

2016 RES-094

AMEND AGREEMENT FOR STUDY OF DANE COUNTY JAIL UPDATES TO MITIGATE LIFE AND SAFETY ISSUES WHILE DEVELOPING AN EXIT STRATEGY FOR THE CITY-COUNTY BUILDING JAIL

On May 17, 2016, the consultant team of Mead and Hunt Inc., in collaboration with Potter Lawson Inc. and Pulitzer/Bogard and Associates LLC, presented their preliminary report findings of the Jail Study on the cost and feasibility of addressing immediate life safety issues in the CCB Jail. The consultant team advised the County not to consider extending the life of the CCB Jail, but should work towards an exit strategy with due haste. The CCB Jail has significant problems, issues, and conditions that threaten the health and life safety of those living, working and volunteering in the facility.

The linear design of the CCB Jail requires an outdated model of supervision which does not allow for adequately safeguarding individuals the County is charged with safely housing. The CCB Jail facility poses a risk to life and threatens health safety in the case of a catastrophic event (fire, smoke, and weather) as numerous cells exceed the maximum travel distance to an exit or smoke barrier. The CCB Jail is also in need of continuous repair and service due to age of the facility; equipment and replacement parts are obsolete and have to be fabricated. The original door hardware requires continual maintenance and repair. The ability to unlock cells, cellblocks, corridors and exit doors in a timely manner is compromised.

The County's insurance company sanctioned a study of the Dane County Jail and advised the CCB Jail's "Outdated physical plant, and model of remote/intermittent observation and supervision, may increase Dane County's exposure to litigation over inmate self harm." They recommended to "Continue with space study to determine how to replace this building, or research major renovations to comply with current and evolving practices in Jail Operations and Corrections." Additionally, a WI State Jail Inspector noted several concerns regarding the CCB stating, "These shortfalls, in part, illustrate how antiquated the facility is and how operating a jail in three separate buildings (one of which is 60 years old) poses ongoing logistical and operational challenges. The ability of the Sheriff's Office to appropriately manage risk in this environment continues to be compromised and is creating a potentially liable situation for the county."

The high quality staff of the Sheriff's Office has prolonged use of the CCB Jail past its useful life through diligent attention to inmates housed there. However, the ability to continue appropriately caring for inmates is challenged by the physical structure of the CCB Jail and the unavailability of appropriate special needs space for inmates. In 2015, excluding those in receiving, 96% of inmates that attempted self harm were housed in the CCB Jail.

The Sheriff is exploring more options for inmate housing but the preliminary information indicates there is not the ability to house a large number of maximum security, special needs or restrictive housing inmates in other county jails.

After consideration of the multiple issues with the CCB Jail and, based on the preliminary report indicating excessive costs for both capital and operating expenses to bring the 1954 CCB Jail to state and federal code, the Public Protection and Judiciary Committee unanimously voted to direct the consultants not to move forward with the option to remodel the CCB Jail. Instead, the Committee directed the consultants to prepare at least two options for remodeling the Public Safety Building, per contract, that includes developing appropriate facilities to address mental health issues.

54 Dane County wishes to amend Contract No. 12549 to create life and safety mitigation
55 projects while an exit strategy for jail operations in the CCB is developed.
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57 **NOW, THEREFORE, BE IT RESOLVED**, that a contract amendment is awarded to
58 Mead and Hunt Inc. to research potential mitigation strategies to include short-term repairs and
59 procedures with a focus on increasing safety in the CCB Jail until it is fully decommissioned and
60 create life and safety mitigation projects and develop an exit strategy for the CCB Jail in the
61 amount of \$30,590. Under a separate contract Mead and Hunt Inc., in collaboration with Potter
62 Lawson Inc. and Pulitzer/Bogard and Associates LLC shall develop schematic design, design
63 development, construction documents, and will provide construction administration; the fee
64 structure for this service will be determined as follows, depending on implementation of the final
65 plan:
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Construction Cost Range	Percentage of Fee
\$500,000 - \$4,999,999	8.5%
\$5,000,000 - \$24,999,999	7.8%
\$25,000,000 - \$50,000,000	7.1%

67 **NOW, BE IT FURTHER RESOLVED**, that at the end of phase 3 of the contract
68 addendum, a joint meeting of the Public Protection and Judiciary and Personnel and Finance
69 Committees will convene to approve the measures that will be implemented to mitigate the life
70 safety issues existing at the City County Building jail facility, and
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74 **NOW, BE IT FINALLY RESOLVED**, that the Dane County Executive is authorized to
75 execute the contract amendment and if necessary, a future contract for schematic design, design
76 development, construction documents, and construction administration.