

SUB 1 to 2016 RES-246
APPROVAL OF CONTRACT FOR DESIGN OF LIFE-SAFETY IMPROVEMENTS IN THE
CCB BUILDING JAIL

The consultant team of Mead and Hunt Inc., in collaboration with Potter Lawson Inc. and Pulitzer/Bogard and Associates LLC, presented preliminary findings on the cost and scope of work required to address immediate life safety issues in the City County Building (CCB) Jail. The *Mitigation Report for the City/County Building Jail for the Dane County Sheriff's Office*, dated August 2016, provides short-term solutions to be completed to mitigate potential hazards to individuals living and working in the CCB Jail while the County works towards discontinuing use of the CCB Jail to house inmates, as recommended by the Public Protection & Judiciary Committee.

A workgroup comprised of County stakeholders and correctional design professionals reviewed and discussed recommendations of the Part I Preliminary Report and determined a strategy to mitigate immediate serious issues. The Report, referenced in the above paragraph, provides short-term solutions, based on recommendations from the workgroup, to be completed. These changes to the CCB, as outlined in the Report, are a short-term solution to resolve some of the most significant problems, and should not be considered a long term solution or fix. The remodeling and repairs suggested within the Report assume that the County will continue moving toward a solution to decommission the CCB Jail as soon as possible. Any delay in moving out of the CCB Jail will continue to increase the risk and exposure of staff and inmates regarding health and life-safety concerns.

Funding for design and construction of the measures, as identified in the Report, and boarding of inmates during construction efforts will be covered under existing Capital funding (CPSHRF 57683 Jail Space Needs Analysis Plan). Funding of additional staff (one Lieutenant and two Deputy positions and additional overtime) required for supervision during construction efforts, PREA compliance, and for inmate transport will be considered in the 2017 budget.

THEREFORE BE IT RESOLVED, as required by 2016 RES-094 the County Board will approve specific measures and cost estimate to mitigate life-safety issues existing at the CCB jail facility.

The construction cost estimate for mitigation measures is \$3,990,940; detail of cost estimate is as follows:

Rec #	Mitigation Measure Recommendation	Cost
LSC-R4	Provide smoke compartment at exit stairways:	\$6,000
LSC-R5	Replace horizontal exit doors:	\$18,800
LSC-R7.a	Replace fixed window with operable window with screens:	\$250,000
LSC-R7.b	Provide stair smoke control system:	\$75,000
LSC-R7.c	Clean HVAC ducts and louvers:	\$280,000
LSC-R8.b	Replacement of cellblock and cell door sliding devices:	\$400,000
LSC-R8.c	Replace electrified detention door locks in exit access:	\$200,000
LSC-R9	Luminous marking at building vertical exit enclosure:	\$96,000
ISC-R6	Video Surveillance – Replace outdated analog cameras and cable with digital	\$250,000

R21-OC-21	Conduct a full assessment to determine additional locations in the CCB requiring cameras/motion detector alarms. Costs include software upgrade of ISC-R6 to motion detection cameras.	\$250,000
ISC-R10	Fire Alarm System – maintenance and replacement of failed devices over 3 year period	\$45,000
ISC-R13.g	Testing of water for lead and contaminants	\$20,000
R9-CC-05	Install glazing in common corridor walls 6W-617	\$28,000
R11-CC-07	Install vision panel in kitchen walk-in cooler door	\$1,500
R13-CC-09	Seal off dead-spot behind dryer	\$3,400
R14-CC-10	Remove mirrored tint from glazing in indoor recreation	\$11,300
	Mitigation required to ensure water purity	\$100,000
	Staging Costs in the range of \$100,000 to \$300,000	\$300,000
	Contractor 2 Shift Premium	\$50,000
	<i>Construction Sub-total</i>	<i>\$2,385,000</i>
	Contingency and Inflation	
	Estimating Contingency at 15%	\$357,750
	Construction Contingency at 17.5%	\$417,375
	Inflation adjustment at 7.9% for work beginning June 2017	\$188,415
	<i>Sub-total Contingency and Inflation</i>	<i>\$963,540</i>
	Inmate Boarding Costs	
	Inmate Boarding - 32 inmates X \$55/day = \$1,760/day X 365day	\$642,400
	<i>Sub-Total Inmate Boarding Costs</i>	<i>\$642,400</i>
	TOTAL	\$3,990,940

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Additional capital costs for the project are estimated at \$141,210. Additional costs include, but are not limited to, soft costs associated with the management of the project. These costs include owner's construction contingency, FF&E (fixtures, furnishing & equipment), site survey, geotechnical investigation, material testing and inspections, permitting, State plan review fees, legal fees, owner's insurance during construction, staff time and external support associated with the project and owner's administration of the project. This estimate does not include any additional costs that may be required for hazardous materials mitigation. The total estimated capital costs for the jail mitigation project is **\$4,132,150**.

47 The design cost estimate, which includes schematic design, design development,
48 construction documents, and construction administration is estimated at 8.5% of the construction
49 and contingency costs; total construction cost is estimated to be \$2,385,000 and total
50 contingency cost is estimated to be \$963,540 (total construction and contingency cost estimated
51 at \$3,348,540). The estimated design cost is \$284,626 as follows:
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Contract - Architectural and Engineering Design

Cost Item	Notes	Cost
Engaging Architect/Engineer for Design (includes Pre-Design (Scoping), Preliminary Design, Schematic Design, Design Documents, Construction Documents, Bidding Assistance, and Construction Administration)	8.5% of construction and contingency costs estimated at \$3,348,540	\$284,626

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54 **BE IT FURTHER RESOLVED**, that the funding authorized herein shall not be used to
55 house inmates in any private for profit jail, detention center, or correctional facility.
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57 **BE IT FINALLY RESOLVED**, the County executive is authorized to execute a contract
58 for schematic design, design development, construction documents, and for construction
59 administration of the life-safety improvements at the CCB jail.