvage value. In a gut/remodel scenario the salvage value is in the; foundation, structure and building envelope, ~30%. When we take into account the new energy code, requiring new cladding, and demolition that value reduces to ~20%.
 - Travel distance for Jail admin from PSB to current inmate tower is a daily challenge. In the PSB option not only would that challenge remain, but a 208-bed housing element east of the current housing tower would add a third building element increasing the challenge, likely resulting in added staff.
 - GB asked about “shell” Judicial Support space. It was noted that design team had conversations with courts, and had programmed in for court and video court space in the new facility, but there was not full support of a court component so “shell” space was included for future, when full court support comes.
 - Schedule: Approximately 3 ¾ years from design team notice to proceed to occupy

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| Probable Cost: Project Construction (Hard Costs) | \$39.6M (\$311/SF) |
| A/E Fees, Constr Contingency & Admin (Soft Costs) | \$ 5.6M |
| Total (Baseline) Project Costs with summer 2016 Bid | \$45.2M |
 - **East Expansion (New-Baseline) Option:**
 - No need to relocate any PSB functions during construction
 - Vertical secure circulation would be located at a single point between housing towers resulting in greater operational efficiency and security.
 - A portion of PSB , near Kitchen, would be modeled for expanded Laundry. This creates a single vertical service circulation core for all Trusty labor involved with food and Laundry services.
 - Assuming; Metro, I.T., Facility Maintenance remains and the Laundry is added, there would be approximately 51,000+sf of space available in the PSB for other county functions.
 - Schedule: Approximately 2 ¾ years from design team notice to proceed to occupy
 - Probable Cost: Project Construction (Hard Costs) incl. new Metro
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| | \$37.0M (\$301/SF) |
| A/E Fees, Constr Contingency & Admin (Soft Costs) | \$ 4.5M |
| Total (Baseline) Project Costs with summer 2016 Bid | \$41.5M |
 - **Greenfield Site Option:**
 - Similar to PSB option, all remodeled elements would be in both options. The difference is the 208-bed housing unit would be built on a yet to be identified Greenfield site.
 - Because of the remote location of the 208-bed housing unit, in this option, some support functions: Medical, Laundry, Food Service, and Administration would have to add some minimal elements at the housing location.
 - It should be noted that while the county currently operates two housing facilities, the current dormitory CCC housing would be replaced with 208-beds of secure “cell” housing and would require additional staff than is currently at the CCC.
 - Schedule: Approximately 3 ¾ years from design team notice to proceed to occupy
 - Probable Cost: Project Construction (Hard Costs) incl. new Metro
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| | \$39.8M (\$286/SF) |
| A/E Fees, Constr Contingency & Admin (Soft Costs) | \$ 5.3M |
| Total (Baseline) Project Costs with summer 2016 Bid | \$45.1M |
- GB had to leave early, but noted the questions he had, appeared to be addressed in the information being discussed

WEDNESDAY 1/21/15:

8:30 – 11:30 Operational Discussions

- Staffing Analysis – Work in progress.

Other Discussion

- Need to include Lincoln County beds in staffing projections.
- Once the Building Committee makes a decision on the best direction to proceed, some level of building image would be appropriate, as part of presentation to Commission.
- BG provided updated information for his Inmate Population Forecast and Analysis report, incorporating data for the remainder of 2013 and first 9months of 2014. Important to note that the new data does not reflect any significant revision to projections of bed needs that had been made. It was a good validation of the planning to date.

Schedule:

- March 3rd next schedule Building Committee meeting.

Steve W. Davis AIA, ACA
Shive-Hattery

Mike-Lewis, AIA
Shive-Hattery

Sean Ervin, AIA, LEED AP
TSP