

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

#13

Date: 7-19-2017

Weekly Agenda Date: 7-25-2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: K. Schmitz / Supervisor Taylor

WORDING FOR AGENDA ITEM:

Approval of Lease-Purchase Plan for Law Enforcement Training Facility

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

In coordination with the Sheriff's Office, The Baker Group, and the BOS liaison, Building Services Director Kenny Schmitz has coordinated their thoughts and ideas on how the current training needs once housed at Prairie Hills could be accomplished going forward. This is one of the final pieces of the puzzle that has been the nearly two-year-long process of closing Prairie Hills and expanding/optimizing the Law Enforcement Center. We have solved the problem of the kitchen by housing it directly in the Law Enforcement Center and are taking measured steps to ensure not only the optimization of an in-take area, medical ops, and HVAC/various long-needed facility improvements but this agenda item also makes good on a promise to fulfill the important training needs inherent to the Sheriff's functions.

The results determined that the best outcome would be to construct a new training center building at the existing site. The facility would include enough space for both K-9 training, Sheriff staff training (or others), and a room for LEC confidential file storage. Plans and details have been drawn for a 60' x 120' structure which would be erected south (across the road) of the old building.

BACKGROUND:

The eventual closing of the Prairie Hills facility due to the rapidly escalating repair costs, increased energy usage, and overall deterioration has necessitated the need to identify alternate replacement areas where current operations or services are conducted. In its current condition, Prairie Hills is not utilized at all for incarceration or alternative work programs. The only usage would be for training but even then it is not optimal nor is it efficient in its current state for taxpayers.

In order to demonstrate that this process has had study, forethought, and due diligence, please see all of the attachments and information that has been provided to the present/past Board(s) previously:

April 4, 2017 Agenda Item "Designation of Land for Sheriff's Office Support Training and Personnel and Direction to Gain Probable Cost of an Adjacent and Cost-Effective Training Center"

January 17, 2017 Agenda Item "Land Use, Potential Training Facility, and Prairie Hills Site"

August 2, 2016 Agenda Item "Approve the Closure of Prairie Hills with Subsequent Move of Kitchen to LEC"

July 26, 2016 Agenda Item "Approve Law Enforcement Center Expansion up to \$1.199 Million"

These 12 pages represent a consistent commitment to meeting the training needs.

See attachments also:

- 1) Prairie Hills Training Facility Sketch
- 2) Details of Materials Included

FINANCIAL IMPACT:

Building costs: \$475,000
Leasing Agent (Blue Path) Legal Fees: \$7,500 (contracts to be reviewed by County Attorney)
Lease Term - 5 years at 3.25% with quarterly payments \$26,235.88 (this rate is not much higher than traditional CIP)

Total Cost Estimate: \$524,718

This is the cost of the facility. The CWA union that serves within the Sheriff's Office has admirably stepped up with an offer to contributed \$40,000. I believe--as I've stated before--that the chiller can be sold garnering around \$15,000 if we wanted to move it quickly. We also have the means and have verified that tax-deductible contributions can be accomplished without using a 501c3 because the facility is deemed for public use per section 170 (C)(1) of the Internal Revenue Service Code. Dennis Butler will set up a specific fund within the General Fund for this, and as promised previously, I will begin shifting my contributions from last year's raise to this fund from the Courthouse Foundation. It is reasonable that we can raise an additional \$20,000 through private contributions/fundraising. I believe if this leaves approximately \$450,000 that we can look to gaming revenue unrealized by the delay of construction for the Ag Expo Center. Additionally, this separate fund that can realize training revenues through cost-sharing agreements with other entities can be used to fund on-going operations, upkeep, and utilities obviating the need to go back to taxpayers. This means that through the combined LOST and Gaming revenues, there is \$75,000 (Gaming) and \$75,000 (LOST) combining for \$150,000 set aside that can be used for this purpose. From gaming revenues over the life of the lease-purchase, this \$300-\$375,000 can be accomplished through General Fund and/or gaming revenue in a way that ultimately will not only hold taxpayers harmless but in fact be a help long-term.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

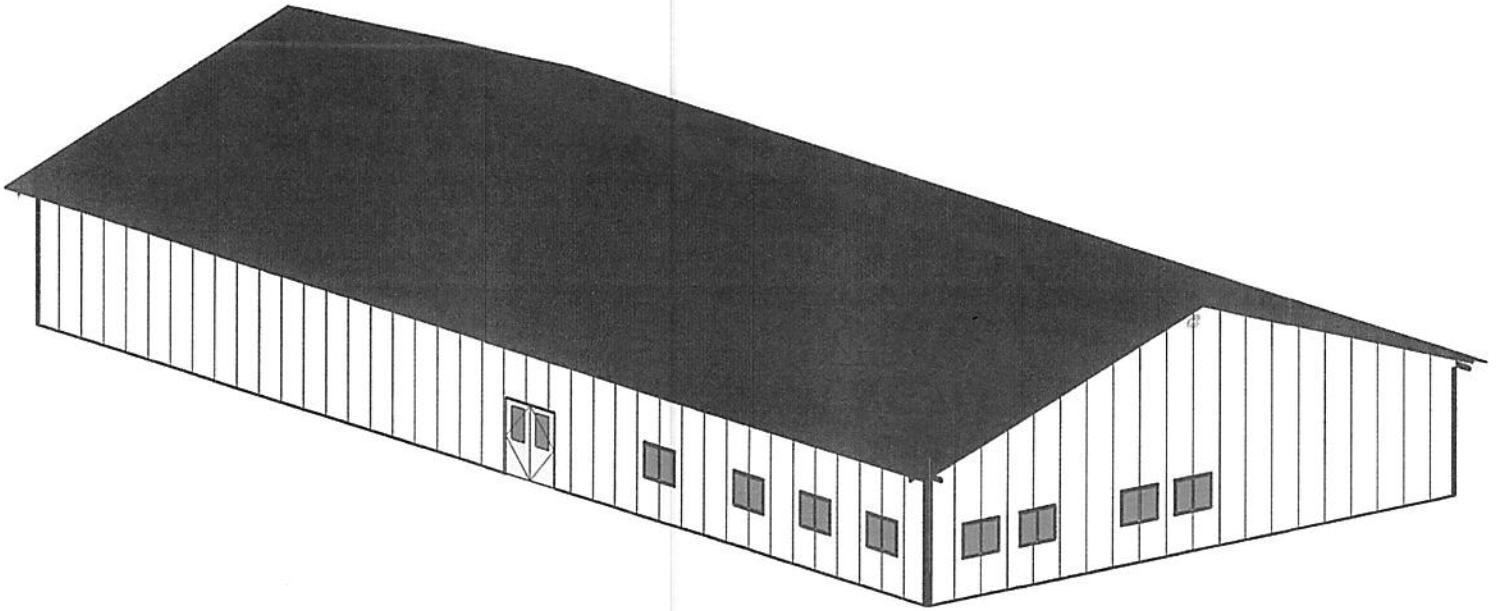
RECOMMENDATION:

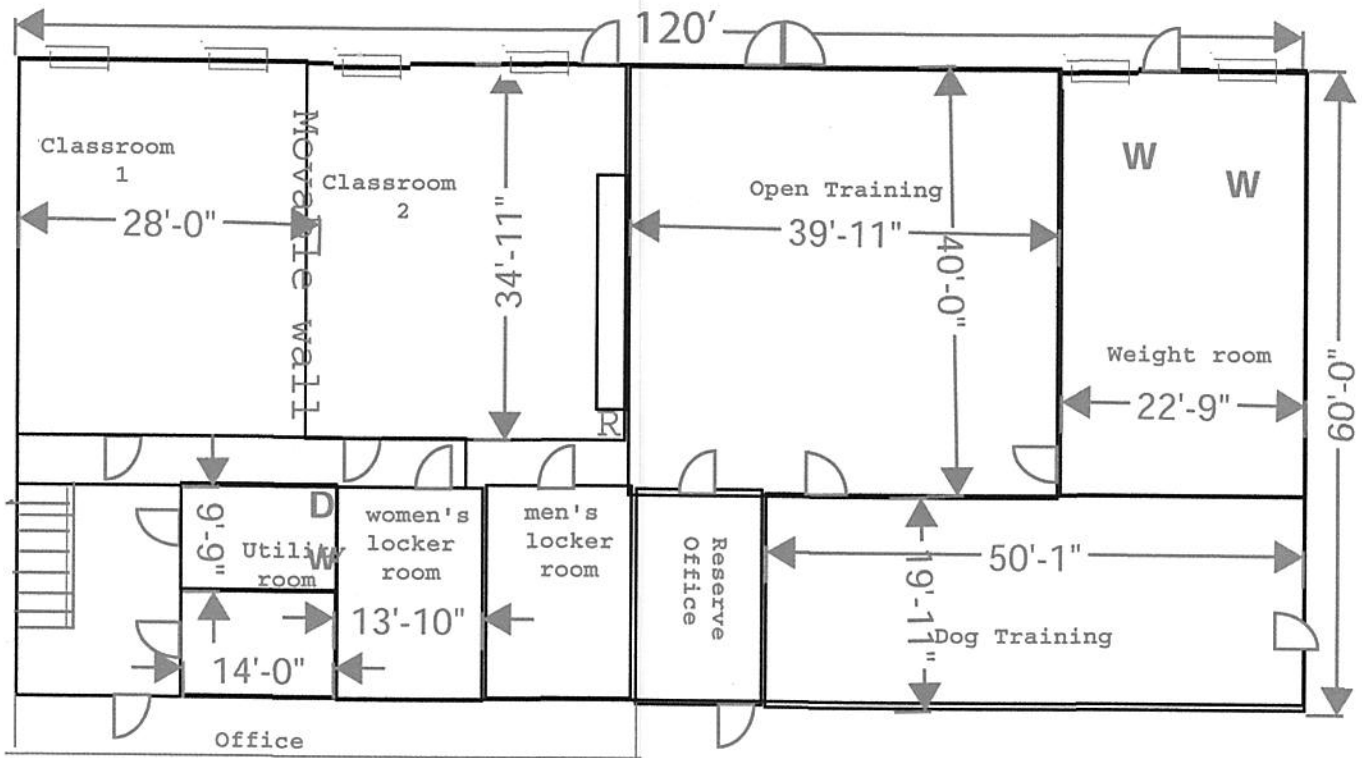
To approve moving forward with plans for a new training center for law enforcement purposes and to approve the lease purchase concept.

ACTION REQUIRED / PROPOSED MOTION:

To approve moving forward with plans for a new training center for law enforcement purposes and to approve the lease purchase concept.

Prairie Hills





Storage above this half of the building

This structure will be built on a slab.

Flat ceiling with 9' exterior walls for this half of the building except the open training area will have a vaulted ceiling.

Windows will be 4' x 4' sliding windows

Prairie Hills

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

#12

Date: 3-30-2017

Weekly Agenda Date: 4-4-2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors Taylor and Ung

WORDING FOR AGENDA ITEM:

Designation of Land for Sheriff's Office Support, Training, and Personnel and Direction to Gain Probable Cost of an Adjacent and Cost-Effective Training Center

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

On March 29, the Law Enforcement Expansion committee unanimously approved a recommendation to the Woodbury County Board of Supervisors as follows: "to retain the land usage in and around Prairie Hills for the Sheriff's Office, and to direct the building services director to supply a rough sketch and statement of probable cost on a building to be used as a training center for regional law enforcement." Sheriff's staff estimates that the board's approval to expand the reserve program in recent years has led to savings of \$100,000 to taxpayers in just the last year. Additionally, we anticipate significantly decreased costs of such through donated work (digging, septic/water, excavating), a previously discussed donation from the deputies union, private donations, selling of the used chiller, and new income from class registrations of outside law enforcement. Such a training center will also decrease costs of training for Woodbury County law enforcement, who have historically traveled elsewhere at county expense.

This general recommendation has been shared with the board of supervisors on January 17, 2017, which included copies of the same recommendations from July 26 and August 2, 2016.

BACKGROUND:

For the last 18 months, the Board of Supervisors has engaged in over a dozen meetings with over 50 pages of materials with a variety of stakeholders in looking at how to close a dilapidated, aging, and eventually dangerous Old County Home facility (Prairie Hills), and save taxpayers the \$1.2 million that would be necessary to simply conduct "stay afloat" maintenance and exorbitant energy costs of \$4.28/sq ft. The LEC Expansion Committee tackled 3 of the 4 goals of what that area once served: storage of mandatory-retained Clerk of Courts materials; the kitchen which feeds the up to 234 inmates of the LEC; the "weekenders" and other alternative programs for non-violent offenders; the training, weight room, classroom, combatives, and other needs for Sheriff Office personnel. All Clerk of Courts materials have been moved to the Eagles. Through the LEC Expansion approved by the Board, not only will programmatic space be served for what Prairie Hills once was able to offer in smarter, more cost-effective diversionary programs, but such study also evolved into the needs of a 1987 facility once designed for 90 that has grown to 234. (Identifying key provisions and plans in the spirit of long-term planning obviates the need of a bond-supported \$20 million new facility and maximizes the useful life for years to come). The kitchen area is nearing completion with the feeding of all inmates within the same building rather than transporting over 6 miles away. What remains to do is two-fold: effectively close the building for further use and provide an area for the training and support necessary for law enforcement.

Training is an essential law enforcement function and includes K-9, combatives, weight training, etc. We recognize that any building must be planned in a cost-efficient and effective manner. The committee has looked at ways to utilize little, if any, taxpayer funds in the hopes that modeling upon what the Sheriff's Office has often done in that area be built upon. In fact, the smaller footprint of a freestanding metal-framed building has already received the support of the union at a pledge of up to \$40,000. Supervisor Taylor, through the County Attorney's office, set up a 501c3 which is in the process of gaining nonprofit status to be able to receive tax-exempt donations. Such plans could lower the budgeted-for training costs of Sheriff's personnel driving to other locations and in turn host such events garnering revenue that could be programmed. This discussion recognizes the commitment of Woodbury County for something that we want for excellent law enforcement supporting public safety: the realistic and scenario-driven training that helps protect citizens in 840 square miles.

FINANCIAL IMPACT:

Potential costs of a facility range from \$400,000 to \$580,000 initially, but could be significantly reduced through donated work (\$20,000-30,000 of digging, septic/water, excavating). A \$40,000 pledge from the union has been discussed and offered. Raising private dollars, further value engineering, the selling of the chiller, rent paid from other entities, and the mitigation of the need for travel and monies paid elsewhere should all be factored in. We have a two-fold role: provide the necessary training that comes with high-quality law enforcement while at the same time doing so efficiently by taxpayers in such a way that does not take a budget amendment, as Woodbury County has been able to lower the tax levy the last 3 years in a record way. This careful balance of long-term planning and lower taxes must go hand-in-hand.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

see below

ACTION REQUIRED / PROPOSED MOTION:

To retain the land usage in and around Prairie Hills for the Sheriff's Office, and to direct the building services director to supply a rough sketch and statement of probable cost on a building to be used as a training center for regional law enforcement.

Date: 1/11/2017

Weekly Agenda Date: 1/17/2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Taylor

WORDING FOR AGENDA ITEM:
 Land Use, Potential Training Facility, and Prairie Hills Site

ACTION REQUIRED:

Approve Ordinance Approve Resolution Approve Motion
 Give Direction Other: Informational Attachments

EXECUTIVE SUMMARY:

The Law Enforcement Expansion Committee and the Board of Supervisors have explored land use around and on the site of Prairie Hills for two reasons: one is the assurance to the Sheriff's Office for a central location of operations and maintenance, training including the gun range and equipment housing as well as a training site. The other was per an inquiry that was referred to Planning and Zoning as well as Economic Development regarding the parcels nearby through which the county has a steady income stream through farm rent. My hope is to reiterate the position that the County has held that the Prairie Hills Facility (while no longer a viable building in the old County Home) will still have the land usage under the Sheriff's Office with the potential of a standalone training site.

BACKGROUND:

Please see the following items as background to further understand some of the developments that have taken place over the last 18 months' discussion:

Land Use and Parcels Adjacent to Prairie Hills Agenda Item

Board of Supervisors: 7/28/16 "Approve Law Enforcement Center Expansion up to \$1.199 Million"

Board of Supervisors: 8/2/16 "Approve the Closure of Prairie Hills with Subsequent Move of Kitchen to LEC"

"LEC Expansion Overview and Statements: [Then] Chairman Jeremy Taylor Board of Supervisors"

"Regarding the Closure of Prairie Hills"

"Notes from Training Facility Exploration" Meeting with two Sheriff's Personnel, Kenny Schmitz, Shane Albrecht

It should further be noted that I have asked our County Attorney's office to help us develop a 501c3 akin to the "Courthouse Foundation" to act as a repository for donations including a verbal commitment of the CWA and anyone who wishes to help fund this "public-private" endeavor.

Training is an essential law enforcement function and includes K-9, combatives, weight training, etc. but any building must be done in a cost-efficient and effective manner. Some action items from this past were to look at Blackhawk County's facility and plans; seek their organizational, legal structure, and description including articles of organization, gain information on use of such a facility, and seek to see if a portion of out-of-town training dollars for which we could in turn charge other entities or mitigate the cost of going elsewhere would give us a better budget picture. Through value-engineering such potential could come down in cost. Also, the 14 foot sidewalls could potentially have space for storage up above.

FINANCIAL IMPACT:

Potential costs of a facility may be \$500,000 but costs could significantly be reduced through donated work (\$20-30,000 of digging, septic/water, excavating), a \$40,000 contribution by the union, the raising of private dollars, further value engineering, the selling of the used chiller, rent paid from other entities, or mitigation of the need for travel and monies paid for training elsewhere. We have a two-fold role: provide the necessary training that comes with high-quality law enforcement while at the same time doing so efficiently by taxpayers.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Receive the information.

ACTION REQUIRED / PROPOSED MOTION:

Receive the information.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 7/20/2016

Weekly Agenda Date: 7/26/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: K. Schmitz / Supervisor Taylor

WORDING FOR AGENDA ITEM:
Approve Law Enforcement Center Expansion up to \$1.199 Million

ACTION REQUIRED:

Approve Ordinance <input type="checkbox"/>	Approve Resolution <input type="checkbox"/>	Approve Motion <input checked="" type="checkbox"/>
Give Direction <input type="checkbox"/>	Other: Informational <input type="checkbox"/>	Attachments <input type="checkbox"/>

EXECUTIVE SUMMARY:

The Law Enforcement Expansion Committee has through the course of several months' study looked at every way in order to responsibly and efficiently expand the Law Enforcement Center from the presupposition that there is simply a better way to do business than keeping the dilapidated Prairie Hills open or conversely build a new \$20 million jail subject to an understandably unpopular voter referendum. In order to demonstrate the work that supervisors, law enforcement officials, building services, and outside organizations have done, I created a compendium of over 50 pages of material that has been the product of careful deliberation, hard conversation, creative alternative, and the best architectural and design minds.

BACKGROUND:

The June 22, 2016 schematic rendition shows that this is something that Woodbury County should proceed with in that the capacity of the jail will grow from 234 to 258. CBM is also excited about the utilization of the building into the kitchen and doing so in the Law Enforcement Center through a contract extension. Finally, the movement of the Clerk of Courts will have been fortuitous and this can be examined to help move the Sheriff's Office there which frees up space on the 2nd floor rather. While the original alternative was a 3rd floor recreation area, the Board of Supervisors on May 17 allowed CMBA whom they had hired to re-examine this issue.

The latest plan is the product of careful deliberation from within the Sheriff's Office and it increases jail space in order to help increase capacity and meet some necessary needs such as Attorney-Client visitation rooms. Co-located office space will also allow for supervisory help to be there for lieutenants and sergeants, better classification as some of this will be cell-block construction, etc.

We understand that there are currently concerns with staffing levels for the jail. However, there are several items that I think are important in this discussion. In one sense, the original goal of this endeavor was not to solve all such concerns but could help alleviate this long-range. In a simple overview, if the staff that were relocated from the Work Release, Weekenders, and other Alternative Programs were able to be located to the Law Enforcement Center and the original "J Block" was able to move down, the problem would be helped with 3,566 square feet of space.

The LEC Expansion Committee had each entity represented--Board of Supervisors (M. Monson/J. Taylor), Sheriff's Office, and Building Services wholeheartedly recommend this approach. I believe it a fair characterization to say that the Taxpayers Research Council believes that the closure of a wasteful Prairie Hills and the reinvestment of space into the LEC is a good investment if the longer and better-term solutions of programs such as Weekenders, Work Release, 24/7, the Mental Health Advocate, and critical conversations about who is placed in our jail alleviate the source of the problem. In an overcapacity jail, this not only in my estimation alleviates some of the burden but more importantly, does allow for at least two of these programs to function as we engage in a responsible "all of the above" approach. With a big picture "aerial overview," closing PH and taking the \$1.2 million, buying precious space without building a new jail, and allowing for space for such programs is a huge win for taxpayers.

FINANCIAL IMPACT:

In 10 years' time, Woodbury County will have an efficient, all-under-one-roof Law Enforcement Center with food service, alternative programs, and additional beds which can serve for time to come and will have been nearly exact the amount of money that would have otherwise been spent at Prairie Hills--a building which in 2026 will have more issues to deal with and be underutilized as it is today.

Current Estimate of Probable Cost: \$1,100,038 including comprehensive listing of all items. This includes contingency and other dollars.

Leasing of Personal Property at \$26,000 for 10 years from General Basic: this would not be borrowed for.

The total LEC Expansion Cost would be \$1.3 million and yet, Prairie Hills (with CIP projects) will cost \$1.3 million over 10 years' time.

Additional up to \$0.06 per meal cost of amortized kitchen equipment at a cost of up to \$125,000 paid for over 10 years' time.

Regarding staffing, see the attached statement.

(Background Information Continued....)

- Current Schematic Design Dated June 22, 2016 (for security reasons delivered in person to BOS)
- Estimate of Probable Construction Costs
- LEC Renovations from Budget Analyst with Ahlers Law Firm
- Staffing Response
- Previous Materials from Prior LEC / BOS Meetings

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve the motion to expend up to \$1.199 million in order to expand the Law Enforcement Center.

ACTION REQUIRED / PROPOSED MOTION:

Approve the motion to expend up to \$1.199 million in order to expand the Law Enforcement Center.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 7/28/2016 Weekly Agenda Date: 8/2/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: K. Schmitz / Supervisor Taylor

WORDING FOR AGENDA ITEM:

Approve the Closure of Prairie Hills with Subsequent Move of Kitchen to LEC

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Law Enforcement Expansion Committee has through the course of several months' study looked at every way in order to responsibly and efficiently expand the Law Enforcement Center from the presupposition that there is simply a better way to do business than keeping the dilapidated Prairie Hills open or conversely build a new \$20 million jail subject to an understandably unpopular voter referendum. In order to demonstrate the work that supervisors, law enforcement officials, building services, and outside organizations have done, I created a compendium of over 50 pages of material that has been the product of careful deliberation, hard conversation, creative alternative, and the best architectural and design minds.

BACKGROUND:

It should be noted that there are currently no alternative programs that are truly being utilized here. The kitchen move with CBM should happen as soon as contractual obligations are worked—as we have said and is reason and evidence of our move irrespective of the LEC Expansion—because such a movement just makes good sense. This will put all functions under one roof at the LEC, help replace kitchen equipment, and provide CBM a home base within hundreds of feet rather than the travel and transport expense.

-We have learned that in working out the contract, the ordering of kitchen equipment, and any necessary modifications that the earliest and most aggressive timeline would be December 1 according to Building Services. Additionally, while not housing work release, there are some Clerk of Courts materials, kitchen materials, a weight room, training area, and some storage as well that Building Services would need time to move. Therefore, I would propose that we proceed as follows:

-The motion is to signal the eventual close of Prairie Hills with the goal of turning off the wasteful utilities completely by July 1, 2017.

-This can be accomplished in stages in order to save the most amount of money during this next heating and subsequent cooling season while helping to support law enforcement that currently utilizes this for training purposes.

-The timeline would be contingent upon the following: substantial completion of kitchen renovation to the LEC (hopefully in December), necessary materials being moved from Clerk of Courts and Sheriff's Office to secure and safe locations. The intention would be to valve off the older portion of the building from the newer portion in which during this last heating season, the training and weight room areas could still be utilized. It will not be the intention of Woodbury County to make emergency repairs to the boiler system or domestic hot water system, which would impact this timeline. Additionally, it is the intention not to utilize the chiller for next cooling season past March but to sell it in accordance with all applicable laws.

-There are some functions within Prairie Hills that we should also look to helping repurpose including the training, K-9 area, and weight room. I believe it should be a good faith effort to utilize this time over the next few months to see the most efficient, serviceable, and economical way to meet the needs of the Sheriff's Office in this respect for the long-term. Some nascent ideas have been the construction of a simple building that could house training. Additional ideas can include looking at what Blackhawk County has done in a 70 x 112 ft building, revenue generation through the hosting of law enforcement training, public-private

FINANCIAL IMPACT:

Additional up to \$0.06 per meal cost of amortized kitchen equipment at a cost of up to \$125,000 paid for over 10 years' time.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve the closure of Prairie Hills based on several contingencies and move the kitchen currently housed there to the Law Enforcement Center.

ACTION REQUIRED / PROPOSED MOTION:

Approve the closure of Prairie Hills based on several contingencies and move the kitchen currently housed there to the Law Enforcement Center.

Staffing Response

The Board of Supervisors has been a willing partner the last 18 months in adding an overnight lieutenant, gladly and appreciatively accepting the Sheriff's Office reorganization plan, and lifting the cap on Sheriff's Reserve personnel. With that same good faith effort, we believe that we can work diligently over the next 12-18 months to examine increased sources of revenue that might help to address staffing needs, including:

The non-collection of "room and board" fees that is over and above what has not been collected with confidence that this initiative will be re-invigorated.

Monies that by not having to turn away federal inmates (which currently generates \$300-350,000 annually), can be viewed as a stable, increased source of funding. The ability to retain such prisoners to a greater degree can correspond to being reimbursed thereby meeting the needs perhaps with additional staff.

Re-examination of funds that the Sheriff's Office collects which may have gone to the general fund. The Board of Supervisors, from my perspective, does not seek to somehow gain additional revenue but to simply be revenue-neutral to taxpayers and lower the levy in other areas where possible. In short, **increased revenue** is not necessarily looked at to increase the general fund but to fairly when necessary help manage the jail.

Smart-planning, creative, and efficient use of future revenues that by investing will cost taxpayers less in the long-run to include re-examination of medical care delivery, a consultant study that could demonstrably increase staff/space/organizational facility. We believe that the closing of Prairie Hills and the commendable informational items brought by the Sheriff's Office have been in such a spirit. Similarly, our joint lobbying of the Legislature for the "24/7 Program" have been in line with such appreciable efforts.

Prairie Hills currently is underutilized given that the agreement of being in this area with nearby residences was to house only non-violent offenders. Therefore, few staff or programs are there currently. It would be my intention to close this space irrespective of whether or not we can relocate alternative programs (Weekenders, Work Release, etc.) It should be noted as well that the whole point of having alternative programs—and in a place that brings all operations under one roof—maximizes the Sheriff's Office personnel. Weekenders, Work Release, and alternative programs are designed to do so.

I am also excited about the possibility of the Sheriff's Office utilization of creative, efficient planning which could include part-time help, which he can explain better. Perhaps one way of examining this going forward is that the increased collections from, for example, for 4-6 months, coupled with an examination of what has been "lost" when federal prisoners have not been retained.

We also believe that we need to have frank, open-dialogue conversations to include the Sheriff's Office, County Attorney's Office, Clerk of Courts, Judges, and County Board of Supervisors in a way that fosters ways to help. This collaborative communication should not be viewed as criticizing but rather productively looking at ways to maximize the safe and efficient operations that support our criminal justice system.

LEC Expansion Overview and Statements: Chairman Jeremy Taylor Board of Supervisors

The Law Enforcement Expansion Committee has through the course of several months' study looked at every way in order to responsibly and efficiently expand the Law Enforcement Center from the presupposition that there is simply a better way to do business than keeping the dilapidated Prairie Hills open or conversely build a new \$20 million jail subject to an understandably unpopular voter referendum. In order to demonstrate the work that supervisors, law enforcement officials, building services, and outside organizations have done, I created a compendium of over 50 pages of material that has been the product of careful deliberation, hard conversation, creative alternative, and the best architectural and design minds.

- **The first priority is the closure of Prairie Hills** (also known as "The Old County Home"), which at one time was purposed to hold Project Phoenix, the Weekenders' Program, and Work Release. The closure is both a taxpayer and safety concern with an estimated \$1.2 million in tax dollars necessary to maintain common maintenance as conducted by The Baker Group. Utilities cost Woodbury County an exorbitant \$4.28 per square foot (typical buildings average \$1 per square foot), and settling/cement stack issues, piping problems, new boiler/domestic hot water systems in need of replacement, etc.
- The June 22, 2016 schematic rendition shows that this is something that Woodbury County should proceed with in that the capacity of the jail will grow from **234 to 258**. CBM is also excited about the utilization of the building into the kitchen and doing so in the Law Enforcement Center through a contract extension. Finally, the movement of the Clerk of Courts will have been fortuitous and this can be examined to help move the Sheriff's Office there which frees up space on the 2nd floor rather. While the original alternative was a 3rd floor recreation area, the Board of Supervisors on May 17 allowed CMBA whom they had hired to re-examine this issue.
- The latest plan is the product of careful deliberation from within the Sheriff's Office and it increases jail space in order to help increase capacity and meet some necessary needs such as Attorney-Client visitation rooms. Co-located office space will also allow for supervisory help to be there for lieutenants and sergeants, better classification as some of this will be cell-block construction, etc.
- We understand that there are currently concerns with staffing levels for the jail. However, there are several items that I think are important in this discussion. In one sense, the original goal of this endeavor was not to solve all such concerns but could help alleviate this long-range. In a simple overview, if the staff that were relocated from the Work Release, Weekenders, and other Alternative Programs were able to be located to the Law Enforcement Center and the original "J Block" was able to move down, the problem would be helped.

- The Board of Supervisors has been a willing partner the last 18 months in adding an overnight lieutenant, gladly and appreciatively accepting the Sheriff's Office reorganization plan, and lifting the cap on Sheriff's Reserve personnel. With that same good faith effort, we believe that we can work diligently over the next 12-18 months to examine increased sources of revenue that might help to address staffing needs, including:
 - ✓ The non-collection of "room and board" fees that is over and above what has not been collected with confidence that this initiative will be re-invigorated.
 - ✓ Monies that by not having to turn away federal inmates (which currently generates \$300-350,000 annually), can be viewed as a stable, increased source of funding. The ability to retain such prisoners to a greater degree can correspond to being reimbursed thereby meeting the needs perhaps with additional staff.
 - ✓ Re-examination of funds that the Sheriff's Office collects which may have gone to the general fund. The Board of Supervisors, from my perspective, does not seek to somehow gain additional revenue but to simply be revenue-neutral to taxpayers and lower the levy in other areas where possible. In short, increased revenue is not necessarily looked at to increase the general fund but to fairly when necessary help manage the jail.
 - ✓ Smart-planning, creative, and efficient use of future revenues that by investing will cost taxpayers less in the long-run to include re-examination of medical care delivery, a consultant study that could demonstrably increase staff/space/organizational facility. We believe that the closing of Prairie Hills and the commendable informational items brought by the Sheriff's Office have been in such a spirit. Similarly, our joint lobbying of the Legislature for the "24/7 Program" have been in line with such appreciable efforts.
 - ✓ Prairie Hills currently is underutilized given that the agreement of being in this area with nearby residences was to house only non-violent offenders. Therefore, few staff or programs are there currently. It would be my intention to close this space irrespective of whether or not we can relocate alternative programs (Weekenders, Work Release, etc.) It should be noted as well that the whole point of having alternative programs—and in a place that brings all operations under one roof—maximizes the Sheriff's Office personnel. Weekenders, Work Release, and alternative programs are designed to do so.
 - ✓ We also believe that we need to have frank, open-dialogue conversations to include the Sheriff's Office, County Attorney's Office, Clerk of Courts, Judges, and County Board of Supervisors in a way that fosters ways to help. This collaborative communication should not be viewed as criticizing but rather productively looking at ways to maximize the safe and efficient operations that support our criminal justice system.

Regarding the closure of Prairie Hills

It should be noted that there are currently no alternative programs that are truly being utilized here. The kitchen move with CBM should happen as soon as contractual obligations are worked—as we have said and is reason and evidence of our move irrespective of the LEC Expansion—because such a movement just makes good sense. This will put all functions under one roof at the LEC, help replace kitchen equipment, and provide CBM a home base within hundreds of feet rather than the travel and transport.

We have learned that in working out the contract, the ordering of kitchen equipment, and any necessary modifications that the earliest and most aggressive timeline would be December 1 according to Building Services. Additionally, while not housing work release, there are some Clerk of Courts materials, kitchen materials, a weight room, training area, and some storage as well that Building Services would need time to move. Therefore, I would propose that we proceed as follows:

The motion is to signal the eventual close of Prairie Hills with further denied access given the safety/security issues coupled with turning off the wasteful utilities completely by July 1, 2017. This can be accomplished in stages in order to save the most amount of money during this next heating and subsequent cooling season.

The timeline would be contingent upon the following: substantial completion of kitchen renovation to the LEC (hopefully in December), necessary materials being moved from Clerk of Courts and Sheriff's Office to secure and safe locations until which time heat would be expended for preservation of equipment. It will not be the intention of Woodbury County to make emergency repairs to the boiler system or domestic hot water system, which would impact this timeline. However, beyond heat for freeze protection, it is the intention not to utilize the chiller for next cooling season past March but to sell it.

There are some functions within Prairie Hills that we should also look to helping repurpose including the conference room (LEC Training Room can be updated toward this purpose); K-9 training area and weight room. I believe it should be a good faith effort to utilize this time over the next few months to see the most efficient, serviceable, and economical way to meet the needs of the Sheriff's Office in this respect for the long-term. Some nascent ideas have been the construction of a simple building that could house this with a combination perhaps of public-private funding.

Estimate

Date	Estimate #
7/11/2017	3

Name / Address
Prairie Hills Street Sioux City, Iowa

Estimate good...	Other
7/11/2017	8200 q. ft.

Item	Description	Qty
AMWOOD HOUSE	Package Price See Exterior and Interior Specifications	1
AMWOOD HOUSE	Package Price See Exterior and Interior Specifications - 16' of base cabinets, 13' of wall cabinets, 2 48" vanities	1
AMWOOD HOUSE	Package Price See Exterior and Interior Specifications - floor trusses for attic storage - 14' wide x 7' 1 1/4" high	1
AMWOOD DETAILS		
Floor deck	3/4" OSB - tongue & groove	1
Floor joists	slab for main floor - attic trusses for left side of building	1
Roof pitch	4/12	1
Steel Beam	none	1
House wall details	2 x 6 @ 16" o.c. - 9' tall -1/2" plywood with Tyvek	0
Garage wall details	none	1
Roofing Details	ribbed steel roof	0
Ice & Water Sheild	none	1
Energy Heel Roof Trusses	7" energy heel roof truss included	0
Garage floor status	none	1
		0
EXTERIOR HOUSE SPEC...		
Deadbolt Color	none	0
Shingle Style	steel ribbed roof	1
Shingle Color		1
Back Door Style	steel insulated raised 6 panel	1
Service Door Style	steel insulated raised 6 panel	1
Door Hinge Color		1
Door Handle Style		1
Door Handle Color		1
Front Door Design	steel insulated raised 6 panel	1
House to Garage Door Design	none	1
Steel Door Clad Frame Color		0
		1
Signature	Total	
Signature		

Estimate

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7/11/2017	3

Name / Address
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Estimate good...	Other
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Item	Description	Qty
Vinyl Shutter Style	none	0
Vinyl Shutter Color	none	0
Soffit Color		1
Facia Color		1
Siding Color		1
Siding Corner Color		1
Siding Style	Steel - ribbed siding	1
Gabel Vent Color	none	1
Overhead Garage Door Color	none	0
Gutter Color		0
Down Spout Color		1
Window Color	white	1
Window Style	Anderson Fibrex gliding windows with Low E & Argon gas -all windows are 4' x 5'	1
Window Grill Color	none	0
Window Grill Style	none	0
MISCELLANEOUS EXTE...		
1120	Basement Drain Tile	
1120.1	Sump Pit Without Sump Pump	0
1131.1	Basement Deco 20 Gray Dampproofing - per square foot	0
1400	Bowman Kemp Basement White Vinyl Window	0
1410	Bowman Kemp Basement White Steel Window Wells - Wall Mount	0
1408.4	Bowman Kemp Easy-Well Plastic Bubble Cover	0
1409.1	5' Ladder for egress window	0
1460	Steel roof - ribbed - 3' wide - installed per square foot - for roof	1
1460	Steel roof - ribbed - 3' wide - installed per square foot for walls	1
1487	Install aluminum soffit - per square foot	7,200
1501	Gutters & downspouts per lineal foot of house & garage	360
1544	Timber Tech deck - includes railing and 1 set of steps - per square foot	0
1561	Kingston white vinyl turned porch railing per lineal foot	0
2111	Paint Exterior Doors - Each	6
Signature	Total	
Signature		

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Item	Description	Qty
	Due to various climatic conditions gutters can easily be clogged through owner's negligence to keep gutters free of ice and snow, creating ice buildup under the shingles and causing roof leakage. Since building materials are in a constant state of evaluation and have changing properties, the builder represents that they have used good workmanship and materials in said construction, but are not responsible for subsequently occurring conditions caused by the nature of the materials or the elements.	
INTERIOR HOUSE SPECI...		
Basement stairs handrail	none	0
Closet Shelving Color	none	0
Deadbolt Color	none	0
Door Handle Color		1
Door Handle Style		1
Door Hinge Color		1
Interior Door Color		1
Interior Door Style		1
Trim Style		1
Trim Color		1
Countryside Cabinet Style	group 1	1
Countryside Cabinet Color		1
Stair Type	none	0
Ceiling Style	9' flat except vaulted ceiling in opening training room	1
MISCELLANEOUS INTE...		
1650	House Drywall - Hang Sheetrock, Tape Sheetrock, Texture Ceilings with Crows Feet Finish, Texture Walls with Orange Peel Finish per square foot	8,200
Drywall corner style		
1660	Interior Finish - labor per square foot	8,200
1661	Prime - one coat - paint one coat - everything one color	8,200
2096	Oak Cap for Open Stairs - Stained and Varnished - per Lineal Foot	0
Misc.	Retractable wall - \$15,000.00 allowance	1
Signature	Total	
Signature		

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Item	Description	Qty
PERMITS		
1001	Building Permit - \$500.00 allowance	1
1003	Septic Permit - \$250.00 allowance	1
SITE WORK		
1101	Excavation for Foundation per square foot - does not include any haul away, tree removal, blasting, cutting down a hill or fill - \$2,500.00 allowance	1
1103	Back Fill will be completed with existing soil - per square footage - includes putting sand in garage & basement - \$1,000.00 allowance	1
1142	Aggregate and Hauling Charge - Rock and Sand - \$5,000 allowance	1
1611	Seed lot	0
1612	Shrubs	0
1613	Sod lot	0
1614	Rock for landscaping	0
1615	Trees	0
	Removal of rock and dirt are at the owners expense. Finish grade is also at the owners expense.	
CONCRETE WORK		
1304.5	footings	1
1306	4" Poured Concrete Floor per square foot	1
1330	4" concrete pad per square foot - outside of garage service door - 4' x 6' pad outside of 4 outside doors	96
1330	4" concrete pad per square foot - 4' wide concrete pad in front of and between the open training doors and the classroom door	80
Signature	Total	
Signature		

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Item	Description	Qty
	Concrete, is inelastic and subject to cracking due particularly to changes in temperature. Such cracking, although unattractive, does not mean a decrease of structural strength or a loss of serviceability, nor is builder responsible for anything which results from the buyer's neglect to take proper steps in the care and maintenance of said building. Buyer should be alert to the use of chemical products to melt ice and snow as they may cause damage to their concrete surfaces contrary to the representations made for such products. These chemicals should not be used on your concrete the first year it is installed.	
PLUMBING		
1114	Hook up to rural water - \$1000.00 allowance	1
1108	Septic System - \$7,500.00 allowance	1
1121	Water Meter	1
1901	Standard Plumbing - Branch Water Lines - includes 3/4" irrigation piped through the sill	1
Misc.	This estimate includes 2 toilets, 2 showers and 2 - 48" vanities with single bowl and faucet - each additional toilet will be \$525.25	1
1910	40,000 Grain on Demand Water Softener	0
1911	4 Stage Reverse Osmosis Drinking Water System	0
1912	Garbage Disposal - 1/3 horse	0
1913	Radon Ready	0
1918	52 Gallon Electric Water Heater - 6 year.	0
Bathroom fixture color	Includes: Basement bath and infloor sewer rough-in, all water lines from meter to fixtures, leak tested, hard cold to kitchen sink unless R/O system is installed, dishwasher, refrigerator and disposal hookups if necessary, 2 outside faucets, properly vented sewer lines, permits, all labor, materials and taxes and all extras hooked up unless specified on extra list. Plumbing fixtures to be fiberglass unless otherwise specified.	1
MAIN BATH		
1924	shower - White - with drain - each	2
1968.1	Delta Classic Monitor 13 Series Faucet & Drain - T13420-SCH - Chrome - each	2
1968	Grab Bar - 24"	0
Signature	Total	
Signature		

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Item	Description	Qty
1970.1	Gerber Elongated Standard Height White Toilet With Seat & Lid	2
1992	18" Towel Bar - 73824 - Lahara Bath Collection - Chrome	2
1992	24" Towel Bar - 73824 - Lahara Bath Collection - Chrome	2
1993.1	48" x 36" Wall Mirror	2
1994	Toilet Paper Holder - 73850 - Delta Lahara Bath Collection - Chrome	2
1995	Shower Rod - Straight - Chrome	2
1998	Delta Classic Bath 4" Centerset Single Handle Bathroom Faucet - 520-LF HDF - Chrome	2
2055.9	48" - 49 x 22 Onyx Bathroom Vanity Countertop with One Oval Recessed Bowl - Gloss Finish - Solid, Granite or Suede Color	2
2058.9	Onyx side splash - each	0
Back Splash		
KITCHEN SPECIFICATIO...		
1984	Kitchen Drains - All Colors	1
1984.1	Kitchen Sink Disposal Drain - All Colors	1
1985	Elkay Drop-In Stainless Steel Kitchen Sink - Two Bowl - CR3322	1
1997	Delta Signature Kitchen Faucet - 470 - DST - Single-handle Pull-out Faucet, 3 Hole Installation - Chrome	1
2065	End Caps - Each	2
2065.1	Rounded Corners - Each	0
2065.2	Mitered Corner - Each	0
2066	25" No-drip - Formica Countertop - Matte Finish per Lineal Foot	16
1877	Appliance Allowance	0
Countertop edge style		
Back Splash		
ELECTRIC		
1860	Electric	10,600
1882.1	Electrical - allowance to bring electric from source into basement - \$1000.00 allowance	1
Dryer Type		0
Signature	Total	
Signature		

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Item	Description	Qty
Range Type		0
Microwave Location		0
Electric switch & outlet color		
1861	Can lights - installed with unit, trim & bulb - each	150
1865	Closet Lights	0
1866	Light Fixture Allowance - \$750.00	1
1868	Electric - upgrade to rocker switches - \$1.00 per opening	0
1869	Temporary Electric - This is for the temporary electric panel rental and installation - this does not include charges from your electric company	1
1870	Telephone	1
1871	Step lights - each	0
1875	Battery Back up smoke detectors - each	12
1876	White non-vented range hood	0
1880	Cable	1
1890	Panasonic - Whisper Green Bath Ventilation Fan - FV-11VQC5 Continuous Run with humidity and motion sensor - No Heat or Light In Unit	2
1892	Door Bell	0
1837	HVAC Extras - Wiring to heat pump, furnace and water heater Includes one 200 AMP service panel, 200 openings with white or bisque standard switches, range outlet, dryer outlet, water heater wiring, hanging light fixtures, smoke detectors and phone jacks.	2
HEAT AND A/C 1810.51	HVAC - 4 air to air heat pumps	1
INSULATION		
1700	Insulation stops & baffles - per lineal foot	240
1701	Insulate house ceiling per square foot - blown cellulose insulation - R50	7,200
1704	Air seal around windows, doors, plates - per square foot	8,200
1705	Insulate main floor exterior 2" x 6" walls with blown cellulose insulation - R21 - per square foot	2,160
Signature	Total	
Signature		

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Item	Description	Qty
1705	Insulate main floor exterior 2" x 6" walls with blown cellulose insulation - R21 - per square foot - storage walls	1,200
MISCELLANEOUS 1620 1630	Dumpster - removal of trash from site Port-a-pot	1 1
INSURANCE	Insurance is the responsibility of the homeowner as soon as construction of the home begins.	
Signature _____		Total
Signature _____		