

MINUTES
COUNTY FACILITIES COMMITTEE
DECEMBER 15, 1994

MEMBERS PRESENT: Chairman Tom Bacote
Commissioner John Keefe
Commissioner King

OTHERS: Cliff Strassenburg, Co. Mgr.
Cliff Spiller, Asst. Co. Mgr.
Sheriff Earl Butler
Charles Smith, Sheriff's Department
Dan Ford, Sheriff's Department (Jail)
Marsha Fogle
Press

Chairman Bacote called the meeting to order.

ITEM 1: DISCUSSION: JAIL AND RELATED FACILITIES

Cliff Strassenburg reviewed projects that will inter-relate, i.e., the jail, the court system, probation and community services, etc.

He stated the advent of the Structured Sentencing will impact greatly on the jail, courts and detention center.

Mr. Strassenburg stated that the county will have to revisit some projects, i.e., renovation of the fourth floor for courtroom space. He noted the Day Reporting Center will need space; right now they are thinking of leasing some. However, in the long term the county will have to look at acquiring a building for the Day Reporting Center and Probation. They will lease the facilities from the county. State monies will be providing funds for the lease.

Mr. Strassenburg also touched on county needs, i.e., more space for the Board of Election. He noted there will be space available when Probation moves.

PROJECTS THAT NEED ATTENTION:

1. New Jail
2. Jail Annex (IMMEDIATE NEED)

OPTIONS:

1. County-owned facility
2. Private facility - It was pointed out by the Sheriff that the county would still be held liable if we went this route and for that reason, he recommends that we go with a county-owned and operated facility. (Note:

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There are no privately operated jails in North Carolina). Commissioner Bacote indicated he was opposed to private operation of our jail. Mr. Strassenburg noted that he had been contacted by the private sector concerning this. Commissioner King said he would like to hear a presentation. The Manager will set up a presentation by the private sector on this issue.

In discussing the construction of a jail there needs to be a decision about size, location, etc. Commissioner King indicated he would be supportive of a downtown site. The County Manager noted an obvious obstacle to a downtown site, i.e., enough acreage. He noted that if the jail were located downtown, it would have to be built "up" as opposed to "out" if a location were found out of the downtown area. Sheriff Butler noted problems with high rise jail facilities, i.e., fire, security, more costly to operate, etc.

The committee then discussed the more immediate need, a jail annex. It is proposed that the annex be placed on the same property as the new jail. The annex could be in the form of modular type buildings. This whole annex project would then be worked into the scheme of the new jail.

The next steps are to select an architect and move forward on the jail project. Mr. Strassenburg suggested the Chairman of this committee appoint a subcommittee to work on these two issues. The following people were appointed to the Subcommittee: Commissioners Keefe and King, Sheriff Earl Butler, Dan Ford, Cliff Spiller and Bob Stanger. This committee will report back to the Facilities Committee in 60 days. Their mission is to select an architect and find a site for the jail complex.

As far as financing for the jail project, Mr. Strassenburg indicated there are a couple of options, i.e., General Obligation Bonds or COP'S. He indicated the County should work up a master financing arrangement to include the jail complex and the Department of Social Services. Commissioner Keefe said he was entertaining having annex buildings for our Social Services Department as opposed to one large building downtown. In addressing financing for the jail annex, Mr. Strassenburg said it would probably be on a lease purchase type arrangement.

Commissioner King pointed out that finding a site outside the city limits may not be easy as communities are not always acceptable to these types of facilities.

The Subcommittee will meet on Friday, December 16, 1994, 9:00AM in Room 564 in the County Courthouse.

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2. ITEM: UPDATE: ADA (American Disabilities Act)

Mr. Carroll Beard, Heery International, told the Committee that bids for ADA improvements/renovations came in at \$162,606 over our projected budget. He said he thought there were a couple of reasons for this; (1) package not large enough; (2) not enough competition for work at this time; (2) interruption during the construction process. He recommended the following actions:

1. reject bids;
2. restructure the bid package

MOTION: Commissioner King offered a motion to recommend to the Commissioners that the bids be rejected and that the bid package be restructured.

SECOND: Commissioner Keefe

VOTE: UNANIMOUS

FACILITIES COMMITTEE RECESSED UNTIL DECEMBER 16, 9:00AM AT WHICH TIME THE SUBCOMMITTEE WILL MEET.