

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

Date: 7/18/2019

Weekly Agenda Date: 7/23/2019

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Law Enforcement Center- LEC Expansion Committee & Citizens Advisory Group Recommendation

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

"The LEC Committee & Citizens Advisory Group recommend a new LEC 400-500 bed facility with the potential for two future expansion pods (24 beds each) and courtrooms estimated at approximately \$50 million given our following concerns"

1. A current facility designed for 90 in 1987 with a current capacity of 234 whose HVAC needs at minimum cross a threshold of \$5.8 million and will have waste in terms of transportation costs for prisoners when replacement necessitates an unoccupied jail for approximately 3 months time.
2. Public safety and quality of life concerns given hard decisions of our legal system with a jail operating at often full capacity.
3. The favorability of a 20 year note with building capacity for revenue from federal prisoners, ICE, and other counties which has the potential to pay for itself while mitigating inevitable cost that will come with a looming emergency issue.

Goldberg Group Architects by committee request have provided a proposal for master planning services for a potential 400-500 bed adult justice center for the Board of Supervisors consideration.

BACKGROUND:

The LEC Committee, LEC Citizens Advisory Group, Building Services Department, Sheriff's Office, Architects, & Engineers over the past 4.5 years have diligently examined, investigated, and studied in detail the needs of a deteriorating 30-year aged facility operating at over capacity and originally designed for 90 inmates.

Studies encompassed cost analysis to address inmate over-population, detention compliance shortfalls, equipment repairs/replacements, and building CIP projects (\$22 million) all of which are necessary or will become apparent by way of forced emergency: air handlers which have exceeded life expectancy of 20-25 years (\$5.8 million for like replacements) may fail and facility would otherwise shut down causing enormous inmate transportation and court relocation costs exceeding \$2.9 million.

Cost comparison associated with population, compliance updates, and equipment repairs to the current facility to those of a new facility were projected following fact finding which determined costs of current facility updates (that include outsourcing inmate housing, transportation, courts relocation while work is completed) and future CIP needs combined are nearly one-half that of a brand new facility that is more energy efficient, larger, and could help pay for itself with inmate revenue rather than taxpayer dollars.

A long term solution based upon the best use of taxpayer dollars is apparent.

Public safety, community quality of life concerns, looming facility issues and wasteful costs all lead to a final recommendation to be conveyed to the Woodbury County Board of Supervisors.

Reference materials attached.

FINANCIAL IMPACT:

Information Only

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:

The LEC Committee, Citizens Advisory Group, Sheriff's Office, & Building Services Department recommend the Board of Supervisors examine all information thoroughly, review Goldberg Group Architects master planning services agreement submittal, and strongly consider a new LEC facility based on the recommendations and facts presented.

ACTION REQUIRED / PROPOSED MOTION:

Information Only



LEC EXPANSION COMMITTEE REPORT

2019

The LEC Expansion Committee & Citizens Advisory Groups LEC Recommendation To Woodbury County Board of Supervisors

“The LEC Committee & Citizens Advisory Group recommend a new LEC 400-500 bed facility with the potential for two future expansion pods (24 beds each) and courtrooms estimated at approximately \$50 million given our following concerns”

1. A current facility designed for 90 in 1987 with a current capacity of 234 whose HVAC needs at minimum cross a threshold of \$5.8 million and will have waste in terms of transportation costs when replacement necessitates an unoccupied jail for approximately 3 months.
2. Public safety and quality of life concerns given hard decisions of our legal system with a jail operating at often full capacity.
3. The favorability of a 20 year note with building capacity for revenue from federal prisoners, ICE, and other counties which has the potential to pay for itself while mitigating inevitable cost that will come with a looming emergency issue.

Synopsis

Law Enforcement Center- Constructed 1985
Designed Inmate housing- 90
Facility has reached or exceeded a detention buildings life expectancy
Inmate housing expanded (1999/2006 State grants requests to double-bunk beds in cells)- to 234
Current Inmate Daily Population Average- 242
Detention operations and inmate housing exceed capabilities of the facility
Aging facility repair/ CIP costs projected to reach \$20M do not reflect fiscal responsibility

Architectural & Engineering Study Results

Detention Operations/ Deficiencies;
Current daily housing average 234 inmates (variable).
Female population averages 40 daily – currently there are 8 cells/ 1 day-room
Facility not PREA compliant
Inadequate inmate segregation for Maximum, Minimum
Lack of adequate medical/isolation spaces (1 medical cell)
Lacks mandated inmate recreation area
Inadequate criminal evidence storage area
Inadequate inmate property storage space
Security electronics systems are dated, & housed within a master control area
Security Officer Safety

Building Operations/ Deficiencies;
Reference Building Services LEC 20-Year CIP Budget Plan
All HVAC Systems have reached or exceeded life expectancy
Detention doors/ frames and electronics failure
Emergency Generator does not meet current code compliance

Background

2019 (June) – LEC Committee & Citizens Advisory Group meet. Discuss current facility expenses vs new facility expenses, new facility concepts and size, recommendation to Board of Supervisors.

2019 (April 26th & May 1st) - LEC Committee conducts two joint meetings with Citizens Advisory Groups. Advisory Groups are provided LEC background information and studies results. LEC facility walking tours were conducted.

2019 (March) – LEC Committee approves formation of the “Citizens Advisory Group” and members are contacted. Annual LEC State Inspection is completed & State Inspector voices to Sheriff’s Office Recreational area non-compliance. Committee discusses an Architectural contract.

2019 (February) – GGA provides projections related to a new facility. Building Services provides Mechanical systems failures at the LEC. January (boiler tube failure \$11.7K) and February (chiller compressor failure \$25K).

2019 (January) – GGA provides the LEC committee information on HVAC systems repairs, replacements and costs. LEC Committee discusses options and possibility of a Citizens Advisory Committee.

2018 (November) - GGA discusses with Building Services Department excessive costs associated with relocations which are later identified in the HVAC equipment replacement plans. Building Services couples GGA’s HVAC and relocation cost estimates with the Building Services LEC 20- year (\$22.7M) CIP projected costs and quickly realizes staggering figures may necessitate other County options. GGA agrees to provide alternatives.

2018 (October) – Building Services Department completes draft “Woodbury County Buildings 20-Year CIP Budget Plan”.

2018 (September) – GGA authorized to identify how LEC systems repairs or replacements will impact areas of the facility identified by RCE study and to define a path forward with the least impact to operations and costs.

2018 (July) – RCE Study – report completed however RCE recommends that GGA should be allowed to ascertain the implications associated with interruptions of heating, cooling, and ventilating to areas served that will likely be impacted for weeks to months durations while repairs or replacements are being conducted. Areas of concern are inmate detention, court rooms, Judge chambers, & Sheriff’s Offices. GGA’s previous study was limited to the detention portion of the building & did not include costs associated to relocations.

2018 (March) - Resource Consulting Engineers (RCE) authorized to provide a “Mechanical Systems Engineering Study”

2017 (February) – GGA provides LEC Committee a summation. LEC Facility Analysis & Optimization Plan which categorizes a series of 12 projects spanning 5-years. Projects included Intake, Booking, Classification, Medical Examination, Staff Medical Area, Inmate segregation, PREA, Evidence storage, Inmate property storage, Security controls, and Safety. The projects estimated at \$7M. Several Plans including “Intake Project” were thoroughly vetted. GGA cautions that construction costs continue to rise at a 7.5% annual rate. Building Services Department concern is that detention renovations do not address other ageing facility problems- Structural, Life-Safety Systems, Roof, or CIP needs outlined in the Building Services Department 20-year CIP Budget Plan. Recommends a qualified Engineer assess the Mechanical Systems of the facility.

2016 (September) – Board of Supervisors authorizes CMBA and GGA to study a “Master Plan” of detention areas- space use, operations, compliances, and inadequacies of the LEC detention areas later identified as “The LEC Facility Optimization Plan”. The LEC committee is charged with establishing ways to retrofit the existing facility in lieu of constructing a new detention facility. The plan is to include short (1-3 year), medium (3-5 year), and long (6-10 year) projects to forecast capital improvements and costs. One of the goals is to bring the current facility into PREA compliance to avoid possible Board legal ramifications that were experienced by others.

2016 (August) – Prairie Hills location shuttered due to deterioration, operating costs, & increasing maintenance issues. Operating costs of \$116,500 per year on track to exceed \$1.2M in 10 years. Repairs and renovations to bring the facility into code compliance projected at \$8M. Week-end inmate release programs, detention inmate food preparation (Kitchen), and Sheriff Department Training operations were subjects of areas that required relocations.

2016 (May) – CMBA/ GGA provides the Committee, and Board of Supervisors feasibility concerns related to a 3rd floor expansion project, an LEC over-view encompassing concerns, and other building priorities. On May 11th the Board of Supervisors authorized CMBA to redirect focus from the 3rd floor to other areas of the facility where expansion may be possible.

2016 (March) – CMBA/ GGA conducts study toward a possible “LEC Expansion 3rd Floor Project” as a solution to address State mandated deficiencies, & inmate population housing problems by adding an additional cell block on 3rd floor.

2016 (January) – The LEC Committee conducts an RFQ process to identify Architectural firms to provide professional assistance. On February 10th three parties were interviewed and a recommendation was made by the committee. On February 16th the partnership of local firm Cannon, Moss, Brygger Architects (CMBA) and detention specialists Goldberg Group Architects (GGA) were approved by the Board of Supervisors to assist the County.

2015 – LEC Expansion Committee is formed to evaluate the LEC building, address detention deficiencies, compliance short-falls, capital improvement projects, operation costs, and provide Woodbury County a road-map into the future.



LEC EXPANSION COMMITTEE / CITIZENS ADVISORY GROUP MEETING

AGENDA

June 27th, 2019: 3:00 pm – 4:00 pm

LEC Conference Room

1. Approval of Meeting Minutes April 26th, 2019 & May 1st, 2019
2. April 26th, May 1st Citizens Advisory Group meeting- response to questions
3. Powerpoint- Expense, revenues, new general facility 448 bed concept
4. Goldberg Group Architects Work Package Contract submission
5. Recommendation to Board of Supervisors
6. Questions/ Answers

Meeting Minutes of the joint LEC Expansion Committee & Citizens Advisory Group –
June 27, 2019 3:00 PM Woodbury County Law Enforcement Center Conference Room.
Notice of this meeting was given.

Attendees:

Dave Amick
Dave Drew
Jeremy Taylor
Joshua Widman
Kenny Schmitz
Leesa McNeil
Matthew Ung
Monique Scarlett
Pete Groetken
Ryan Chytka
Todd Hensley
Todd Wieck
Tony Wingert

Schmitz called the meeting to order at 3:00 PM.

Motion by McNeil to approve meeting minutes from April 26th and May 1st meetings. Second by Scarlett. Meeting minutes unanimously approved.

Schmitz discussed and reviewed un-answered questions from previous meetings:

1. General Inmate population projections of 391-460 by 2040 calculated by Goldberg Group based on benchmarks for population trends. GGA earlier noted these numbers would be specified in greater detail as part of a normal work package contract.
2. Inmate daily costs were discussed. Costs such as building maintenance/operations, or CIP projects to be fair were not included. Revenue and federal inmate revenues discussed. Comparison between current building and new building discussed, including utility energy savings and staff reductions with new building of similar size.

Taylor stated that although it looks like we are losing money by housing federal inmates in current facility the cost per inmate decreases if the number of inmates increases while maintaining or reducing staff levels – which could be the case in a new facility.

3. Cost of a new facility of 400-448 beds is \$49.5M excluding land purchase based on Goldberg Group Architects general estimate.

Taylor stated 400 beds was a compromise reached by the committee/ advisory group after much discussion. A recently completed \$35.8M Saginaw County 511 bed example provided by Goldberg Group was a different design that did not include areas for courts, Judges, and offices.

Schmitz stated that Goldberg Group Architects thought it worth repeating that building costs are currently escalating at an alarming 10% -12% rate annually. Material costs (7.4%) and labor shortages are the contributing factors. A 6-month project delay may cause the county to incur \$3M in additional costs. One good note however is that bond rates remain low.

4. Joint facility with Sioux City discussed. Ahlers Cooney (bonding attorney) indicated a joint venture could be completed per Iowa Chapter 346 that is designed to take advantage of combined County/ City synergies. A bond issue toward a joint facility requires 50% public approval versus a stand-alone 60% approval.

Ung asked Groetken for insight from city council meeting.

Groetken stated there has been discussion of possibly including ASAP, vehicle storage, fire department/ambulance assets, or other possibilities at a new facility. There are concerns with the distance of the new facility from the city. He also stated Sgt. Bluff might be interested in a joint venture as well.

Drew stated most new jails are being built on the outskirts of towns & that the Advisory Group stated earlier it did not want a new facility in downtown. He also mentioned the possibility of stationing an ambulance at the new facility.

Schmitz stated that a joint venture would require 24/7 occupancy, but there are no size requirements for each entity. County could use 99.5% of facility and Sioux City could use .5%. There was earlier discussion toward possibility of Sioux City providing land for new facility as part of the cost sharing/ payment.

5. Goldberg Group has provided the county a contract containing 4 Work Packages. Schmitz stated Goldberg Group has been answering questions and providing information at no cost for months. To continue with this process, the Work Packages will provide an accurate path forward.

McNeil asked if it is a requirement to bid out the work package.

Taylor stated that during the initial county renovation projects, CMBA Architects was selected/ approved through a county RFP vetting process. CMBA partnered with Goldberg Group Architects for detention projects.

Schmitz stated he has since been dealing directly with Goldberg Group on detention items.

McNeil moved to approve Goldberg Group Work Package. Second by Drew. Taylor and Ung abstained. Goldberg Group Work package unanimously approved.

Ung stated we need specifics on joint agreement with the city.

McNeil stated the need to present the Board of Supervisors with Sioux City's level of engagement.

Taylor stated we could go forward with architectural study, but location may be an issue.

Groetken stated that he will contact city officials to discuss possibilities.

McNeil noted that we will need specifics related to the city before Work Package 2.

Groetken discussed inmate population over the last 30 years; started with 90, now at 220.

McNeil discussed a recommendation that the Board consider sizing for futuristic jail operations such as therapeutic courts and future standards required for certain groups such as transgenders.

Drew stated he and Wingert met with the Sioux City Chief and agreed that a point for a new facility is the public safety issue. Wingert and Judge Hensley meet every Friday to determine what inmates to release early due to overpopulation.

Hensley stated the current number of inmates (220) is misleading because of current practices/policies. Part of the reason to have a jail is punishment. Inmates are receiving abnormally early releases. The issue of the public's safety seems to be placed in the background. The current inmate count of 220 is very misleading because of the need to keep population down due to housing limitations. A lowered expectation of punishment reduces deterrence. This is a public safety issue.

Wingert stated the county could easily fill another 100 beds.

Discussion on points that should be made public. Public safety, quality of life, money wasted if current aging building needs major repairs, possible revenue with new facility.

Schmitz stated meetings with a great deal of information has been vetted by county staff, the LEC Committee, and the Citizens Advisory Group over the past many months and a recommendation is now needed from the LEC Committee & Citizens Advisory Group. He requested a clear statement to be provided to the Board of Supervisors.

Statement to include- "the LEC Committee & Citizens Advisory Group recommend a new LEC 400-500 bed facility with the potential for two future expansion pods of 24 beds each and courtrooms estimated at approximately \$50 million given our following concerns:

1. A current facility designed for 90 in 1987 with a current capacity of 234 whose HVAC needs at minimum cross a threshold of \$5.8 million and will have waste in terms of transportation costs when replacement occurs.
2. Public safety and quality of life concerns given hard decisions of our legal system with a jail operating at often full capacity.
3. The favorability of a 20 year note with building capacity for revenue from federal prisoners, ICE, and other counties which has the potential to pay for itself while mitigating inevitable cost that will come with a looming emergency issue.

McNeil discussed the possibility of public input and public forums.

Ung requested the LEC committee & Advisory Group meeting minutes be posted on the county website.

Groetken stated graduates of the Police Citizens Academy would be advocates for a new facility and might attend the public forums.

Taylor offered a tentative date of July 16 to put the following on the Board of Supervisors agenda: Goldberg Group contract/ work packages approval, discuss size of jail (400-500 beds), discuss joint venture with city.

Meeting adjourned at 4:00PM.



Woodbury County Building Services
401 8th Street, Sioux City, Iowa 51101
Kenny Schmitz | Building Services Director
Office: 712-279-6539
kschmitz@woodburycountyiowa.gov

Revised: June 27th, 2019

Advisory Group Members;

In our last group meeting's, you all asked great questions. While answers to some were not readily available we did promise to research and provide accurate responses. It became immediately apparent the difficulty in doing so is that there isn't a science to derive at short, point-blank answers. To be transparent we have done our best to respond in short answers verse lengthy and complex explanations.

We would like to schedule a meeting June 27th, 3:00 pm to approve minutes of the last meetings, review consolidated notes and items below, GGA plan, scope, contract, and recommendation forward.

QUESTIONS:

Q. What is the projected inmate population in the next 20-years?

Projections indicate by 2040 inmate population could range between 391-460, while very difficult to estimate Goldberg Group calculations were based using benchmarks for general population trends.

Q. What is the daily cost to house an inmate vs the daily revenue/cost of a Federal inmate?

The daily expense to house a County inmate is \$73.35. Revenue received for a Federal inmate is \$58.00 daily. A black and white generalization cannot be arrived at by comparing these two numbers.

A greater over-view must be taken to understand Federal revenues that off-set fixed operating expenditures. Inmate transportation is a large variable that can't be met with current staff. If Federal transportation could be provided inmate daily housing revenue would increase to \$83.00 per day.

Q. What is the cost of a new facility with 400+ inmate housing?

A facility with 400 beds, rough-in for 2 future expansion pods (24 beds each), and courtrooms is estimated to cost \$49.5M excluding land purchase. Saginaw County has just completed a 511 bed Correctional Facility for \$35.8M which was designed by Goldberg Group Architects.

Q. Could the County construct a joint facility with City, State, Federal, or other entities?

Ahlers Cooney (bonding authority) indicates that a joint venture could be completed with the City of Sioux City per Iowa Chapter 346.

Q. How would County address "Educating the Public" and a new LEC's Debt Structure?

Goldberg Group (Professional Detention Architects) have provided the County a contract which outlines these and other services such as Architectural design and development.

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GOLDBERG GROUP ARCHITECTS, PC



ARCHITECTURE, INTERIORS & PLANNING

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Memo

Date: May 30, 2019
Project: Woodbury Co., IA Justice & Detention Center
Topic: General Population Estimates
To: Kenny Schmitz, Facilities Dir.
From: Larry Goldberg / GGA
CC: Dave Drew, Sheriff
Tony Wingert, Jail Admin.
Kevin Rost / GGA
File

Gentlemen:

Estimating a jail's population needs 5, 10 or even 20-years from now is extremely difficult, given internal vs. external influence(s) imposed by the Courts, Standards, demographics and/or a host of other requirements; we have used any of several benchmarks for gauging general population trends including 3.35/1,000 in population plus 15-20% custody "slippage," or in Woodbury County's case, the following calculation(s),

$$102,000 \times 3.35/1,000 = 342+51 = 393 \text{ Beds}$$

suggesting an initial General Population capacity of not less than 393 (400 nom.) with additional capacity for further incremental- and wholesale growth; if parallel treatment and sentencing programs are instituted as alternatives to jail time, than this capacity may be adequate for a number of years – at least not exceeding completion of the two (2) future 24-Bed shelled pods we have suggested in other documents, thereby providing incremental Housing capacity of 448-Beds overall; if on the other hand, jail trends continue to increase, in associated with demographic changes then the County may be forced to consider this,

<u>Year</u> 2020	<u>85%*</u>	<u>100%*</u>
2025 (3%)	334 Beds	393 (400) Beds
2030 (3%)	344	405
2035 (5%)	354	417
2040 (5%)	372	438
	391	460

*Custody slippage rule – 85% capacity



Memo – General Population Estimates
May 30, 2019
Page 2 of 2

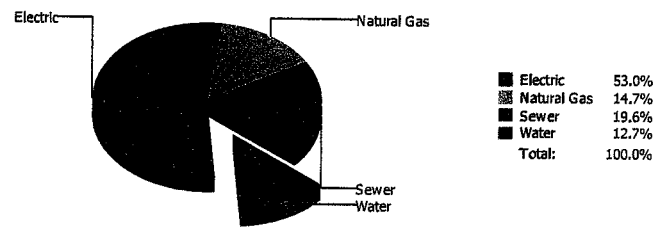
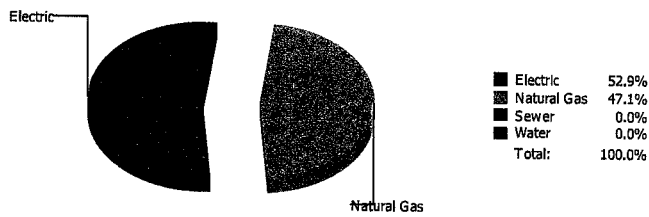
reflecting over a duration of twenty years, an average growth rate of 4% per 5-year period or roughly 0.8% annually, hardly an aggressive rate of growth.

Hope this helps. If and when the Board decides to actually retain us, we'll be able to provide a greater degree of detail than this snapshot.

Best wishes.

Energy

Cost



Commodity	Common Use	Energy Use	Energy Use / Area	Total Cost	Cost / Unit	Cost / Area
Place: [LAWENFORCEMENTCENTER] Law Enforcement Center [BUILDING]						
Area: 85,000 SqFt						
Billing Period between Jul 2017 and Jun 2018						
ELECTRIC	1,808,064.00 kWh	6,170 MMBtu	0.073 MMBtu/SqFt	\$110,143.05	\$0.061 /kWh	\$1.295 /SqFt
NATURALGAS	54,865.00 THERM	5,487 MMBtu	0.065 MMBtu/SqFt	\$30,498.26	\$0.556 /THERM	\$0.358 /SqFt
SEWER	7,291.73 Kgal			\$40,726.79	\$5.585 /Kgal	\$0.479 /SqFt
WATER	7,388.24 Kgal			\$26,335.92	\$3.565 /Kgal	\$0.309 /SqFt
Totals:		11,657 MMBtu	0.137 MMBtu/SqFt	\$207,704.02		

Requested by: kschmitz

Client version:

Report version: 9

Filters: Topmost Place Code Equals LAWENFORCEMENTCENTER; ; Bill is Void Equals 0; Account is Active Equals 1; Bill is from External Vendor Equals 1; ; Billing Period Between Jul 2017 and Jun 2018

Record count: 0

6/27/2019 2:13:28PM

LEC

Current Expenses, Revenues, & Inmate Cost Comparison New Facility Energy & Staff Advantages

* Note: numbers reflect a facility of like size for comparison only & do not represent those of a new facility which would likely be greater in size and overall expense/ revenue values.

Revenue						
Month	Commissary	DOC	EM Monies	US Marshal	R & B	WR
Jul-17	2,428.13	7,555.00	5,353.00	12,667.00	19,981.33	1,819.40
Aug-17	3,043.83	7,450.00	6,463.50	24,910.00	19,483.92	3,043.83
Sep-17	2,526.78	5,700.00	5,287.00	25,617.00	17,164.00	2,134.00
Oct-17	3,287.63	6,900.00	5,094.00	19,504.00	14,532.90	2,535.00
Nov-17	3,608.88	6,600.00	5,755.00	22,154.00	16,998.00	1,081.00
Dec-17	2,350.16	6,000.00	5,904.00	14,893.00	11,326.33	2,675.00
Jan-18	4,315.97	4,100.00	4,426.50	11,077.00	10,646.24	3,000.00
Feb-18	3,985.23	3,300.00	8,625.23	18,318.00	16,930.61	3,545.88
Mar-18	4,982.33	5,700.00	4,194.50	18,126.00	12,149.16	3,310.00
Apr-18	4,054.34	5,700.00	10,116.00	21,571.00	17,570.14	2,009.12
May-18	5,208.13	11,850.00	8,598.50	21,041.00	37,114.17	2,220.00
Jun-18	4,066.54	6,900.00	4,265.50	16,218.00	33,819.90	3,570.00
	43,857.95	77,755.00	74,082.73	226,096.00	227,716.70	30,943.23

680,451.61

Expenses							
Month	Electric	Natural Gas	Water/Sewer	Personnel	Inmate Food	Inmate Medical	
Jul-17	13,041.88	554.42	5,759.20				
Aug-17	14,090.56	1,496.82	5,649.63				
Sep-17	13,579.20	930.29	5,830.09				
Oct-17	7,938.83	2,495.16	4,811.78				
Nov-17	6,559.49	2,901.05	5,797.87				
Dec-17	6,799.62	3,277.73	5,694.75				
Jan-18	7,214.35	4,683.69	5,488.51				
Feb-18	6,259.01	4,321.12	4,244.62				
Mar-18	5,930.26	4,183.06	6,145.90				
Apr-18	6,693.38	3,492.55	5,166.26				
May-18	7,579.92	1,598.37	6,481.04				
Jun-18	14,456.55	564.00	5,993.06				
	110,143.05	30,498.26	67,062.71	4,661,447.00	351,675.00	948,387.00	
	Total Utilities:			207,704.02	Total Operating Expenses:		5,961,509.00
	30% Reduction	30% Reduction	10% Reduction				
	77,100.14	21,348.78	60,356.44				
	Total Utilities / New Bldg Efficiencies:			158,805.36			

	Current	Current / No staff	New Bldg	New Bldg / No Staff	25 Year / Current	25 Year / New Bldg
Operating Expenses	5,961,509.00	1,300,062.00	5,661,509.00	1,300,062.00	149,037,725.00	141,537,725.00
Utilities	207,704.02	207,704.02	158,805.36	158,805.36	5,192,600.50	3,970,133.90
Total Revenue	680,451.61	680,451.61				-
Total Cost	5,488,761.41	827,314.41	5,820,314.36	1,458,867.36	154,230,325.50	145,507,858.90
Cost per Inmate / day	73.35	11.06			New Bldg Savings over 25 years	8,722,466.60

Utilities Energy Use reduction= \$1,231,218.12 (25Yr.)
Operating Expenses -New Build. Staff reduction- 4@575K- 5300K@ (25yr.)

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web: www.gga-pc.com

GOLDBERG GROUP ARCHITECTS, PC



ARCHITECTURE, INTERIORS & PLANNING

A PROFESSIONAL CORPORATION

Memo

Date: May 17, 2019
Project: Woodbury Co., IA Justice & Detention Center
Topic: Adjusted Capacity & Costs
To: Kenny Schmitz, Facilities Dir.
From: Larry Goldberg / GGA
CC: Dennis Butler, Co. Financial Dir.
Dave Drew, Sheriff
Kevin Rost / GGA
File

Gentlemen:

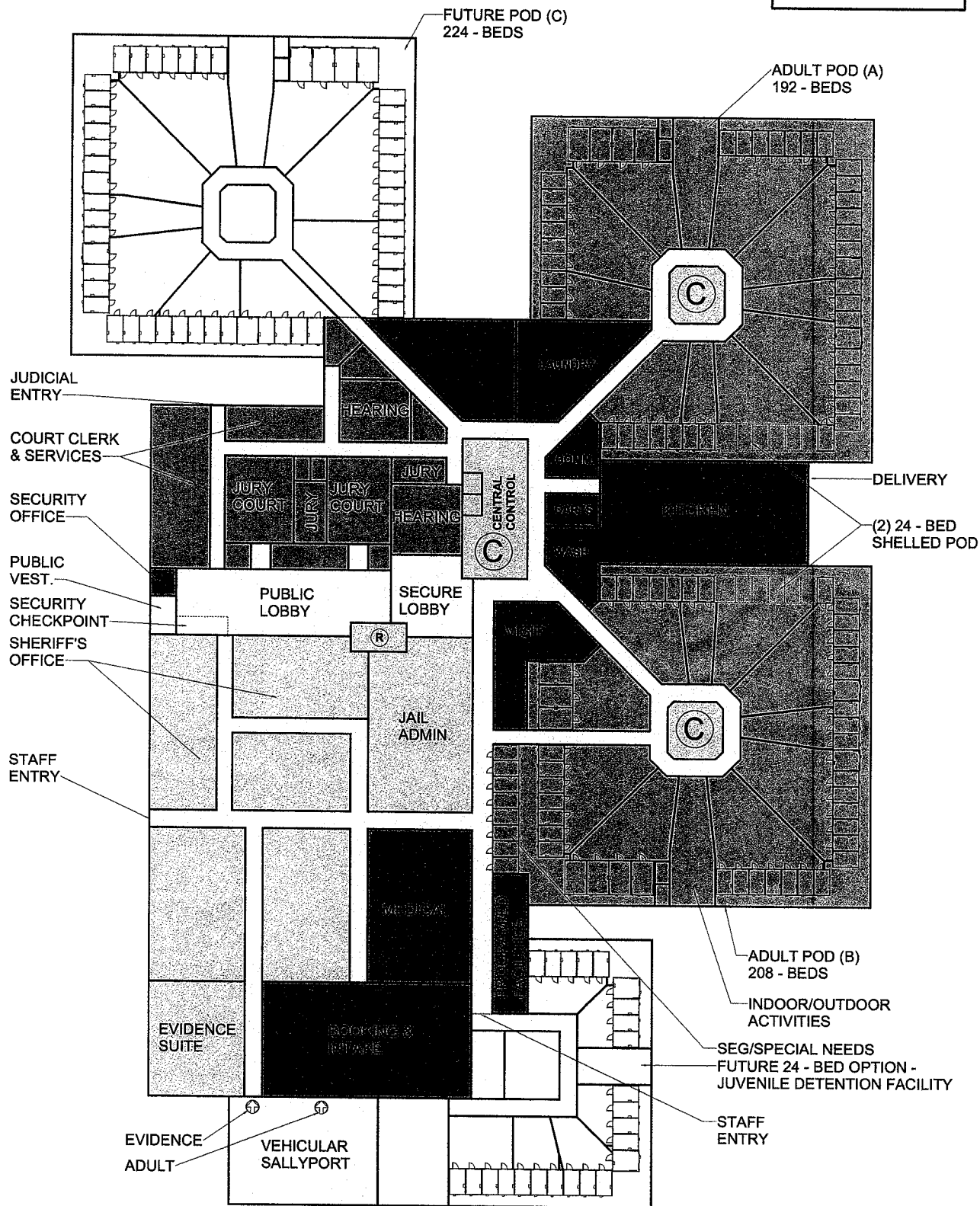
Attached please find our revised concept plan, reflecting Adult Detention capacity for an adjusted General Population of 400-Beds, excluding Intake, Special Needs, Segregation, Medical and Juvenile capacities.

We also reflect two (2) 24-Bed shelled-in Housing pods for future completion, bringing overall General Population to 448-Beds, as discussed. We estimate total project cost(s) of \$49,500,000, excluding land purchase and completion of either/both of the shelled Housing pods, which generally run about \$450-550,000 each, to complete if taken as a Bid Alternate.

This cost assumes approximately \$3.6 million in Site utility extensions and customary spread-footings; deep or piered foundations would have to be added to this preliminary estimate.

I hope the foregoing information helps: please don't hesitate to contact us if we may be of further assistance in this regard.

DRAFT



400-BED OPTION, PH. 1, 2-POD LAYOUT,
116,351 SF OPTION, 259 SF/BED

SCHEMATIC DEVELOPMENT. Diagrams to be preliminary purchase only. Do not rely on this document for construction, financing, or other legal or regulatory matters.

Law Enforcement Center

Goldberg Group Architects Design Services & Work Packages;

1. Site Analysis- Potential sites, property, zoning/ setback, utilities, access, soil capacity, flooding issues, adjacent property use, acquisition costs.
2. Proposed Detention Center Study- Development of formalized needs, identify all areas & space required, conceptual plan design incorporating all services & space needs, develop exterior concepts, elevation renderings to project exterior utility & maintenance costs of exterior materials/ treatment comparisons.
3. Proposed Project Performance- Develop staffing & operations, jail administration & appropriate county officials, incorporate county historic salaries, benefits, & operating costs with GGA's own cost data to be utilized in proposing a new operating budget.
4. Proposed Project Performance- Assist county officials in compiling & communication of salient facts issues, projections, & risks associated with the project such as; existing building conditions, non-compliant codes/ standards, risk of doing nothing, renovation vs new, address crucial pieces of county infrastructure, determine capacity/ size Woodbury County needs, costs associated with the project, potential revenues, staffing & operations costs, long-term expansion, proposed funding, coordinate with County Bond Issue Consultant(s).



LEC COMMITTEE & CITIZENS ADVISORY GROUP

1. Does the LEC Committee & Advisory Group both approve of the GGA Package?
2. What are recommendations to the Board of Supervisors?
3. Please provide a statement/ statements to the Board of Supervisors – such as:

“ Informative meetings including substantial review material on the Woodbury County Law Enforcement Center lead the LEC Citizens Advisory Group & LEC Committee to signal recommendations. We have determined that Woodbury County would benefit if the Board Supervisors were to consider _____

”



Woodbury County LEC Committee
Sioux City, IA. 51101
Kenny Schmitz, Building Services Director
kschmitz@woodburycountyiowa.gov
Office: 712-279-6539

April 19th, 2019

SUBJECT: LEC Citizens Advisory Group

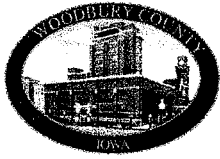
If you are receiving this communication, you are either a member of the LEC Committee or have recently agreed to participate in the LEC Citizens Advisory Group. In a weeks' time we will be meeting in groups on April 26th 12:00-1:00pm and May 1st 3:30-4:30pm. Two dates were chosen to accommodate schedules. The one-hour meetings will be comprised one-half hour presentation and one-half hour walking tour. To respect everyone's time please review the attached LEC Committee Report (April 2019) & background information provided herein beforehand.

Woodbury County finds itself in a difficult situation with the Law Enforcement Center. The building has reached or exceeded life expectancy of a corrections facility, built more than 3 decades ago over a former gas station and designed for 90 prisoners, now has an average of 242 inmates with the original HVAC system. Areas do not meet State mandates or are inadequate including- inmate segregations, isolation, medical, medical staff, booking, security, and evidence. Corrections Officer safety is also a concern. Repairs and renovations have been analyzed and HVAC replacement costs alone are \$5.2-\$5.8 Million Dollars for like replacements. Figures for HVAC repair and renovations of the current facility range from \$22.6M -\$40.5M (GGA Scenarios #1, #2). A new facility is projected at \$40M -\$57M depending on size. All of these options are already far above the bond threshold of \$1.2 million but adding to this lack of foresight in yesteryear is the fact that transport and alternative placement location costs are in the millions of dollars for our 24/7 facility.

Conversation of a potential for a renovation to the Woodbury County Law Enforcement Center in whole at the same time weighing the cost-benefit analysis of building a new jail with revenues realized from the federal government and other entities is necessary and overdue.

A news article in April 19th Sioux City Journal expressed information that may lead some to believe Woodbury County, or the LEC Committee has already made decisions relating to the LEC. To be perfectly clear that certainly is not true, in fact the Citizens Advisory Group has been selected to review all prior information gleaned by the LEC Committee toward that end. We know that from a fiscal responsibility standpoint as well as our system of justice/public safety has an impact on quality of life and our business community. We seek feedback, ideas, or challenges and most certainly believe it is an integral step in our process that will assist Woodbury County in its decisions. The Committee would like to take this opportunity to personally thank you all for taking the time from busy schedules to contribute to this important endeavor.

Thank You,



April, 2019

LAW ENFORCEMENT CENTER - COMMITTEE REPORT

Synopsis

Law Enforcement Center- Constructed 1985
Designed Inmate housing- 90
Facility has reached or exceeded a detention buildings life expectancy
Inmate housing expanded (1999/2006 State grants requests to double-bunk beds in cells)- to 234
Current Inmate Daily Population Average- 242
Detention operations and inmate housing exceed capabilities of the facility
Aging facility repair/ CIP costs projected to reach \$20M do not reflect fiscal responsibility

Architectural & Engineering Study Results

Detention Operations/ Deficiencies;

Current daily housing average 242 inmates.
Female population averages 40 daily – currently there are 8 cells/ 1 day-room
Facility not PREA compliant
Inadequate inmate segregation for Maximum, Minimum
Lack of adequate medical/isolation spaces (1 medical cell)
Lacks mandated inmate recreation area
Inadequate criminal evidence storage area
Inadequate inmate property storage space
Security electronics systems are dated, & housed within a master control area
Security Officer Safety

Building Operations/ Deficiencies;

Reference Building Services LEC 20-Year CIP Budget Plan
All HVAC Systems have reached or exceeded life expectancy
Detention doors/ frames and electronics failure
Emergency Generator does not meet current code compliance

Committee Recommendation Options

- A. Construct New Law Enforcement Facility
- B. Repair & Upgrade Current Facility

Background

2015 – LEC Expansion Committee is formed to evaluate the LEC building, address detention deficiencies, compliance short-falls, capital improvement projects, operation costs, and provide Woodbury County a road-map into the future.

2016 (January) – The LEC Committee conducts an RFQ process to identify Architectural firms to provide professional assistance. On February 10th three parties were interviewed and a recommendation was made by the committee.

On February 16th the partnership of local firm Cannon, Moss, Brygger Architects (CMBA) and detention specialists Goldberg Group Architects (GGA) were approved by the Board of Supervisors to assist the County.

2016 (March) – CMBA/ GGA conducts study toward a possible “LEC Expansion 3rd Floor Project” as a solution to address State mandated deficiencies, & inmate population housing problems by adding an additional cell block on 3rd floor.

2016 (May) – CMBA/ GGA provides the Committee, and Board of Supervisors feasibility concerns related to a 3rd floor expansion project, an LEC over-view encompassing concerns, and other building priorities. On May 11th the Board of Supervisors authorized CMBA to redirect focus from the 3rd floor to other areas of the facility where expansion may be possible.

2016 (August) – Prairie Hills location shuttered due to deterioration, operating costs, & increasing maintenance issues. Operating costs of \$116,500 per year on track to exceed \$1.2M in 10 years. Repairs and renovations to bring the facility into code compliance projected at \$8M. Week-end inmate release programs, detention inmate food preparation (Kitchen), and Sheriff Department Training operations were subjects of areas that required relocations.

2016 (September) – Board of Supervisors authorizes CMBA and GGA to study a “Master Plan” of detention areas- space use, operations, compliances, and inadequacies of the LEC detention areas later identified as “The LEC Facility Optimization Plan”. The LEC committee is charged with establishing ways to retrofit the existing facility in lieu of constructing a new detention facility. The plan is to include short (1-3 year), medium (3-5 year), and long (6-10 year) projects to forecast capital improvements and costs. One of the goals is to bring the current facility into PREA compliance to avoid possible Board legal ramifications that were experienced by others.

2017 (February) – GGA provides LEC Committee a summation. LEC Facility Analysis & Optimization Plan which categorizes a series of 12 projects spanning 5-years. Projects included Intake, Booking, Classification, Medical Examination, Staff Medical Area, Inmate segregation, PREA, Evidence storage, Inmate property storage, Security controls, and Safety. The projects estimated at \$7M. Several Plans including “Intake Project” were thoroughly vetted. GGA cautions that construction costs continue to rise at a 7.5% annual rate. Building Services Department concern is that detention renovations do not address other ageing facility problems- Structural, Life-Safety Systems, Roof, or CIP needs outlined in the

Building Services Department 20-year CIP Budget Plan. Recommends a qualified Engineer assess the Mechanical Systems of the facility.

2018 (March) - Resource Consulting Engineers (RCE) authorized to provide a "Mechanical Systems Engineering Study"

2018 (July) – RCE Study – report completed however RCE recommends that GGA should be allowed to ascertain the implications associated with interruptions of heating, cooling, and ventilating to areas served that will likely be impacted for weeks to months durations while repairs or replacements are being conducted. Areas of concern are inmate detention, court rooms, Judge chambers, & Sheriff's Offices. GGA's previous study was limited to the detention portion of the building & did not include costs associated to relocations.

2018 (September) – GGA authorized to identify how LEC systems repairs or replacements will impact areas of the facility identified by RCE study and to define a path forward with the least impact to operations and costs.

2018 (October) – Building Services Department completes draft "Woodbury County Buildings 20-Year CIP Budget Plan".

2018 (November) - GGA discusses with Building Services Department excessive costs associated with relocations which are later identified in the HVAC equipment replacement plans. Building Services couples GGA's HVAC and relocation cost estimates with the Building Services LEC 20- year (\$22.7M) CIP projected costs and quickly realizes staggering figures may necessitate other County options. GGA agrees to provide alternatives.

2019 (January) – GGA provides the LEC committee with HVAC systems repair and replacement information and costs.

Three scenarios for committee consideration were provided as follows:

Scenario #1- HVAC Equipment Replacement & Detention Plan

HVAC Equipment, & Chillers/ Boilers Replacements-\$2,014,721

Replacements; Cell Doors (portions), Security Electronics- \$2,289,635

Upgrades; Classification, Medical, Intake, Booking, Day room, Shower Walls -\$6,235,075

Requires relocation of inmates, foodservice, laundry, and courts

Does not address facility inmate housing, or all facility CIP needs

Project work must be staged over a 5-year period

Construction & Soft Costs- \$18,357,634

Courts, Foodservice, Laundry Relocation Costs- \$719,815

Inmate Housing Relocation/ Transportation Costs- \$2,740,009

FY2021 Total Cost = \$22,689,800

Scenario #2- HVAC Equipment Replacement, Facility Expansion, & New Sheriff's Office

HVAC Air Handling Units and Ductwork Replaced
Intake, Booking, Classification, Segregation, Medical, Isolation, Recreation
Security Electronics Replacement
Detention Inmate Housing Increased by 50-60 Beds
Courtrooms will move to Sheriff's Offices space
Requires permanent relocation of Sheriff's Staff & Offices to a new building
Requires the addition of 9 Full-time Security Officers
Project work staged over a 3-year period
Inmate Housing Relocation/ Transportation Costs- \$2,770,797
FY2021 Total Cost = \$40,517,898

Scenario #3- LEC New Replacement Mid-Rise or Low Rise

New Facility Either Mid-Rise (Downtown Location) or Low- Rise (other Location)
Complies with mandated codes and standards
Provides for current and future inmate housing 450+ Beds
Reduction of 3-4 Full-time Security Officers

Scenario #3 Option-1:

Mid-Rise New Replacement
Requires purchase of downtown property/ land
Provides demolition of current facility
Connects to Courthouse via underground tunnel
Design size not easily expandable in future
FY2021 Total Cost = \$57,842,825

Scenario #3 Option-2:

Low-Rise New Replacement
Locate at Prairie Hills owned property
Transportation costs to Courthouse
Easily Expandable in size in future
Design to Completion 2-Years Total
FY2021 Total Cost = \$55,053,515

Following GGA Scenario presentations and review the LEC Committee requested that GGA scale back the size of a new facility design to reduce costs while still meeting needs. GGA agrees to prepare a scaled down version.

2019 (January) - Committee addresses the need to compile an up to date, condensed version of all studies, and findings. The information will be utilized to provide members of the public representing various community groups an overview of the LEC's situation and seek input.

2019 (February) – GGA provides 330 bed design with cost estimates, and a design only 366 bed version.
New Low-Rise 330 Bed
Transportation Costs Included
Location -other than downtown
FY2021 Cost Total = \$40,878,500

Sheriff's Office comments that a 330-bed facility may not be a viable option as it provides very little or no growth for the County. Larry Goldberg interjected that the design size and facility cost are relative and can be adjusted anywhere from 330 to 500. Example is addition of 16 beds is approx. \$316,000.

A low-rise option also allows for future expansion if pre-planning for that is done during design. GGA requests that the LEC Committee consider a contract with the GGA firm for pre-design and planning services since GGA has been working to date at their own expense.

Potential locations for replacement/ new facilities have been reviewed and discussed with SC Police and Planning/ Zoning Departments for input. Location's included: Sioux City Downtown (3), Bridgeport (6), Salix (7), Southbridge (6), Highway 75/ Outer-belt Drive (2). Locations have been vetted for various positives/ negatives. Results from all parties to date indicate an overall generally practical response preference of a Prairie Hills or airport location.

2019 (April) – LEC Committee invites members of the public representing various groups to explain the current LEC situation, study results, and information that has been derived over the past several years. Public members to be referred to as the “LEC Citizens Advisory Group”.



LEC Advisory Group April/ May - Meetings Summary

Members known as the LEC Citizens Advisory Group met on April 26th & May 1st, 2019.

April 26th Attendance:

Dennis Butler
Pete Groetken
Ryan Chytka
Dave Drew
Kevin Grieme
Todd Harlow
Todd Hensley
Duane Hoffmeyer
Chris McGowan
Skip Perley
Tim Seaman
Kenny Schmitz
Jeremy Taylor
Todd Wieck
Tony Wingert

May 1st Attendance:

Dave Amick
Gayle Bivens-Rose
Pam Calhoun
Ryan Chytka
Jim Fisher
Todd Harlow
Todd Hensley
Jim Johnson
Lisa McNeil
Monique Scarlett
Kenny Schmitz
Joe Tidwell
Todd Wieck
Tony Wingert

Schmitz presented a Power Point discussing the LEC history, issues associated with current operations: Intake operation is conducted in the garage, housing population designed originally for 90 beds has been expanded twice by double bunking cell beds to 234, PREA, segregations, master control, medical area, personal property storage, outdoor recreation, benzene remediation, HVAC / equipment replacement costs, escalating repair costs, facility renovation cost, & facility replacement options.

Highlights

Benzene Remediation Costs as of February 2019 total \$862,379.00

Years 2016 – 2018 CIP Actuals total \$891,766.00 excluding benzene remediation costs.

Building Services Woodbury County 20- Year CIP Master Plan for the LEC building estimates project costs of \$22.7M.

Repair Costs-

HVAC systems are original, have reached life expectancy, designed for 90 bed housing, & can't meet current occupancy demand.

AHU's Replacement Cost = \$5.2M - \$5.8M minimum. This (current size) cost does not increase units load capabilities or ductwork capacity and assumes a unit for unit replacement.

Inmate relocations will be necessary & costs are estimated between \$1.4M (standard) or \$2.7M (accelerated) based on construction time-lines. Projects must be completed over a 5-Year period. Cost estimate does not include annual escalation costs.

Facility Renovation (based on 2021 figures) **Cost = \$22.7M**

HVAC, Booking, Classification, & Medical Addition- does not address any other building issues, does not address inmate housing, multiple projects conducted over a 5-Year period. Cost does not include annual escalation costs.

Facility Renovation & Expansion (based on 2021 figures) **Cost = \$40.5M**

HVAC, 50 Bed Expansion- multiple projects conducted over 3- Year period, Inmate & Courts **relocation costs represent \$2.7M**, requires 9 Additional full-time Correction Officers upon completion, requires Sheriff/ Staff Offices to permanently relocate to another building. Cost does not include annual escalation costs.

Facility Replacement (based on 2021 figures) **Cost = \$40.8 - \$57.8M** (based on size & functions)

Provides all mandates, compliance, & housing needs, could house court-rooms, possible Federal or other revenue streams, reduces 4 full-time Correction Officer staff positions, Project Completion 2-Years

All options exceed Woodbury County Bonding threshold of \$1.2M

Group Comments (both meetings)

Group discussion included that the citizens of the general public probably go about their normal day and is not aware of the LEC issues such as inmate housing, HVAC limitation, repair costs, benzene remediation, inability to meet State mandates, accommodate modern Judicial practices, or provide needed mental health services.

While there are on-going efforts by the Courts to reduce inmate population, the fact remains the current situation of releasing inmates due to over housing population is taking place.

There will need to be a bond vote no matter what direction the LEC Committee stands behind. Even if the County decides to take no action a bond vote will be required in the event of equipment failure since known aged equipment break-down is not considered an emergency repair by State Law.

Those present expressed that repair and/or renovation of the current facility is wasted money and the facility is a disaster waiting to happen.

Joint conclusion was that a new replacement facility which is adequately sized for population growth was merited and there is no issue with the cost of a new LEC but it should not be located Downtown.

Achieving voter approval for a new LEC would be a substantial struggle for the County.

It was strongly opinioned that the Board of Supervisors should enlist both professional marketing and polling services to present issues to the taxpayers of Woodbury County.

Group questions that require response & further guidance include;

What is the daily cost to house an inmate vs the daily revenue received for a Federal inmate?

What is the projected inmate population for the next 20 years?



Agenda
LEC EXPANSION COMMITTEE
Mat 1st, 2019: 3:30-4:30 pm
LEC Conference Room

1. Approval of Meeting Minutes- March 28th, 2019
2. Advisory Group Introductions
3. Expansion Committee Report- Study Results
4. Questions/ Answers
5. Advisory Group- Facility walking tour

Minutes of the LEC Expansion Committee/ Citizens Advisory Group meeting which met on May 1, 2019 at 3:30 PM at the Law Enforcement Center Conference Room. Notice of this meeting was given.

Attendees of the meeting were:

Todd Wieck
Tony Wingert
Todd Harlow
Todd Hensley
Dave Amick
Jim Fisher
Lisa McNeil
Monique Scarlett
Jim Johnson
Joe Twidwell
Pam Calhoun
Gail Bivens-Rose
Kenny Schmitz
Ryan Chytka

Schmitz called the meeting to order at 3:30 PM.

Agenda item #1: Meeting minutes from previous meeting (March 28, 2019) were approved at April 26 meeting.

Agenda item #2: Advisory group introductions.

Agenda item #3: Expansion Committee Report – Study Results

Schmitz discussed LEC History. LEC expanded twice to current 234 beds. Current average population is 242. Wingert stated current population is around 220. Population fluctuates.

Schmitz discussed issues and inadequacies of Inmate Search Area. Located in LEC garage. Wingert stated the area is used for inmate searches prior to booking. Schmitz discussed the inadequate storage for inmate property.

Schmitz stated the current facility is not PREA compliant and the facility does not meet transgender/intersex segregation requirements. Wingert stated so far there have been no long-term transgender inmates – any transgender inmates have been kept in temporary cells and the county may not be able to house federal inmates if the county does not become PREA compliant.

Schmitz discussed issues with Master Control. There are heat issues which are hard on electronics. There are also security/access issues due to the location of Master Control in the jail.

Schmitz discussed ongoing benzene remediation. As of February 2019, \$862,379 expensed. Schmitz stated this is a DNR remediation project with ongoing testing. DNR wants more drilling and testing.

Schmitz discussed current HVAC system. It is original to the building designed for 90 beds. Replacement scenarios include: \$5.8M standard construction, \$5.2 accelerated construction. These figures represent like replacement and do not include upgrades needed for 234 bed facility.

Schmitz stated LEC projects 2016 to 2018 actuals total \$891,766. The 20-year LEC master plan costs for the LEC total \$22.7M (including HVAC), \$40M if expanded to add 50 beds.

Bivens-Rose asked about inmate population projections for next 20 years. Wingert stated that the department is working within the legal system to reduce inmate population but in 5 years the county will be forced to relocate inmates due to overpopulation. Schmitz stated that Goldberg Group Architects is helping with inmate population projections.

Hensley discussed the option to house federal inmates for revenue. A 330 bed facility that houses 100 federal inmates leaves 230 beds for local inmates – same as we have now. Judges currently meet every week to decide which inmates to let out to avoid overpopulation. It is a public safety issue – either provide more space or compromise public safety. Hensley indicated we are getting away from punishment due to lack of bed space.

McNeil discussed the deficiencies of the current facility and its inability to accommodate modern judicial practices and deal with mental health issues. McNeil discussed Juvenile Detention.

Schmitz stated the next step is to hire an architect to provide a design of the new facility.

Johnson asked about the cost to house an inmate per day. Wingert stated it is about \$53/day. Johnson expressed concern with the cost of housing federal inmates and how that affects revenue. Wieck stated the current budget for the jail is approximately \$8.5M annually, not including transportation and court security division. Johnson calculated \$113/day per inmate.

Hensley stated the need to show the taxpayers the new facility will lower the cost per inmate including federal prisoners. Hensley stated he is more concerned with housing local inmates.

Fisher discussed another county in Iowa that recently built a stand-alone jail rather than adding it on to the courthouse. It was paid off in 11 years instead of the planned 20 years due to housing federal inmates. He recommends building a new facility on the east side of Sioux City near Highway 20.

Discussion about current facility's outdoor recreation area. Wingert stated it hasn't been used for years – needs new roof. Currently there is a variance, but if we don't build a new facility we must repair current outdoor area. Inspector gave county until December to show progress on new building or fix current recreation area. Schmitz stated cost for repair is 30K.

Hensley stated it would be stupid to put money into the current building.

Schmitz stated that even the HVAC repairs would have to go out for a bond vote.

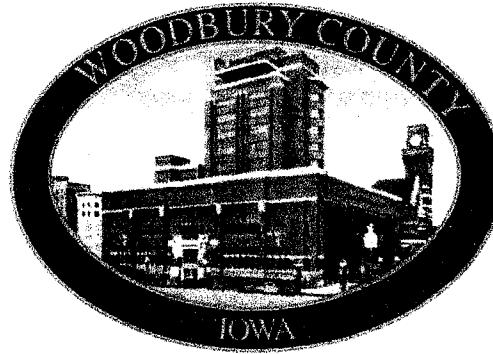
McNeil discussed issues needed if a new facility was built, including: detox issues/awareness, juvenile detention, therapeutic courts (decreases population over time), video hookups. McNeil asked about a multi-county approach. Wingert stated Monona County is going to bond on jail.

Scarlett stated the count obviously needs a new jail – only logical answer. The current facility is a money pit and inmate population will only increase over time as the area population increases.

Wingert stated Woodbury County is the 5th largest in Iowa but is tied for the busiest jail – averaging 19 bookings and 19 releases per day.

Amick stated the need for a numbers guy to calculate what federal inmates do to overall cost/revenue.

Meeting adjourned at 4:30 for tour.



Law Enforcement Center

Citizens Advisory Group Meeting 2019

LEC HVAC REPLACEMENT PROJECT (equipment replacement only)- STANDARD VS ACCELERATED CONSTRUCTION PROJECT SCHEDULES

Project: Woodbury County LEC 4/14/2019

Project Designation	Project Description	Units	Unit Cost	Duration	FY2021 "Standard" Construction	FY2021 "Accelerated" Construction
AHU-1	HVAC unit replacement and ductwork modifications	45,000	\$34.00	90 Days	\$1,530,000.00	
	HVAC unit replacement and ductwork modifications	45,000	\$46.94	30 Days		\$2,112,500.00
	Construction Costs				\$1,530,000.00	\$2,112,500.00
	Inmate Relocation / Transportation Costs	30	\$68.50	120 Days	\$277,079.76	
	Inmate Relocation / Transportation Costs	30	\$68.50	40 Days		\$92,359.92
	Temp. Relocate Courts	8,846	\$0.25	90 Days	\$223,635.73	
	Temp. Relocate Courts	8,846	\$0.25	30 Days		\$74,545.24
TOTAL				\$2,030,715.49	\$2,279,405.16	
AHU-2	HVAC unit replacement and ductwork modifications	6,672	\$32.00	60 Days	\$213,504.00	
	HVAC unit replacement and ductwork modifications	6,672	\$47.49	30 Days		\$316,880.00
	Construction Costs				\$213,504.00	\$316,880.00
	Inmate Relocation / Transportation Costs	84	\$68.50	160 Days	\$1,034,421.10	
	Inmate Relocation / Transportation Costs	84	\$68.50	80 Days		\$517,215.55
TOTAL				\$1,247,925.10	\$834,095.55	
AHU-3	HVAC unit replacement and ductwork modifications	7,142	\$32.00	60 Days	\$228,544.00	
	HVAC unit replacement and ductwork modifications	7,142	\$47.00	30 Days		\$335,680.00
	Construction Costs				\$228,544.00	\$335,680.00
	Inmate Relocation / Transportation Costs	96	\$68.50	160 Days	\$1,182,206.98	
	Inmate Relocation / Transportation Costs	96	\$68.50	80 Days		\$591,103.49
TOTAL				\$1,410,750.98	\$926,783.49	
AHU-4	HVAC unit replacement and ductwork modifications	10,202	\$25.00	60 Days	\$255,050.00	
	HVAC unit replacement and ductwork modifications	10,202	\$36.15	30 Days		\$368,812.50
	Construction Costs				\$255,050.00	\$368,812.50
	Inmate Relocation / Transportation Costs	20	\$68.50	160 Days	\$246,293.12	
	Inmate Relocation / Transportation Costs	20	\$68.50	80 Days		\$123,146.56
TOTAL				\$501,343.12	\$491,959.06	
AHU-5	HVAC unit replacement cost	2,424	\$33.00	60 Days	\$79,992.00	
	HVAC unit replacement cost	2,424	\$61.88	30 Days		\$149,990.00
	Construction Costs				\$79,992.00	\$149,990.00
TOTAL				\$79,992.00	\$149,990.00	
Chiller	Replace existing chiller	1		90 Days	\$357,000.00	\$357,000.00
Boiler	Replace existing boilers	1		90 Days	\$227,000.00	\$227,000.00
TOTAL				\$584,000.00	\$584,000.00	
GRAND TOTAL				\$5,854,726.69	\$5,266,233.26	

"Standard" Construction Project Schedule is based on a normal Contractor's 40-Hour work week. "Accelerated" Construction Project Schedule assumes multiple-trades on a 24/7 around the clock work schedule until Project Completion.

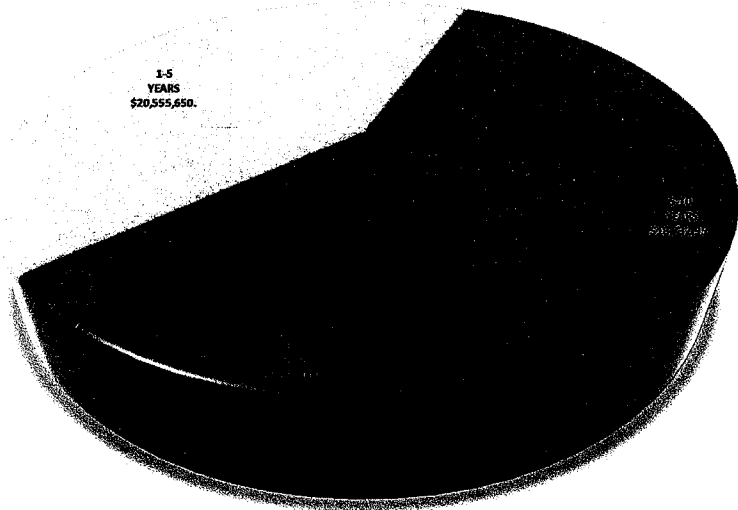
Estimates include construction, inmate & Courts relocations/ transportation costs for standard and accelerated project installation schedules.

Estimates exclude design fees, modifying existing spaces, walls, or footprints to accommodate new equipment, alterations, change orders during installation, new equipment storage prior to install, or contractor parking costs.

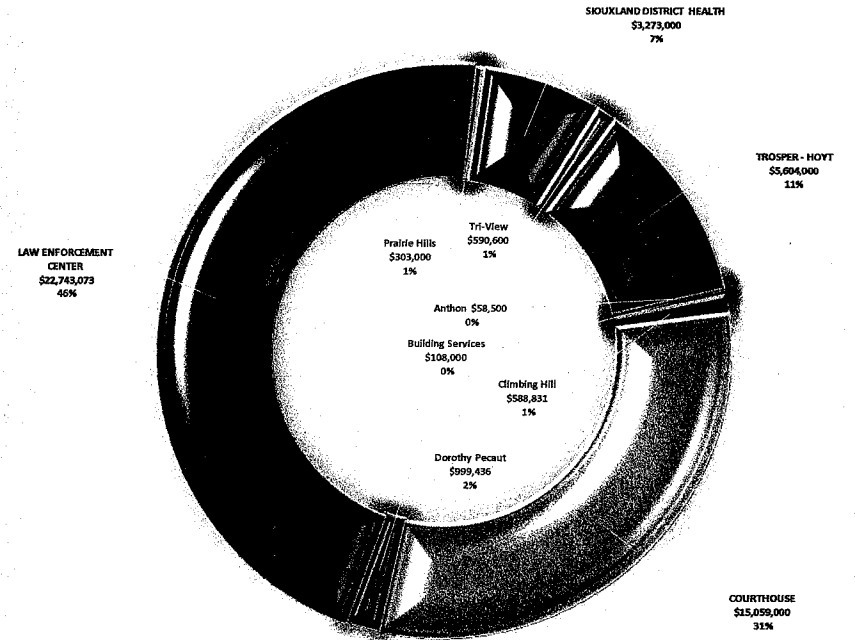
Boilers & Chiller replacement schedules were not accelerated- it is anticipated that these components could be installed in a manner that minimizes inconvenience to occupants if timed appropriately.

"Standard" Relocations Only \$2,717,344
"Accelerated" Relocations Only \$1,398,371

PROJECTED EXPENSE BY PERIOD



PROJECTED 20-YEAR EXPENSE BY BUILDING



Fire System Addressable Devices & Voice Evac	2019	\$210,000.00	\$75,000.00	9102-19-FIRE SYSTEM	Delay-FY2026
Detention Area Water Valves	2019	\$50,000.00	\$50,000.00	9102-19-VALVES-DETENTION	
Break Room- IT Closet on East Side	2019	\$40,000.00	\$40,000.00	9102-19-BREAK RM	
Skylight Repairs	2019	\$10,000.00	\$10,000.00	9102-19-SKYLIGH -REPAIR	
Ductwork Cleaning	2019	\$40,000.00	\$43,125.00	9102-17-DUCTCLEAN	Complete
Elevator Limited Code Upgrade	2020	\$10,000.00	TBD	N/A	TBD
Exterior Recreation Area Repairs	2020	\$150,000.00	TBD	N/A	TBD
Security Electronics Replacement & Relocation	2021	\$1,222,476.80	TBD	N/A	TBD
Replace Chillers, Pumps, & VFD's	2021	\$449,440.00	TBD	N/A	TBD
Replace Boilers, Pumps, & VFD's	2021	\$280,900.00	TBD	N/A	TBD
HVAC AHU-5 Unit Replacement	2021	\$2,241,269.66	TBD	N/A	TBD
HVAC AHU-4 Unit Replacement	2022	\$3,371,399.46	TBD	N/A	TBD
HVAC AHU-1 Unit Replacement	2026	\$3,509,136.77	TBD	N/A	TBD
HVAC AHU-2 Unit Replacement	2024	\$3,089,935.37	TBD	N/A	TBD
Replace Carpet First Floor East-Side	2024	\$25,000.00	TBD	N/A	TBD
Exterior Sidwalk Repair- Exterior East Stair & Handrail Repair	2024	\$30,000.00	TBD	N/A	TBD
HVAC AHU-3 Unit Replacement	2025	\$3,820,625.98	TBD	N/A	TBD
Replace Roof	2026	\$200,000.00	TBD	N/A	TBD
Fire System Addressable Devices & Voice Evac	2026	\$297,889.01			
Replace Domestic Water piping & Waste water piping throughout	2027	\$1,500,000.00	TBD	N/A	TBD
Replace Carpet 1st Floor Judges Chambers & Courtrooms	2028	\$50,000.00	TBD	N/A	TBD
Resurface Parking Area	2028	\$45,000.00	TBD	N/A	TBD
Replace Emergency Generator & Transfer Switches	2029	\$1,250,000.00	TBD	N/A	TBD
Reglaze/ Recaulk/ Replace Exterior Windows & Skylights	2030	\$275,000.00	TBD	N/A	TBD
Upgrade Elevators	2031	\$350,000.00	TBD	N/A	TBD
Tuckpoint Building Exterior	2032	\$225,000.00	TBD	N/A	TBD
ESTIMATED EXPENDITURE BY PERIOD		\$350,000.00	\$11,234,622.69	\$9,058,450.36	\$2,100,000.00
ESTIMATED 20-YEAR EXPENDITURES			\$22,743,073.05		

LAW ENFORCEMENT CENTER OPTIONS

OPTION "A"

REPLACE FACILITY WITH NEW

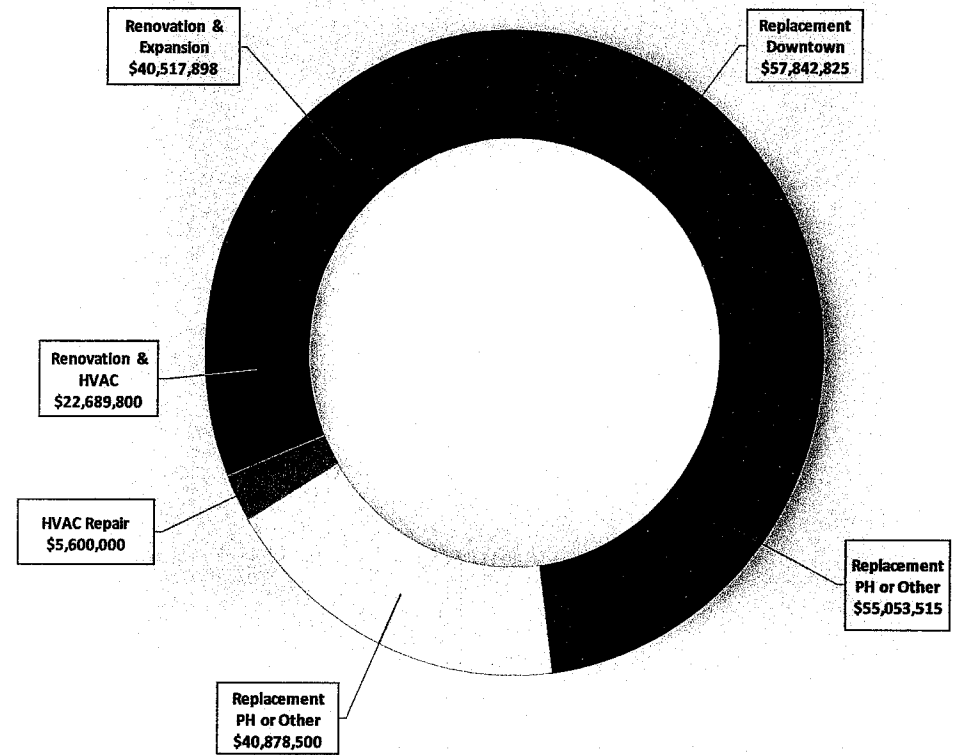
Scenario #3 Option-1 = Mid-Rise Downtown	\$57,842,825
Scenario #3 Option-2 = Low-Rise Praire Hills or other Location	\$55,053,515
330 Bed = Low-Rise Prairie Hills or other Location	\$40,878,500

OPTION "B"

REPAIR/ UPGRADE CURRENT FACILITY

HVAC Only = Like Replacments of AHU's, Boilers, Chiller	\$5,600,000
Scenario #1 = HVAC, Classification, Medical	\$22,689,800
Scenario #2 = +55 Beds, HVAC, Classification, Medical, Booking	\$40,517,898

LAW ENFORCMEMENT CENTER OPTIONS





Agenda
LEC EXPANSION COMMITTEE
April 26th, 2019: Noon- 1:00pm
LEC Conference Room

1. Approval of Meeting Minutes- March 28th, 2019
2. Advisory Group Introductions
3. Expansion Committee Report- Study Results
4. Questions/ Answers
5. Advisory Group- Facility walking tour

Minutes of the LEC Expansion Committee/ Citizens Advisory Group meeting which met on April 26, 2019 at 12 PM at the Law Enforcement Center Conference Room. Notice of this meeting was given.

Attendees of the meeting were:

Jeremy Taylor
Dennis Butler
Dave Drew
Todd Wieck
Tony Wingert
Todd Harlow
Chris McGowan
Duane Hoffmeyer
Todd Hensley
Tim Seaman
Skip Perley
Kevin Grieme
Kenny Schmitz
Ryan Chytka
Pete Groetken

Schmitz called the meeting to order at 12 PM.

Agenda item #1: Motion by Schmitz to approve meeting minutes from previous meeting (March 28, 2019). Second by Wingert. Meeting minutes unanimously approved.

Agenda item #2: Advisory group introductions.

Agenda item #3: Expansion Committee Report – Study Results

Schmitz discussed LEC History. LEC expanded twice to current 234 beds. Current average population is 242. Wingert stated current population is around 220. Population fluctuates.

Drew discussed issues and inadequacies of Inmate Search Area.

Schmitz stated the current facility is not PRIA compliant and the facility does not meet transgender/intersex segregation requirements. Wingert stated so far there have been no long-term transgender inmates – any transgender inmates have been kept in temporary cells.

Schmitz discussed issues with Master Control. There are heat issues which are hard on electronics – a fan and temporary air conditioner currently used in attempt to cool the area. Parts for electronics and electronic locks are becoming obsolete (no longer manufactured).

Schmitz discussed ongoing benzene remediation. As of February 2019, \$862,379 expensed. Butler stated that after \$1,000,000 the county is responsible for costs. Perley questioned whether this cost would continue even with new facility. Taylor stated it would continue if the building is occupied. Schmitz stated he is working with DNR – tests are being conducted and the remediation may or may not need to continue depending on results.

Schmitz discussed HVAC replacement figures - \$5.8M standard construction, \$5.2 accelerated construction. The 20-year LEC master plan costs for the LEC total \$22.7M, \$40M if expanded to add 50 beds.

Wingert stated that if we need to relocate inmates due to construction, the relocation could be spread over 80 counties because other counties only have room for a few at a time.

Drew stated that Polk county currently has 75 inmates relocated due to overpopulation.

Butler stated that any repair over \$1.2M must go to bond. County has consulted with Mark Corey, bonding attorney – repairs that were known or anticipated cannot be considered an emergency and must go to bond vote.

Taylor stated that it looks like there will have to be a bond vote no matter which direction the committee decides to go. Even if the county decides to do nothing, a bond vote will be required for any major repair to current facility because it will not be considered an emergency.

Schmitz discussed replacement/repair/renovation options: renovate current facility for \$22.7M with no additional beds or build new facility for \$40M with 100 additional beds and possibility for revenue.

Wingert stated currently receive \$53/day to house each federal inmate, approximately \$300K revenue per year. Future ICE/federal inmates could bring \$85/day. ICE will not guarantee anything but have indicated that they need bed space.

Perley stated he served on a previous jail committee about 13 years ago – 180 inmates at the time. Perley does not have an issue with the cost of new facility. Perley indicated there are costs associated with federal inmates that might affect overall revenue. Discussed operating costs and staffing for new facility.

Schmitz stated that staff will increase by 9 if we expand current facility, but staff would decrease by 4 with a new facility due to better design for coverage.

Discussion about current facility's outdoor recreation area. Wingert stated it hasn't been used for 15 years – needs new roof. Currently there is a variance that allows exercise equipment in the cell blocks, but the inspector said if we don't build new facility we must repair current outdoor area. Inspector gave county until December to show progress on new building or fix current recreation area. Schmitz stated cost for repair is 30K.

Judge Hoffmeyer commented on current efforts to reduce population. Also stated there are many variables when dealing with ICE, some of which could impact the county negatively.

Judge Hensley stated 330 beds does not work if 100 beds are used to house federal inmates – the remaining 230 beds is the same as we have now, and we are at capacity. He stated it would be silly to renovate the current building. The new facility must be put to bond issue because the current facility is a disaster waiting to happen.

Groetken commented when the jail was built there were only 90 beds included and within a very short period the inmate population doubled and further inquired about statistics that would reflect growth of the inmate population over recent years. Accurate data could help the committee determine the number of beds planned for a new facility.

McGowen stated the County needed a PR Firm for development of messaging to be used prior to a potential bond vote.

Seaman stated the need to bring in a professional marketing/polling company to present the issue to the voters.

Discussion of Sgt. Bluff school bonds that failed 3 times. Differing opinions of the importance of education and public safety.

Judge Hoffmeyer and Judge Hensley discussed the current situation of releasing inmates due to overpopulation.

Taylor stated the need to simplify when presenting the issue: \$22M to continue in current facility vs \$40M for a new facility with 100 additional beds.

Butler stated if Sioux City PD uses 1% of the new facility, the bond could pass with 50% vs 60%. Butler also noted the current facility did not go out for bond issue.

Meeting adjourned at 1:30 for tour.



Woodbury County Building Services
401 8th Street
Sioux City, IA. 51101
Kenny Schmitz, Building Services Director
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Office: 712-279-6539 Cell: 712-253-3745

Agenda
LEC EXPANSION COMMITTEE
March 28th, 2019: 1:00 pm – 2:30 pm
LEC Conference Room

1. Approval of Meeting Minutes- January 24th 2019, February 28th, 2019
2. Formation of Citizen's Advisory Group
3. Goldberg Group Architects Contract- discussion
4. Bonding Attorney- RFP discussion
5. New Facility Sites/ Locations Information
6. Current Facility Update;
 - A. March 14th Roof leaks/ damage repairs
 - B. Annual State Inspection- Roof recreational area needs & State Inspector comment
7. Questions/ Answers

Respectfully,
Kenny Schmitz

Meeting Minutes;
LEC Expansion Committee March 28, 2019 1:00 PM Law Enforcement Center Conference Room. Notice of meeting was given.

Attendees:
Jeremy Taylor
Matthew Ung
Joshua Widman
Dave Drew
Todd Wieck
Tony Wingert
Kenny Schmitz
Ryan Chytka

Taylor called the meeting to order at 1 PM.

Agenda item #1: Motion by Taylor to approve meeting minutes from previous meetings (January 24, 2019 and February 28, 2019). Second by Ung. Unanimously approved.

Agenda item #2: There was a discussion about the formation of a Citizen's Advisory Group. Ung questioned whether this committee or the Board of Supervisors should create this group. Taylor stated he thought the advisory group should be authorized by this committee.

Possible members of the advisory group were discussed:

- TRC
- Town mayors
- Joe Tidwell (warming shelter)
- City Council member
- Rotary Club
- Media
- Former Sheriffs
- Judges
- Lisa McNeal
- Kevin Green
- Monique Scarlett

Taylor stated he thought this should be a two-part process: an overview of the situation and a tour of the facility. The possible members of the advisory group will be contacted and made aware of meetings on April 26, 12pm – 1pm, and May 1, 3:30pm – 4:30pm. Members of this committee agreed to make the following contacts:

- Wieck: town mayors, Monique Scarlett
- Drew: former sheriffs, Pete -, Joe Tidwell, Lisa McNeal
- Wingert: Media

- Taylor: TRC, McGowen, Perley, Boyce
- Ung: Kevin Green
- Schmitz: Judge Hensley

Agenda item #3: There was a discussion of the Goldberg Group Architects contract. Schmitz gave a background of Goldberg's involvement in this project; this contract would be for preliminary work and is divided into three parts, \$25K each.

Widman stated that professional services are included in a bond threshold, but these preliminary services could be in an original contract, and a new contract could be done after bond was approved. Widman stated need for more detail about preliminary services in the \$75K contract.

Taylor inquired into next steps. Widman stated need for detailed contract, review, and board approval(s). Widman suggested reviewing other counties' rates and contracts where new facilities have been built in recent past.

Agenda item #4: There was a discussion of a need for a bonding attorney and related RFP. Schmitz stated Goldberg recommended involving bonding attorney. Widman stated the need for Dennis Butler to be involved. Schmitz will meet with Dennis Butler and Larry Goldberg to move forward. Widman stated the county does not need an RFP for this.

Taylor commented that whether the county builds a new facility or is forced to do major repairs to current facility, either option will likely require a bond issue. Widman confirmed that an emergency does NOT remove the bond requirement.

Agenda item #5: There was discussion of new facility sites. Schmitz stated that Wingert had located a possible new site near HWY 75 and Outer Drive; however, Planning and Zoning told Schmitz that this location may become a new housing development in the future.

Ung stated that Padmore said Sioux City could give the county 10 acres southwest of the airport. Schmitz will follow up with Padmore.

Agenda item #6: Discussion of the need for planning in case new facility is not built. Schmitz discussed the possibility of dealing with an emergency repair and how contractors working 24 hours per day might reduce inmate relocation costs.

Taylor suggested a cost analysis of how reducing repair time with 24-hour repairs will reduce relocation costs and affect overall costs.

Wingert stated that judges must approve the release of inmates. If there is no room in the jail and no option for relocation, and the judge will not approve release, the outcome is unknown. Wingert also stated that the facility at Prairie Hills can no longer house inmates.

Schmitz stated well capping, elevator, & boiler decommissioning has permanently shuttered the facility

Agenda item #7: Schmitz discussed the March 14th roof leaks and damage.

Wingert stated that the state inspector will allow the outdoor recreation area on the roof of the LEC to remain in its current condition if the county is pursuing a new facility. If the county is not going to build a new facility, the recreation area will need extensive repair.

Wingert discussed a possible unforeseen revenue stream (possibly \$40K annually) from the LEC detention commissary, phone, & kiosk operations.

Agenda item #8: Confirmed advisory group meetings on April 26 and May 1.

Meeting adjourned at 2:25pm.



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SUBJECT: Law Enforcement Center Updates

Agenda

February 28th, 2019: 1:00 pm – 2:30 pm
LEC Conference Room

1. Goldberg Group;
 - A. Architectural Drafts (New Facility)
 - B. Cost & Revenue Projections
2. Potential Sites/Locations
3. Current Facility Update; Mechanical Systems Failures (January/ February)
 - A. HVAC Chiller- Chiller #1; #2 Compressor Failure (\$25K)
 - B. Hydronic Boiler- Boiler #2; Tubes Failure (\$11.7K)
4. Questions/ Answers

Respectfully,
Kenny Schmitz

Minutes of the LEC Expansion Committee:

February 28, 2019 at 1 PM Law Enforcement Center Conference Room. Notice of this meeting was given.

Attendees:

Jeremy Taylor

Matthew Ung

Todd Wieck

Tony Wingert

Kenny Schmitz

Shane Albrecht

Ryan Weber

Larry Goldberg

Ryan Chytka

Media

Taylor called the meeting to order at 1 PM. Meeting minutes from previous meeting (January 24, 2019) will be approved at the next meeting.

Agenda item #3: Schmitz gave a report on the current facility. He went over the mechanical system failures that occurred during January and February 2019.

- A. The HVAC Chiller- #1 and #2 compressor failure. Cost of repairs: \$25K.
- B. The hydronic boiler #2 tube failure. Cost of repair: \$11.7K

Schmitz stated that at the future committee meetings he will continue to give updates on breakdowns of the current facility.

Agenda item #2: Schmitz presented potential jail site locations that were provided by Keith Radig who was not present. Radig provided alternative locations because there was prior discussion with the City of Sioux City about the cost to get utilities to the Prairie Hills site which was estimated to cost approximately 6 million dollars. The City of Sioux City told Radig that they would not help get the utilities to the facility at Prairie Hills. An alternate location may reduce these utility costs.

Agenda item #1, A & B: GGA Chart A Breakdown of Project Costs & Annualized Payments and Chart B for Jail Operations were discussed.

Staffing requirements were discussed. Wingert stated the number of transport officers will depend on location if a new facility is built. Also noted that there may be issues with released prisoners related to location of facility.

Schmitz discussed the Letter of Recommendation presented to GGA by Grady County Oklahoma. The letter commended GGA for their architectural and financial planning resulting in the accumulation of over \$8,000,000 in reserve funds over the last 20 years.

Goldberg discussed Chart A and presented draft plans of options for new facility, with initial bed count of 366 beds, 544 beds with possible future additional pods.

Wingert stated the current facility has 218 current prisoners and projects 260 by June. He would prefer 450 beds allowing for the potential to house 100 federal prisoners in addition to County prisoners.

Goldberg discussed Chart B and the reductions in operating costs associated with a new facility.

Goldberg discussed Chart C. which detailed housing capacity of 330 beds, with 230 beds for County usage and 100 beds for outside jurisdictions. Revenue and reimbursements total \$2,566,200.

Goldberg discussed Chart D explaining the net revenue of \$815,888 associated with a new facility, using figures from Chart B and Chart C.

Wingert stated that Woodbury County is currently credentialed to house ICE/federal inmates under the existing contract with US Marshalls.

Ung inquired about the acreage needed for a new facility. Goldberg replied 9.2 acres based on the diagram he presented at this meeting.

Taylor brought up the possibility of ICE being eliminated and what that would do to potential revenue and debt service. Goldberg stated the County could possibly rely on alternative inmates in need of housing from other entities within the state.

Taylor inquired what the committee's next steps would be. Goldberg suggested a Citizens Advisory Committee. Goldberg stated 3 items to present to public citizens:

1. Demonstrate the need
2. Options toward a solution
3. Why the solution was selected

Goldberg discussed structuring of ballot initiatives.

Taylor inquired whether a Citizen Advisory Committee or the bond should come first. Goldberg stated the LEC Expansion Committee must seek a solution for the issue; it should form a citizen committee to examine the last 3 years of planning and research. The citizen committee will then recommend a solution.

The Committee discussed creating a Citizen Advisory Committee versus additional members to the current LEC Committee.

Ung stated the need to narrow a new LEC location.

Continued location discussion led to concerns with locating a new facility near Salix - long distance to transport inmates; issues with released inmates without transportation to city. Wingert stated his preference is the Prairie Hills site due to its proximity to Sioux City. Concerning the Bridgeport potential sites, Goldberg stated there may be issues with a location too close to railroad tracks and further noted the location near the airport would be very desirable to federal agencies.

Taylor stated the need to determine bed count of a new facility as well as refining the list of locations.

Taylor proposed a timeline for a next meeting in 4-5 weeks including as agenda items; refining property locations, a list of potential Citizens that could be incorporated with existing LEC Committee members, determine needed bed counts, and Sioux City Planning & Zoning issues with any potential areas/locations.

Meeting adjourned at 2:50 PM.



LEC EXPANSION COMMITTEE MEETING

January 24th, 2019 – 1:00 pm
Law Enforcement Center Conference Room

AGENDA

SUBJECT: Law Enforcement Center Update

1. Facility Studies/ Renovation Options
 - A. Resource Consulting Engineers- Facility Mechanical Systems Study
 - B. Goldberg Group Architects- Facility Renovation Options/ Costs
 - C. Questions & Answers

2. Facility Replacement Options
 - A. Schedules and Revenue bonds; Options
 - B. Low Rise Facility- Prairie Hills Location
 - C. Mid-Rise Facility- Downtown Location
 - D. Questions & Answers

Minutes of the LEC Expansion Committee:

January 24, 2019 at 1 PM at the Law Enforcement Center Conference Room.

Attendees of the meeting were:

Cory Metzger
Dave Drew
Kenny Schmitz
Matthew Ung
Jeremy Taylor
Larry Goldberg
Tony Wingert
Ryan Chytka
Media

The subject of the meeting was Law Enforcement Center- Update.

Taylor called the meeting to order at 1 PM.

Metzger presented current facility Mechanical Systems Study

Goldberg discussed handouts that listed 3 LEC scenarios.

1. Replacement of existing aged facility equipment (RCE Study) cost
2. Renovations/ upgrade to existing facility are extensive & won't provide for future needs
3. New facility possibilities- Low Rise Prairie Hills, Mid-Rise Downtown

Drew and Wingert outlined inmate population, stated that it was 24/7, and the necessary detention inmates (inmates who are a threat to the public simply cannot be released).

Schmitz explained how code compliance, exploding maintenance costs, and inmate population have become issues with the current facility and could be alleviated with a new facility.

Goldberg stated that it may be necessary to plan for 30, 40, or 50 years in the future, what makes sense. That there are many factors to address when considering a new facility: code compliance, Juvenile Detention, and that the cost to renovate current facility still does not address the current and future needs of the facility.

Goldberg stated that a low-rise Prairie Hills facility is the best option; it could house a population of 300 with the option to add additional 150 and another addition of a 3rd pod for a total bed population of 676. There could also be 24 beds for juvenile detention.

Goldberg detailed the economies of costs and services.

Taylor stated a \$48M dollar bond payment would be \$2.9M annually.

Goldberg stated \$45M would be a low-rise option which would address local area needs, beds to house the inmates, and have the possibility for County revenue. If there is 150 beds @ 85% occupancy that would equal \$3M annual revenue. To break even would be 128 beds at full occupancy to make the annual payment.

Taylor questioned about the guaranteed revenue of 128 beds.

Drew replied bed use could be used by other agencies or counties.

Wingert stated Federal agencies won't commit or guarantee a number of beds for Federal inmate housing.

The next LEC Committee meeting is anticipated to be February 13th.

Meeting adjourned at 1:45 PM

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GOLDBERG GROUP ARCHITECTS, PC



ARCHITECTURE, INTERIORS & PLANNING

A PROFESSIONAL CORPORATION

July 8, 2019

Woodbury County Board of Supervisors
401 8th Street
Sioux City, IA 51101

Revised
07/17/19

Re: Agreement for Pre-Design/Planning Services
Re: Potential 400-500 Bed Adult Justice Center

Attn: Kenny Schmitz, Director of Building Services

Dear Sir:

We are pleased to present herewith, our proposal to provide Master-planning services for the referenced Project. For purposes of this limited agreement, the Woodbury County Board of Supervisors is the "Owner(s)", Goldberg Group Architects, PC (GGA) is the "Consultant" and the proposed new, freestanding Adult Detention & Justice Center is the "Project"

Both parties set forth,

1. The Project

- a) We understand that Owner intends to investigate the various aspects related to, and necessary for design, construction and operation(s) of a new freestanding, approximately 400-500 Bed Detention & Justice center to replace the current facility originally built in 1986 which has been found to be increasingly outdated and inadequate;
- b) We understand further, that the Owner may require a Voter Referendum to accomplish this project, passage of which is deemed necessary to proceed with the approved recommendations from this Study;
- c) Lastly, we understand that the Owner needs the services of a consultant who is experienced in these matters – i.e.: Criminal Justice and Judicial planning and design, to advise on Project need(s), size, layout, operations, costs, funding and other project-related issues relevant to the County's further consideration of this project;



2. Planning Services

- a) Therefore, we propose to furnish Master Planning services in four (4) components, i.e.: as four “Work Packages”, set forth below:

• Work Package #1 – Site Analysis

This portion of our activities covers analysis and comparison of potential project sites, including but not limited to,

- Assembling applicable property information;
- Creating potential site concepts to test site size, shape, topography and adjacency related issues;
- Analysis of zoning, setback and other pertinent restrictions;
- Access to adequate site utilities;
- Access to adjacent roads and highways;
- Access to Public Transportation
- Soils-load capacity (for foundations)
- Flooding issues
- Acquisition costs
- Adjacent property uses (within ½ - mile radius)
- Route(s) between site and County Courthouse, airport and other similar Justice facilities in the region;

• Work Package #2 – Proposed Detention Center Study

This package pertains to the actual proposed Detention Center itself, including but not limited to,

- Development of a formalized Needs Assessment Report, including Custody analysis;
- Proposed Project space program, listing all departmental areas, rooms, functional space allocations and override factor(s) – i.e.: circulations, mechanical and electrical rooms, etc.;
- Development of conceptual plans which incorporate all major (plan) components – i.e.: Detention Housing and Support, Courts and County services, Sheriff's Administrative offices, Evidence Suite, etc.;
- Develop appropriate exterior concepts – i.e.: elevations and renderings, such that the utility, maintenance, cost and appearance of various exterior materials and treatment(s) can be compared and finalized by County officials and the Community through public presentation(s);



• **Work Package #3 – Proposed Project Performance**

This component develops our Charts A-D, i.e.: project pro-forma(s), balancing the following aspects of the proposed facility's operations,

- Develop Staffing and Operations with Sheriff, Jail Administration and appropriate County officials, incorporate Woodbury County's historic salaries, benefits and operating costs with GGA's own cost data, until all applicable parties have come to agreement, i.e.: for successfully proposing a new operating budget for the proposed Detention Center;
 - Assist the Sheriff to explore options for Housing revenues, develop opportunities for housing detainees from other jurisdictions, for US Marshall's Services, ICE, etc.; develop revenue assumptions which reflect realistic margins;
 - Assist the County's financial professionals with "Sources and Uses" (of funds), develop funding options which reflect favorable Coverage ratio(s), with viable Debt amortization, in order to minimize, to the greatest assumable extent, adverse Community tax consequences;
- b) While these first three Work Packages #1 - #3, are considered on an aggregate basis and will be commenced together for purposes of this Planning agreement, the fourth- and final Work Package #4, is considered on a stand-alone basis and will require separate Board approval,

• **Work Package #4 – Public Campaign**

- This separate Package purposes to utilize assistance from the Planning consultant, specifically to advise County officials, prepare graphic and narrative materials suitable for public distribution and participate in Public/Civic forums, as may be appropriate for informing the Woodbury County Community as to need, nature, cost, location, operations and appearance of the proposed Justice Center project;
- c) At such time as our design activities, preparation of presentation materials and project cost analysis are sufficiently developed, we will be available, as requested, to assist County officials to initiate public meetings, civic group presentations, media interviews, etc., estimated to commence approximately ninety (90) days after County approval of this proposal; such assistance shall continue until the date of the County's Referendum should one be necessary;



- d) Once the County elects to proceed with the proposed Project, we will be available to serve as the County’s architect, at which time an appropriate contract will be executed between the two parties; consistent with the planning materials developed and presented as part of this Study;
 - o Woodbury County Supervisors reserve the right to retain the Planning consultant as Project Architect or solicit proposals from other consultants who may offer comparable services; at the conclusion of this agreement, no further obligation from either Party to the other is stated nor implied by this agreement;
 - o All narrative and graphic materials and other work product(s) developed by the Consultant during the course of this agreement shall be considered property of Woodbury County;
- e) In the event, a proposed Referendum is placed on the ballot and fails, we will assist the County to determine what, if any, modifications should be made to the various design and presentation materials we prepared and make any– and all such changes to place the vote on the ballot a second time;

3. Compensation

- a) **Fees** shall be on a stipulated-sum basis for each component, i.e.: Work Package, as follows:

• Work Package #1 (Site Analysis)	\$25,000
• Work Package #2 (Building Study)	\$25,000
• Work Package #3 (Project Performance)	<u>\$25,000</u>
Total (Aggregate) Fee(s) – Packages #1 - #3	\$75,000
• Work Package #4 (Public Campaign)	<u>\$18,500</u>
Total Proposed Fees	\$93,500

- b) **Fee credit** – at such time as the Project proceeds and if we are retained as your project architect(s), **Twenty-thousand dollars (\$20,000)** will be credited against the Owner’s account;



- c) **Statements** – shall be invoiced on a monthly basis for services and expenses incurred during preceding Thirty (30) days;
- d) In the event a Voter Referendum is proposed and fails, we will assist the County with a second vote without additional/further fees – i.e.: charging only customary printing & travel expenses;

4. Additional Services & Expenses

- a) In the event the Consultant is requested to add or modify services to this agreement, he shall be entitled to charge additionally for such services at his customary Hourly rates set forth below; however, at no time shall Consultant be entitled to charge additional services without the prior approval of the Owner;

Senior Principal.....	\$165/Hr.
Senior Project Architect.....	\$125/Hr.
Technical.....	\$ 80/Hr.
Clerical.....	\$ 40/Hr.

- b) **Reimbursable Expenses** – shall be charged to the Owner @ 100% (direct cost) only, including vehicular mileage at current IRS rates, lodging, meals and printing; expenses shall be included with the consultant’s monthly statements and shall be fully documented with applicable receipts, etc.

5. Termination

Either Party may terminate this Agreement with ten (10) days written Notice to the other. At such time as Notice is given, the Architect will furnish a Final Statement in accordance with Section 3 which is due and payable upon receipt, for services and expenses provided prior to the date of Termination,



Agreement for Pre-Design/Planning Services
July 8, 2019

If the foregoing meets with your approval please execute all four (4) copies and return (2) to our office. We appreciate this opportunity to serve Woodbury County in this important regard and look forward to working with you, Sheriff Drew, Dennis Butler, Administrator Wingert and the Board of Supervisors once again.

Accepted and Agreed:
Goldberg Group Architects, P.C.

Accepted and Agreed:
Woodbury Co. Board of Supervisors

Lawrence Goldberg, AIA, NCARB, ASC

Hon. Keith Radig, Chairman

Date: _____, 2019

Attested: _____

Drew



LEC HISTORY

- **Constructed- 1985/ 1986**
- **Designed Inmate Housing - 90 Beds**
- **Expanded (Twice) 1999 & 2006 by Double Bunking Cells - 234 Beds**
- **Current Day Average Inmate Population - 234**
- **Daily Operations, Detention Housing Capacity, & Systems Load Exceed Capabilities of the Facility**
- **Rapidly Escalating Repair Costs & Staggering CIP Projections**

Benzene Remediation

Expensed as of February 2019: \$862,379.00



LEC HVAC REPLACEMENT PROJECT (equipment replacement only)- STANDARD VS ACCELERATED CONSTRUCTION PROJECT SCHEDULES

Project:	Woodbury County LEC 4/14/2019							
Project Designation	Project Description	Units	Unit Cost	Duration	FY2021 "Standard" Construction	FY2021 "Accelerated" Construction		
AHU-1	HVAC unit replacement and ductwork modifications	45,000	\$34.00	90 Days	\$1,530,000.00			
	HVAC unit replacement and ductwork modifications	45,000	\$46.94	30 Days		\$2,112,500.00		
	Construction Costs				\$1,530,000.00	\$2,112,500.00		
	Inmate Relocation / Transportation Costs	30	\$68.50	120 Days	\$277,079.76			
	Inmate Relocation / Transportation Costs	30	\$68.50	40 Days		\$92,359.92		
	Temp. Relocate Courts	8,846	\$0.25	90 Days	\$223,635.73			
	Temp. Relocate Courts	8,846	\$0.25	30 Days		\$74,545.24		
					TOTAL	\$2,030,715.49	\$2,279,405.16	
AHU-2	HVAC unit replacement and ductwork modifications	6,672	\$32.00	60 Days	\$213,504.00			
	HVAC unit replacement and ductwork modifications	6,672	\$47.49	30 Days		\$316,880.00		
	Construction Costs				\$213,504.00	\$316,880.00		
	Inmate Relocation / Transportation Costs	84	\$68.50	160 Days	\$1,034,421.10			
	Inmate Relocation / Transportation Costs	84	\$68.50	80 Days		\$517,215.55		
					TOTAL	\$1,247,925.10	\$834,095.55	
AHU-3	HVAC unit replacement and ductwork modifications	7,142	\$32.00	60 Days	\$228,544.00			
	HVAC unit replacement and ductwork modifications	7,142	\$47.00	30 Days		\$335,680.00		
	Construction Costs				\$228,544.00	\$335,680.00		
	Inmate Relocation / Transportation Costs	96	\$68.50	160 Days	\$1,182,206.98			
	Inmate Relocation / Transportation Costs	96	\$68.50	80 Days		\$591,103.49		
					TOTAL	\$1,410,750.98	\$926,783.49	
AHU-4	HVAC unit replacement and ductwork modifications	10,202	\$25.00	60 Days	\$255,050.00			
	HVAC unit replacement and ductwork modifications	10,202	\$36.15	30 Days		\$368,812.50		
	Construction Costs				\$255,050.00	\$368,812.50		
	Inmate Relocation / Transportation Costs	20	\$68.50	160 Days	\$246,293.12			
	Inmate Relocation / Transportation Costs	20	\$68.50	80 Days		\$123,146.56		
					TOTAL	\$501,343.12	\$491,959.06	
AHU-5	HVAC unit replacement cost	2,424	\$33.00	60 Days	\$79,992.00			
	HVAC unit replacement cost	2,424	\$61.88	30 Days		\$149,990.00		
	Construction Costs				\$79,992.00	\$149,990.00		
					TOTAL	\$79,992.00	\$149,990.00	
Chiller	Replace existing chiller	1		90 Days	\$357,000.00		\$357,000.00	
Boiler	Replace existing boilers	1		90 Days	\$227,000.00		\$227,000.00	
					TOTAL	\$584,000.00	\$584,000.00	
					GRAND TOTAL	\$5,854,726.69	\$5,266,233.26	

"Standard" Construction Project Schedule is based on a normal Contractor's 40-Hour work week. "Accelerated" Construction Project Schedule assumes multiple-trades on a 24/7 around the clock work schedule until Project Completion.

"Standard" Relocations Only
\$2,717,344

Estimates include construction, inmate & Courts relocations/ transportation costs for standard and accelerated project installatioin schedules.

Estimates exclude design fees, modifying existing spaces, walls, or footprints to accommodate new equipment, alterations, change orders during installation, new equipment storage prior to install, or contractor parking costs.

"Accelerated" Relocations Only
\$1,398,371

Boilers & Chiller replacement schedules were not accelerated- it is anticipated that these components could be installed in a manner that minimizes inconvenience to occupants if timed appropriately.

<u>LEC CIP PROJECT DESCRIPTION</u>	<u>2016 (Actuals)</u>	<u>2017 (Actuals)</u>	<u>2018 (Actuals)</u>	<u>2019</u>	<u>FY 2020 - 2023</u>	<u>FY 2024 - 2028</u>	<u>FY 2029 - 2038</u>	<u>Estimated Cost</u>	<u>CIP APPROVED</u>	<u>CIP Project #</u>	<u>Status</u>	<u>Date Built</u>	<u>Sq. Ft.</u>
Front Steps	\$188,289.00							\$167,500.00	\$192,685.00	B1-16	Complete	1985-1986	85,000
Detention Restroom Doors	\$39,150.00							\$38,820.00	\$38,820.00	B2-16	Complete		
Jail Expansion Study	\$25,000.00							\$25,000.00	\$25,000.00	B3-16	Complete		
Water Heater Replacement	\$7,200.00							\$6,000.00	\$6,000.00	B4-16	Complete		
Clothes Washer Replacement	\$10,547.00							\$10,000.00	\$10,000.00	B5-16	Complete		
HVAC Front End		\$18,084.00						\$286,000.00	\$286,000.00	B1-17	Complete		
Windows & Doors		\$1,521.00						\$10,000.00	\$10,000.00	B4-17	Complete		
Mudjacking SW Corner		\$25,038.00						\$15,000.00	\$15,000.00	B5-17	Complete		
Facility Renovation		\$94,274.00						\$1,199,000.00	\$1,199,000.00	B8-17	Terminated		
Optimization Plan		\$25,361.00						\$25,000.00	\$25,361.00	B9-17	Complete		
Courtroom Audio		\$3,485.00						\$3,485.00	\$3,485.00	B10-17	Complete		
Kitchen		\$81,107.00						\$75,000.00	\$81,107.00	B11-17	Complete		
Conference Room Remodel		\$186,642.00						\$191,000.00	\$191,000.00	B12-17	Complete		
Intake Project		\$91,028.00						\$1,000,000.00	\$1,000,000.00	B13-17	Terminated		
Detention Classification			\$35,357.00					\$35,357.00	\$35,357.00	B14-18	Terminated		
Detention Medical Needs			\$19,861.00					\$19,861.00	\$19,861.00	B15-18	Terminated		
HVAC 9-Zones			\$39,822.00					\$39,822.00	\$39,822.00	B16-18	Complete		
HVAC Repairs		\$70,415.00						\$77,603.00	\$77,603.00	B17-18	Complete		
2016 CIP Expense	<u>\$270,186.00</u>												
2017 CIP Expense		<u>\$526,540.00</u>											
2018 CIP Expense			<u>\$95,040.00</u>										
FY 2016-2018 CIP 3-Yr Total Expenditures		\$891,766.00											
Fire System Addressable Devices & Voice Evac				2019				\$210,000.00	\$75,000.00	9102-19-FIRE SYSTEM	Delay-FY2026		
Detention Area Water Valves				2019				\$50,000.00	\$50,000.00	9102-19-VALVES-DETENTION			
Break Room- IT Closet on East Side				2019				\$40,000.00	\$40,000.00	9102-19-BREAK RM			
Skylight Repairs				2019				\$10,000.00	\$10,000.00	9102-19-SKYLIGH -REPAIR			
Ductwork Cleaning				2019				\$40,000.00	\$43,125.00	9102-17-DUCTCLEAN	Complete		
Elevator Limited Code Upgrade					2020			\$10,000.00	TBD	N/A	TBD		
Exterior Recreation Area Repairs					2020			\$150,000.00	TBD	N/A	TBD		
Security Electronics Replacement & Relocation					2021			\$1,222,476.80	TBD	N/A	TBD		
Replace Chillers, Pumps, & VFD's					2021			\$449,440.00	TBD	N/A	TBD		
Replace Boilers, Pumps, & VFD's					2021			\$280,900.00	TBD	N/A	TBD		
HVAC AHU-5 Unit Replacement					2021			\$2,241,269.66	TBD	N/A	TBD		
HVAC AHU-4 Unit Replacement					2022			\$3,371,399.46	TBD	N/A	TBD		
HVAC AHU-1 Unit Replacement					2023			\$3,509,136.77	TBD	N/A	TBD		
HVAC AHU-2 Unit Replacement						2024		\$3,089,935.37	TBD	N/A	TBD		
Replace Carpet First Floor East-Side						2024		\$25,000.00	TBD	N/A	TBD		
Exterior Sidwalk Repair- Exterior East Stair & Handrail Repair						2024		\$30,000.00	TBD	N/A	TBD		
HVAC AHU-3 Unit Replacement						2025		\$3,820,625.98	TBD	N/A	TBD		
Replace Roof						2026		\$200,000.00	TBD	N/A	TBD		
Fire System Addressable Devices & Voice Evac						2026		\$297,889.01	TBD	N/A	TBD		
Replace Domestic Water piping & Waste water piping throughout						2027		\$1,500,000.00	TBD	N/A	TBD		
Replace Carpet 1st Floor Judges Chambers & Courtrooms						2028		\$50,000.00	TBD	N/A	TBD		
Resurface Parking Area						2028		\$45,000.00	TBD	N/A	TBD		
Replace Emergency Generator & Transfer Switches							2029	\$1,250,000.00	TBD	N/A	TBD		
Reglaze/ Recaulk/ Replace Exterior Windows & Skylights							2030	\$275,000.00	TBD	N/A	TBD		
Upgrade Elevators							2031	\$350,000.00	TBD	N/A	TBD		
Tuckpoint Building Exterior							2032	\$225,000.00	TBD	N/A	TBD		
ESTIMATED EXPENDITURE BY PERIOD				\$350,000.00	\$11,234,622.69	\$9,058,450.36	\$2,100,000.00						
ESTIMATED 20-YEAR EXPENDITURES						\$22,743,073.05							

LAW ENFORCEMENT CENTER COSTS

Current Facility

HVAC Only: Like Size Replacments of AHU's, Boilers, Chiller	\$5,854,726
Hvac like size replacements only; does not address any other items	
Upgrade: HVAC, Medical Area, Classification	\$22,689,800
Does not address inmate over-population Issue	
Expansion: +55 Beds, HVAC, Medical, Classification, Booking	\$40,517,898
Does not address all facility CIP problems	

Brand New Facility

Brand New Law Enforcement Center	\$50,000,000
400-500 bed facility - cost estimate \$49.5 million + property (land) cost	

LAW ENFORCEMENT CENTER

