

MEETING DOCUMENTATION

Planning • Architecture • Engineering • Interiors • Facility Management

PROJECT: Richardson County Law Enforcement Center

Phase 3 Preliminary Concept Planning

LOCATION OF MEETING: Falls City, NE – Richardson County District Courtroom

DATE: 6:30 PM **PROJECT NO.:** 130304 September 19, 2013 TIME: **PERSONS INVOLVED: ORGANIZATION/GROUP: TELEPHONE NO:** Randy Houser Richardson County Sheriff (402) 245-2470 Mary Eickhoff Richardson County Clerk (402) 245-2911 Chair, Richardson County Commissioner David Sickel (402) 245-2103 Denny Macomber Nebraska Jail Standards (402) 471-2194 Mark Joy Committee Member (402) 862-2296 Kaytlyn Kennedy (402) 224-0377 Committee Member Charlie Fiegener Committee Member (402) 855-4395 Jake Ankrom Committee Member (402) 245-8775 Jerry Duerfeldt Committee Member (402) 883-2217 Kenneth Arnold Committee Member (402) 245-5641 Ray Joy (402) 245-6996 Committee Member Phil Bletscher Committee Member (402) 245-7294 Scott Lundberg Prochaska & Associates (PA) (402) 334-0755 Prochaska & Associates Jay Weingarten (402) 334-0755

DISCUSSION:

The purpose of the meeting was to kick-off Phase 3 – Preliminary Concept Planning for the Richardson County Jail. The overall goal of this study is to find the most feasible solution to meet the needs of the County Jail at the Armory Building.

- 1. David Sickel opened the meeting and thanked those in attendance for their interest in being a Committee Member. Those in attendance introduced themselves and gave a brief summary of their experiences and expectations of the County Jail.
- 2. Jay Weingarten/PA began by addressing the purpose of the study. The Committee is tasked with finding the most feasible solution to meet the needs of the County Jail at the Armory Building.
 - The Nebraska Crime Commission sets forth a procedure for completing substantial improvements to Jail facilities in the Nebraska Jail Standards. The goal of the Committee is completion of Phase 3 Preliminary Concept Planning. Phases 1 and 2, Letter of Intent and Needs Assessment Study, have already been completed and this phase will build upon those studies. This study will give the Committee and the County Commissioners all of the information they will need in order to make a decision to move forward with a solution.
 - The County constructed the current jail in 1924 as part of the new Courthouse after the previous Courthouse burned down. Nebraska minimum jail standards were established

in 1980 in response to a series of lawsuits concerning the civil liberties of prisoners. All jails in operation at the time have been grandfathered and are not subject to the requirements of the jail standards until they pursue renovations. The County Commissioners have been aware of the problems with the existing jail for some time, and have moved toward construction of a replacement jail facility by purchasing an Armory building on the west side of Falls City.

- 3. Jay reviewed the roles and expectations of the Committee Members, who are expected to attend and contribute to Committee meetings, provide critical feedback and direction in response to the developed options, to ultimately make a recommendation of the <u>best option</u> to the County Commissioners, and to communicate this option to the public if necessary.
- 4. Jay handed out and reviewed the project schedule. It is anticipated that the Committee will be meeting every two to three weeks until the end of November, when the Committee will have determined the best solution and recommend it to the County Commissioners.
- 5. Jay reviewed the planning options that would be explored by the Committee.
 - Option 1 Renovate & Expand Armory Building to Law Enforcement Center: This option involves an addition to the Armory building on the west edge of Falls City which the County purchased in 2010. The County purchased the building and the 6.5 acre site it occupies for \$87,000 with the intent of renovating the building into a jail.
 - Option 2 Close & Transport: This option explore the possibility of closing the current
 jail, renovating the Armory building for Dispatch, Sheriffs Office, and a short-term
 Holding facility and transporting prisoners to another County. While this may not be an
 option the County will ever choose to pursue, it represents what could happen with an
 alternate "do nothing" option in the event that the Jail is closed by Jail Standards or
 another governing agency.
 - Jay explained that there are several alternative options which are typically explored such
 as: Renovating the Existing Jail, Building a New Jail on the Existing Site, or Building a
 New Jail on a Greenfield Site. Since the County has already taken the proactive step of
 purchasing the Armory building, these other options will not be explored.
 - Ken Arnold asked why the Committee was not exploring the option of building a regional
 jail. While regional jails are a popular discussion point, to date they have proved
 impossible to accomplish. Regional jail studies typically lose traction when partnering
 counties cannot reach an agreement on location, cost sharing, or transport costs.
 Denny Macomber noted that Richardson County is essentially on an island because it is
 much more difficult to transport prisoners across state lines.
- 6. Jay explained that a project budget will be established after a plan is reviewed with the Committee and adjusted per their commentary. Budgets for projects in the preliminary design phase are based on the size of the project and an estimated cost per square foot. Square foot costs are gathered from construction projects of various types across the country and are summarized for use in estimating. Additionally, PA uses historical cost data from its own previous jail project experience to estimate construction costs. While future construction costs can be volatile to predict and are influenced by many factors, three items are key to estimating construction costs in differing locations. First, it is important to anticipate when this project will be constructed and factor in anticipated construction cost inflation. For instance, a project which cost \$192.22/SF in 2002 can be anticipated to cost \$318.25/SF in 2014. Second, the location of the project has a large impact on the cost of construction. Projects in or near large cities generally have lower square foot costs because there is more competition for the project. Finally, square foot cost is affected by the size of the project. Small projects cost more per square foot than large projects because essential costs are dispersed over less building area. Again, this will be discussed with the Committee in more detail once a plan is reviewed and adjusted.

- 7. The Committee viewed the video "Beyond the Myths: The Jail in Your Community" produced by the National Institute of Corrections.
- 8. Scott Lundberg/PA discussed some of the problems inherent with the existing Richardson County Jail prior to the Committee taking a tour of the jail.
 - The existing jail occupies parts of the third and fourth floors of the County Courthouse, while the Sheriffs Office occupies the second floor. Recent arrests must be brought through the Courthouse to get into the jail, and emergency exiting is a significant concern.
 - The jail has three ways to classify prisoners, a 2-bed Female Unit on third floor, a 2-bed Special Purpose Cell on third floor, and a 12-bed Male Unit on the fourth floor. Classification is a primary concern in a modern jail because it allows for separation of trouble prisoners. The current Richardson County Jail does not allow for proper classification.
 - The Master Control area is not in a secure space. It shares a multi-use room that also functions as a Work Room for jail staff. The Booking Area (Prisoner Intake/Release) is adjacent to this space, requiring staff to bring inmates through the Master Control/Work space, which should be securely separated from inmate traffic.
 - There is no outdoor recreation area.
 - Additionally, the existing jail fails to comply with nearly every area of the Nebraska Jail Standards.
- 9. The Committee went on a tour of the jail.

10.	The next meeting is scheduled for 6:30 PM on Thursday, October 3. The Committee will meet at the
	District Courtroom and then travel to Hiawatha, Kansas to tour a modern jail.

3Y:	76/1	September 30, 2013
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	Jay Weingarten	Date
	Designer Architectural Coordinator	

If any of the parties present take exception to these meeting notes, please notify Prochaska & Associates within five (5) days of issuance for correction or they shall stand as written.

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