

COUNTY FACILITIES COMMITTEE
MARCH 11, 1999, 8:30 AM

MEMBERS PRESENT: Chairman Lee Warren
Commissioner Breeden Blackwell
OTHERS: Cliff Strassenburg, County Manager
James Martin, Deputy County Manager
Cliff Spiller, Asst. County Manager
Amy Cannon, Finance Director
Karen Musgrave, Staff Attorney
Marsha Fogle, Clerk to the Board
Tom Cooney, County Engineer
Press
MEMBER ABSENT: Commissioner Billy King

Chairman Warren called the meeting to order.

1. Approval of Minutes: February 1, 1999

The Minutes were unanimously approved.

2. Discussion/Consideration of the Schedule for the County Detention Center site demolition work and design update

Mr. Tom Cooney of the County Engineering Department presented the schedule for the project. He noted that we are pretty much on schedule with this project. (Schedule attached to these Minutes)

Mr. Cooney asked the Committee to consider increasing the size of the Youthful Offender Unit from 32 beds to 48 beds (the original number of beds). He noted the Youthful Offender Unit had been sized down as a result of concerns from the Sheriff relative to his staff's ability to control 48 youthful offenders. Since that decision to downsize, the Engineering Staff, Sheriff's Department Staff and Architectural Staff visited the Charlotte Detention Center. They determined while looking at the Youthful Offender Unit and the direct supervision concept that they would indeed be able to effectively control a 48 bed unit. This unit would then be identical to the other three units of this type. The change will increase the estimated cost of the project by about \$720,000; however, it will reduce the cost per bed of the overall project by about ~~\$7,000~~. This will increase the projected construction cost from \$38.4 million to \$39.2. In addition, since this unit will then mirror the other units, we will be able to utilize it in other ways. # 706.00

Chairman Warren noted we have made cuts in the design in order to save money and he asked if there could be other areas in the project where we could save some money. Tom Cooney indicated that it may still be possible to save money and that we could take a look at the final plans to make sure we have covered everything.

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Commissioner Blackwell stated he had visited the jail in Florence and in talking to the officials there they noted some areas they would do different. Those areas are as follows:

1. They would not put a flat roof on their building.

Cumberland County is planning to use a flat roof, primarily because of the cost of a pitched roof. (\$2.5 million). Mr. Cooney said if the roof was installed according to specifications it should not pose a problem. Chairman Warren asked about a sloped roof for the building. Mr. Cooney said that was not feasible because the cell space would be decreased. He said he felt comfortable with the flat roof concept for us and noted it would depend on the quality of the labor. Note: There will be a warranty on the roof.

2. They would put in non-contact handicap visitor areas.

Cumberland County is in fact addressing this issue. The County will use the video visitor concept. In addition, there will be an opportunity for face to face meetings between lawyers and their clients.

3. They would put in more padded cells; they only have one.

Cumberland County is planning for four padded cells.

4. They would have more straight corridors for better visibility.

Cumberland County's design accommodates straight corridors.

5. Better security system.

Cumberland County has the best. We have a pneumatic door system. You cannot get in the building without going through master control. Employees will have cards for entering specific areas of the complex and the comings and goings will be recorded automatically.

6. Their complex would have paid more attention to lightning problems.

Mr. Cooney said he believed those type problems have been taken care of and safeguards put in place to address those issues.

Commissioner Blackwell said he has concerns about the increase in the cost of this project. He said will there be any more adjustments to increase the cost of the project. Mr. Cooney noted we are in the final design process and there should be no more increases.

In response to a question concerning adding additional pods to the complex it is estimated it will cost about \$8 million to add one pod. The addition of two more pods would complete

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the County's long-range plans for 1000 beds. More beds would allow the County to rent beds to the federal government at \$60/day. In addition, Mr. Cooney noted that the more beds you have the more beds you will fill.

Chairman Warren asked about the medical unit of the complex. Mr. Cooney noted there will be an infirmary, administrative offices, pharmaceutical area, dental area with two chairs and an x-ray room. He said there would be very little need for a prisoner to leave the complex. Mr. Warren asked if we could save money by having only one dental chair. Mr. Cooney indicated we could.

In discussing the total cost of the project to include land, furnishings, environmental studies, architect fees, construction cost and debt service on the debt it was noted the total cost of the project will be about \$50 million. Commissioners Warren and Blackwell both agreed that the public needs to be aware of the total cost so there will be no misunderstandings.

Mr. Cooney indicated that the County will save some money by doing the contracting ourselves on the demolition bids.

Cliff Strassenburg, County Manager, reminded the Committee that we still have not approved the Reimbursement Resolution which will allow the county to be reimbursed for costs prior to the sale of bonds. He indicated he would put this item on the agenda for the first meeting in April.

MOTION: Commissioner Blackwell moved to recommend to the Board of Commissioners approval of the increase in the number of beds in the Youthful Offender Unit from 32 to 48.

SECOND: Chairman Warren

VOTE: UNANIMOUS

Commissioner Blackwell asked if the April meeting could be changed as he will not be able to attend. The Chairman indicated we would change the date, if in fact there is a need for a meeting.

MEETING ADJOURNED: 9:20 AM