

SUB _____ to 2016 RES-246 (PROPOSED – RUSK)
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 approved in the 2017 budget.

THEREFORE BE IT RESOLVED, aAs required inby 2016 RES-094 the County Board will approve specific measures and cost estimate to ~~be implemented 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
<u>LSC-R4</u>	<u>Provide smoke compartment at exit stairways:</u>	<u>\$6,000</u>
<u>LSC-R5</u>	<u>Replace horizontal exit doors:</u>	<u>\$18,800</u>
<u>LSC-R7.a</u>	<u>Replace fixed window with operable window with screens:</u>	<u>\$250,000</u>
<u>LSC-R7.b</u>	<u>Provide stair smoke control system:</u>	<u>\$75,000</u>
<u>LSC-R7.c</u>	<u>Clean HVAC ducts and louvers:</u>	<u>\$280,000</u>
<u>LSC-R8.b</u>	<u>Replacement of cellblock and cell door sliding devices:</u>	<u>\$400,000</u>
<u>LSC-R8.c</u>	<u>Replace electrified detention door locks in exit access:</u>	<u>\$200,000</u>
<u>LSC-R9</u>	<u>Luminous marking at building vertical exit enclosure:</u>	<u>\$96,000</u>
<u>ISC-R6</u>	<u>Video Surveillance – Replace outdated analog cameras and cable with digital</u>	<u>\$250,000</u>

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

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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.**

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

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

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54 **BE IT FINALLY RESOLVED**, the County executive is authorized to execute a contract
55 for schematic design, design development, construction documents, and for construction
56 administration of the life-safety improvements at the CCB jail.
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