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3 **2016 RES-094**

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

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

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15 The linear design of the CCB Jail requires an outdated model of supervision which does not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

23
24 The County's insurance company sanctioned a study of the Dane County Jail and advised the
25 CCB Jail's "Outdated physical plant, and model of remote/intermittent observation and
26 supervision, may increase Dane County's exposure to litigation over inmate self harm." They
27 recommended to "Continue with space study to determine how to replace this building, or
28 research major renovations to comply with current and evolving practices in Jail Operations and
29 Corrections." Additionally, a WI State Jail Inspector noted several concerns regarding the CCB
30 stating, "These shortfalls, in part, illustrate how antiquated the facility is and how operating a jail
31 in three separate buildings (one of which is 60 years old) poses ongoing logistical and
32 operational challenges. The ability of the Sheriff's Office to appropriately manage risk in this
33 environment continues to be compromised and is creating a potentially liable situation for the
34 county."

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

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

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46 After consideration of the multiple issues with the CCB Jail and, based on the
47 preliminary report indicating excessive costs for both capital and operating expenses to bring
48 the 1954 CCB Jail to state and federal code, the Public Protection and Judiciary Committee
49 unanimously voted to direct the consultants not to move forward with the option to remodel the
50 CCB Jail. Instead, the Committee directed the consultants to prepare at least two options for

51 remodeling the Public Safety Building, per contract, that includes developing appropriate
52 facilities to address mental health issues.

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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 for the life-safety improvements in the CCB
62 Mead and Hunt Inc., in collaboration with Potter Lawson Inc. and Pulitzer/Bogard and
63 Associates LLC shall develop schematic design, design development, construction documents,
64 and will provide construction administration; the fee structure for this service will be determined
65 as follows, depending on implementation of the final 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%

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68 **BE IT FURTHER RESOLVED**, that prior to any work on schematic design, design development
69 construction documents, and construction administration, the County Board will approve a
70 resolution with the specific measures that will be implemented to mitigate the life-safety issues
71 existing at the City County Building jail facility.
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73 **BE IT FINALLY RESOLVED**, that the Dane County Executive is authorized to execute the
74 contract amendment in the amount of \$30,590.