

SUB COMMITTEE OF FACILITIES COMMITTEE
JANUARY 12, 1995, 9:00AM

MEMBERS PRESENT: John Keefe, County Commissioner
Billy King, County Commissioner
Sheriff Earl Butler
Captain Dan Ford
Cliff Spiller, Asst. Co. Mgr.
Bob Stanger, County Engineer
OTHERS: Marsha Fogle, Clerk

The purpose of this meeting is to interview and select an Architectural Firm for county jail construction for recommendation to the Facilities Committee.

FIRM NO. 1: Shuller/Ferris Associates

Mr. Bob Shuller, President reviewed their organization chart and introduced those present. He appropriately noted their association with HOK (Hellmuth, Obata & Kassabaum, P.C.) who have extensive experience in design of detention centers. The Project Manager for this project would be Bob Shuller. Mr. Jim Kessler with HOK would be Project Designer; Gordon Johnson would be the Project Architect. Local Consultants: Moorman Kiser and Reitzell, Inc.; MEP (Mechanical, Electrical and Plumbing) Consultant: John Christie & Associates, PC (Minority Business).

Mr. Jim Kessler with HOK reviewed their experience and noted they have offices all over the world. He said they specialize in design of correctional facilities, sports arenas, medical facilities, etc. He noted they currently are involved with the Mecklenburg Intake Center (currently under construction).

Mr. Kessler made the following points with regard to HOK:

1. focus on high tech equipment;
2. focus on neumatic locking devices (saves money, reduces staff)
3. very familiar with modular construction (speed construction time)
4. highly experienced in urban planning
5. understand programming (operating costs and well as construction costs)

Mr. Kessler reviewed different scenarios in addressing construction needs for the county detention facility (Jail). He stated a low rise facility is less expensive to build (perhaps as much as 50%). He showed the development of a complex on a site close to the downtown area. Phase I would cost about \$6 million dollars. It would consist of 200 maximum security beds. This could be constructed in one year. Cost per bed: \$30,000. Phase 2 would involve adding in the support services, i.e., kitchen, laundry, etc. and well as adding 600 additional beds. This particular site if used could easily accommodate additional beds and would allow for easy expansion.

Their jail design philosophy is to plan for expansion, design for flexibility and specify durable finishes and materials. Mr. Duncan stressed that his company does not have a single focus but has had experience in different and various construction options.

SITE OPTIONS: Expanding current site;

Restrictions: Parking, construction interruption of facility and circulation;

High Construction Cost: high rise building, lack of layout/storage/access space & protection of existing facility

Good Relationship to courts: no transportation costs and advances downtown development

Locate New Facility on Remote Site:

Site: Could be less opposition, more parking, and better circulation

Construction Costs: Low land cost, building options

Relationship to other facilities: high transportation costs, would have a rural/industrial presence and would give the ability to add rehab industries

Locate New Facility on Nearby Urban Site:

Site Restrictions: neighborhood opposition,

Construction Costs: high land costs; utilities would probably be available; more building options

Relationship to other facilities: Lower transportation costs and urban presence.

Walter Vick noted his complete confidence in the Pease group to do this project. He said they were at the top in terms of reputation. It was also noted that Pease is 30% minority owned.

Time Frame for 1st phase: less than a year if pre fab boxes were used. It was noted that reinforced masonry will be a very expensive ticket item. Estimated Cost of 1st phase: \$8 - \$10 million.

Commissioner King asked if they were on time with their projects and on budget. Mr. Duncan said they were on time with their jail projects. He noted there tends to be a delay if local contractors have had no experience in jail construction.

Primary Role of LSV Partnership - consultant advising of community concerns and what would be acceptable and what is not.

Mr. Scott Hemlock of HOK reviewed briefly the scheduling process. The interim facility or Phase I could be completed by July 1996. The entire project could be completed by 1998.

Mr. John Christie, the mechanical, electrical and plumbing consultant, noted his company has 20 years of experience.

In addressing the issue of the adding the administrative offices of the Sheriff's department on the site, Mr. Kessler said there is enough land to do so.

Mr. Shuller noted that HOK has outstanding credentials and experience in this type of construction. He noted the expertise of Mr. John Christie and that HOK will be able to interface with local skilled professionals. Mr. Shuller noted he is a resident of this county and wants this complex to be state of the art.

Commissioner King noted that Charlotte-Mecklenburg and Wake built high rise facilities as opposed to low rise.

It was noted there may be some good reasons for building high-rise:

1. would probably keep complex near the courthouse
2. politically, it could be easier, i.e., people would accept expansion of a jail facility

Advantages of a low rise:

1. easier to phase in and expansion easier
2. less expensive

In response to a question it was noted that a juvenile facility could be built on the same campus.

Bob Stanger, County Engineer confirmed that Moorman, Kizer and Reitzell, Inc. would be the civil engineer and that Steve Fleming would be the Structural engineer. Mr. Stanger also asked Shuller about current projects and how they would affect their availability for this project. It was noted by Mr. Kessler that most of their projects are coming to an end and they are ready to start another one.

FIRM #2: J.N. PEASE ASSOCIATES

Mr. John Duncan, President, reviewed their proposal. He noted their 18 years experience in design and stressed that they were solution oriented. He noted they were in the process of putting together an MWBE team. He said they do far more North Carolina jails than anyone else we would talk to today. He noted their association with Rose Group, a local firm and with Walter Vick, local architect. Mr. Duncan told the committee they have a 56-year practice in North Carolina. He stated they look at economical and practical jail development options.

FIRM #3: GRIER-FRIPP & GOETZ-PRIVETTE

Mr. Steve Allan presented their proposal. He noted they have specialize in criminal justice facilities and have more experience in North Carolina than anyone else. He noted he has selected teams and firms that work well together and respect each other. He noted his participation on the County's Criminal Justice Partnership Advisory Committee and his knowledge concerning the specific issues in Cumberland County. He stated that population of our detention center will drive the configuration and operation. He stated that each and every firm who will be a part of this project has had experience in working in North Carolina and/or Cumberland County. He stated there would be significant MWBE participation and contributions to the project. Mr. Allan said he would be the Project Manager.

CONSTRUCTION METHODS:

A. Prefabricated:

1. Advantages: Time saving, cost savings, weather does not affect elements, better quality control, and elements can be relocated.
2. Disadvantages: Design is restricted, transport costs, can't start until security hardware is available, local labor is not utilized, redundancy in some elements, must design for transportation

DOWNTOWN SITE ISSUES:

A. Advantages: Close to courthouse, county owns property, utilities available, centralize functions, acceptance of location, public assessability

B. Disadvantages: restricts expansion, difficulty in construction phasing, restricts design and flexibility, will compound a parking problem, difficult to address short-term requirements, more costly to build, construction will take longer, county may have to acquire additional property for parking.

REMOTE SITE ISSUES:

A. Advantages: design flexibility, multi-phase development, less expensive, construction time is less, available parking, image less important, frees up space for other government functions

B. Disadvantages: Transportation to and from courthouse, may be less assessable, would separate major government functions, would require land acquisition, operate two facilities.

DOWNTOWN SITE CONCEPT: six stories high, 750 beds, could cost 15% more than low rise facility. Could construct 250 beds in 14 months, 720 in 36 months

REMOTE SITE CONCEPT: single level, can construct 250 beds in 11 months, phase 11, 720 beds - 30 months.

Mr. Allan noted that Team Experience plus an Interactive Process plus Commitment is the key to a successful project. In response to a question he stated they come in on time with their projects and at budget.

He responded that Phase I of the Project at a remote site would cost the County about \$6 million dollars.

The Committee discussed the presentations and recommend to the County Facilities Committee that Greer-Fripp be selected as architects for the new county jail.

Commissioner Keefe suggested that it should not be necessary for any additional interviews of other firms.