



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – July 19, 2016

The Board met in regular session pursuant to adjournment of the July 12, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the July 12, 2016 meeting were read and approved.

- 16-1078 A resolution was adopted to designate Family and Medical Leave of Absence to Rebecca Campana, Protective Services Caseworker II, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1079 A resolution was adopted to approve end of 240-day probationary period and approve a pay increase for Amy Stevens, Clerical Specialist, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1080 A resolution was adopted to hire Justin Chapman, Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1081 A resolution was adopted to reject bids for the re-bid Warren County Fairgrounds Post Frame Barn Project. Vote: Unanimous
- 16-1082 A resolution was adopted to advertise for bids for the Warren County Airport – Lane Field Rehabilitate Taxiway Pavement Project. Vote: Unanimous

- 16-1083 A resolution was adopted to advertise for bids for the Fields Ertel Road and Columbia Road/Lebanon Road Roundabout and Lebanon Road Improvements Project. Vote: Unanimous
- 16-1084 A resolution was adopted to approve and authorize the President of the Board to enter into a classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 16-1085 A resolution was adopted to authorize President of Board to sign the task completion report between Trittech Software Systems and Warren County Telecommunications. Vote: Unanimous
- 16-1086 A resolution was adopted to approve and authorize the President of this Board to enter into contract with Jones-Warner Consultants, Inc. for engineering services relative to the FY2016 Village of Pleasant Plain Community Development Block Grant (CDBG) project. Vote: Unanimous
- 16-1087 A resolution was adopted to enter into contract with Schneider Electric Building Americas Inc. for camera system to be used at Health and Human Services Building. Vote: Unanimous
- 16-1088 A resolution was adopted to approve County Motor Vehicle Tax (CVT-350) for the Village of South Lebanon in the amount of \$14,244.00. Vote: Unanimous
- 16-1089 A resolution was adopted to enter into a temporary entrance and work agreement with James F. Weaver, an unmarried man, for the Oregonia Road Stabilization Project. Vote: Unanimous
- 16-1090 A resolution was adopted to approve amendment #1 to the contract for FY12 Union Township-Riley Street Storm Sewer CDBG Project and authorize the President and/or Vice President of this Board to sign documents relative thereto. Vote: Unanimous
- 16-1091 A resolution was adopted to approve and enter into agreement between the Warren County Commissioners and the City of Mason, Ohio regarding reimbursement for public defender expenditures for 2016. Vote: Unanimous
- 16-1092 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Worksite agreement with Global Natural Stones LLC on behalf of Warren County Department of Human Services. Vote: Unanimous
- 16-1093 A resolution was adopted to declare various items within Board of Elections, Children Services, Drug Task Force, Facilities Management, Planning, Sheriff's Office, Telecom, Treasurers Office, and Water & Sewer, as surplus and authorize the disposal of said items. Vote: Unanimous

- 16-1094 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 16-1095 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-1096 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-1097 A resolution was adopted to enter into street and appurtenances security agreement with Highlands One, LLC for installation of certain improvements in The Highlands at Heritage Hill, Section One situated in Union Township. Vote: Unanimous
- 16-1098 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-1099 A resolution was adopted to approve supplemental appropriations into Sheriff's Office fund #285. Vote: Unanimous
- 16-1100 A resolution was adopted to approve supplemental appropriations for Common Pleas Court – Probation Supervision fund #227-1220, Common Pleas Court – ISP/ILC&DIV/PSI Grant fund #289-1224 and Common Pleas Court – PIIG Grant fund #289-1225. Vote: Unanimous
- 16-1101 A resolution was adopted to approve supplemental appropriation into Community Base Corrections – PIIG Grant fund #289-1225. Vote: Unanimous
- 16-1102 A resolution was adopted to approve appropriation adjustments within Sheriff's Office fund #101 and #630. Vote: Unanimous
- 16-1103 A resolution was adopted to approve appropriation adjustments within Recorder's fund #216. Vote: Unanimous
- 16-1104 A resolution was adopted to approve appropriation adjustments from Juvenile Court Title IV-E Grant fund #243. Vote: Unanimous
- 16-1105 A resolution was adopted to approve appropriation adjustments within Children Services fund #273. Vote: Unanimous
- 16-1106 A resolution was adopted to approve appropriation adjustment into Community Corrections Grant fund #289. Vote: Unanimous
- 16-1107 A resolution was adopted to approve appropriation adjustments within the Sewer Revenue fund no. 580. Vote: Unanimous
- 16-1108 A resolution was adopted to authorize payment of bills. Vote: Unanimous

- 16-1109 A resolution was adopted to approve modification of the rezoning application of Shaker Run Golf Course (Case#2016-02), to rezone approximately 13 acres from R-1 PUD to R-1 PUD in Turtlecreek Township. Vote: Unanimous
- 16-1110 A resolution was adopted to approve reclassification of Michael Yetter from the position of Zoning Inspector Supervisor to Chief Zoning Inspector. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Al Wolfson and Doug Koenig, Warren County Airport Authority, were present along with Bobby Henderson, Fixed Base Operator (FBO), Brian Carr, pilot at the Warren County Airport, and Bruce McGary, Assistant Prosecutor.

Commissioner Young stated he has requested this work session to discuss the letter (attached) that was received last week from the FAA stating that they will not be participating financially in any funding relative to the taxiway unless it is on the east side of the runway due to their objection of a through-the-fence agreement with the FBO. He then discussed the closing of the Blue Ash Airport and how that has been a driver at the Warren County Airport to help spur economic development and also discussed the possibility of widening the runway.

Al Wolfson, Airport Authority, stated that the letter from the FAA is in response to a study from three years ago. He then stated the need to resurface and/or possibly widen the runway and also the repair of the taxiway. He stated that the FAA has stated they will not participate in any taxiway improvements unless it is relocated.

Mr. Wolfson stated that the letter is a moot point as Warren County is resurfacing the current taxiway without the FAA and will proceed with the runway improvements.

There was discussion relative to the possibility of any runway widening negating the need to relocate the taxiway.

Mr. Wolfson stated that the location of the taxiway is still too close to the runway and over time, it will need to be addressed.

There was discussion relative to the widening of the runway only on the east side which would increase the distance between the taxiway and the runway.

Mr. McGary stated that this proposal might require additional easements.

There was then discussion relative to widening to 100 feet rather than the initial discussion of 75 feet in order to move the centerline marginally away from the taxiway.

Mr. Wolfson stated that if we go to the FAA for funding, they may approve but with no cost participation from them and/or may nix any funds available for 2017. He then stated that they would need a new Airport Master Plan and it would also possibly change the classification of the airport.

Commissioner Young stated his desire to work within the parameters of the FAA to widen the runway for safety reasons in order to shift the centerline of the runway away from the taxiway.

There was discussion relative to the widening without changing the classification of the airport.

There was discussion relative to the cost effectiveness of only widening on one side of the runway vs. both as well as the replacement of lighting on each side.

Mr. McGary discussed the language of the deed of the property we purchased pursuant to Senate Bill 7 that stated if we are not relocating the taxiway on the property purchased, we have to offer the property to be purchased back from the seller at fair market value.

There was discussion relative to the 2016 FAA grant application to reimburse the cost of the purchase of one of those parcels.

Mr. Wolfson stated he is not sure how that would affect the reimbursement through grant funds.

Brian Carr, pilot located at the Warren County Airport, stated he is requesting the Airport Authority to widen the current runway to 100 feet because of margin of area. He stated that has discussed with his friend at ODOT (John Stein) who recommends that Warren County add 25 feet on the east side to relative to the "pain" of closeness. He also discussed an extension of the "distressed threshold" to extend the pavement for emergency situations. He then stated that the use of the legal term allows the airport to remain a Class B.

Mr. Wolfson stated his desire for the airport users to make an official request in writing to the Airport Authority of exactly what they are requesting and why they are requesting it. He also requested the users to notify them as to what type of planes that they plan on using on the runway.

Upon further discussion, Commissioner Young requested the Airport Authority to work with the users of the airport on their request in order to make the airport as safe as possible without changing the classification of the airport.

PUBLIC HEARING

CONTINUATION OF THE REZONING APPLICATION OF SHAKER RUN GOLF COURSE
TO REZONE APPROXIMATELY 15 ACRES IN TURTLECREEK TOWNSHIP FROM
RURAL RESIDENCE R-1 PUD TO RURAL RESIDENCE R-1 PUD

The public hearing to consider the rezoning application of Shaker Run Golf Course to rezone approximately 15 acres from Rural Residence R-1 PUD to Rural Residence R-1" PUD to consider an increase in density was reconvened this 19th day of July 2016, in the Commissioners' Meeting Room.

Daniel Geroni, Regional Planning Commission, reviewed the events from the previous public hearing and presented revisions to the proposed conditions for approval that have been approved by both the applicant and property owners.

There was discussion relative to condition #4.

Jason Wisniewski, Fischer Homes, stated that he has reviewed the conditions with staff and is in agreement with all revisions.

Ted Lambert, Shaker Run Golf Course, stated his approval with the proposed conditions.

Upon further discussion, the Board resolved (Resolution #16-1109) to approve a modification to the rezoning application of Shaker Run Golf Course to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to 13 conditions.

Larry Sims, Warren County Sheriff, was present along with staff and various police chiefs and Warren County Judges to discuss the findings from the Warren County Jail Needs Assessment.

Commissioner Young presented background on why the study was needed relative to having an outside look on any and all options relative to jail overcrowding.

Sheriff Sims stated that the needs assessment not only studied the Warren County Jail but included a look at the entire criminal justice program within Warren County. He stated the conclusion of the study is that Warren County has done everything they can do without expanding or replacing the current jail.

Scott Maloney, K2M Design, presented the attached PowerPoint providing an overview of the project, the process that was followed, the findings and recommendations.

Mr. Maloney reviewed the project goals, an important basic understanding and key goal of the stakeholders, and the four-phase planning process that was followed.

There was a discussion relative to bed space need projections along with programming space needs.

Commissioner Grossmann stated his desire to better understand the process of not actively serving arrest warrants as it relates to jail overcrowding.

There was discussion relative to the housing of accused murderers in the same open bunk area that they house lower level felons.

Sheriff Sims stated they have maximized every inch of space within the existing facility and they have no room to function properly.

Mr. Maloney provided a comparison of the existing space vs. the space needs.

There was discussion relative to the need for \$4.5 million in upkeep to the current facility over the next ten years that does not include any improvements or added space.

Mr. Maloney then reviewed the facility condition assessment results and provided the following two options for consideration:

Opportunity 1: Renovation/Expansion of the existing facility at a proposed cost of \$27 million - \$34 million plus the requirement of four times the number of staff for the facility

Opportunity 2: Multi-Story New Construction at a proposed cost from \$34 million to \$44.5 million which would require no additional staff due to new technology

There was discussion relative to the pros and cons of each option.

Sheriff Sims commended all of the Warren County Judges for their cooperation with the jail overcrowding situation and discussed the early release policy. There was also discussion relative to the type of criminals that are being housed together within the current jail. He then stated his recommendation for the Board to consider opportunity 2 as in the long run, it would be the cheaper of the two options.

There was discussion relative to the number of beds that is needed.

Mr. Maloney stated that based upon the current growth, he is recommending a 450 bed facility.

Sheriff Sims stated the next phase would be the programming phase and requested the Board consider selecting the design of the new facility in order to get a better analysis of the cost. He stated the need for hard facts that would come with this analysis in order to make an informed decision on how to proceed.

Commissioner Young stated his agreement with Sheriff Sims that Warren County cannot maximize any more space or programs in order to alleviate the jail overcrowding situation. He then stated his agreement that it is time to do something.

There was discussion relative to the current jail housing 296 beds with approximately 69 employees and with a newly constructed jail; the same 69 employees could supervise 450 beds.

Commissioner Young stated his desire for a follow up work session to see if there is some type of hybrid of these two options that could work at a smaller cost.

Commissioner South stated her desire to know the proposed cost to renovate the vacated jail space after the new facility is completed.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11: 22 a.m. to discuss personnel matters relative to hiring within the Zoning Department, Commissioners' Office and Human Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:42 a.m.

Upon motion the meeting was adjourned.

David G. Young, President

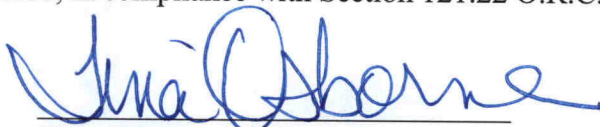


Tom Grossmann



Pat Arnold South

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on July 19, 2016, in compliance with Section 121.22 O.R.C.



Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



U.S. Department
of Transportation
**Federal Aviation
Administration**

**Detroit Airports District Office
Metro Airport Center
11677 South Wayne Road
Suite 107
Romulus, MI 48174**

June 30, 2016

Mr. Alan Wolfson
Warren County Airport Authority
2460 Greentree Road
Lebanon, OH 45036

RECEIVED
2016 JUL - 8 PM 2:00
WARREN COUNTY
COMMISSIONERS

Lebanon-Warren County Airport (I68) - Lebanon, OH
Airport Operations Alternative Study
FAA Comments

Dear Mr. Wolfson,

The FAA Detroit Airports District Office (ADO) reviewed the above referenced document and subsequent responses to FAA's comment letter dated April 23, 2014 and offer the following comments:

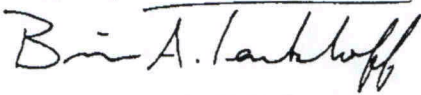
- As long as a through-the-fence condition exists, the Warren County Airport Authority Board and Warren County Board of Commissioners (Co-Sponsors) should develop and maintain an Access Agreement with each through-the-fence operator, an Airport Management Services Agreement, and Minimum Standards as described in our April 23, 2014 letter. We understand the Co-Sponsors are currently working to finalize these documents to help mitigate potential grant assurance violations that may exist with through-the-fence operations.
- The study states the Co-Sponsors are not supportive of purchasing land only (Alternative 2.3) or purchasing all improvements (Alternate 2.4) from Warren County Airport Ltd (WCAL). However, it also states they would consider development on the east side (Alternate 2.5) or land purchase and development on the west side (Alternate 2.6). The study's final recommendation is to maintain the WCAL through-the-fence operation with a modified agreement (Alternative 2.2) and construct a taxiway on the west side of Runway 1/19.
- Based on the study's recommendation, the FAA acknowledges your immediate solution is to modify the existing through-the-fence agreement. In addition, the FAA does not object to construction of the taxiway on the west side outside of Airport Improvement Program (AIP) funds. If circumstances change with property ownership on the west side or if the airport decides to pursue a taxiway and airport development on the east side,

the FAA is open for that discussion and the potential for the work to be incorporated into your Airport's Capital Improvement Plan (ACIP).

- Finally, the FAA recommends the Co-Sponsors continue to evaluate options that could permanently eliminate the through-the-fence condition as it can create situations that could lead to violations of the airport's federal obligations.

If you have any questions please give me a call.

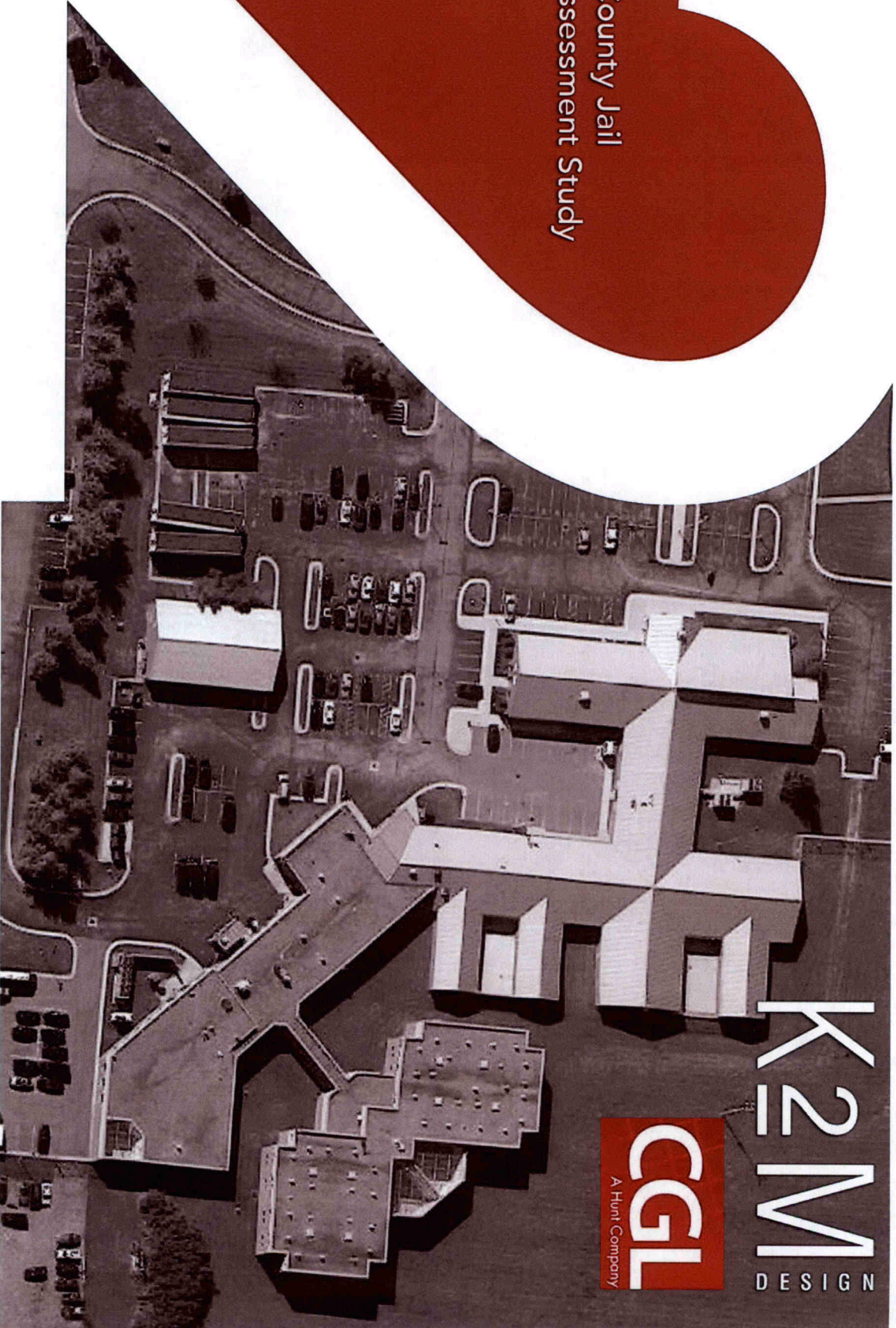
Sincerely,

A handwritten signature in cursive script that reads "Brian A. Tenkhoff". The signature is written in black ink and is positioned above the typed name.

Brian A. Tenkhoff, P.E.
Program Manager
FAA Detroit Airports District Office

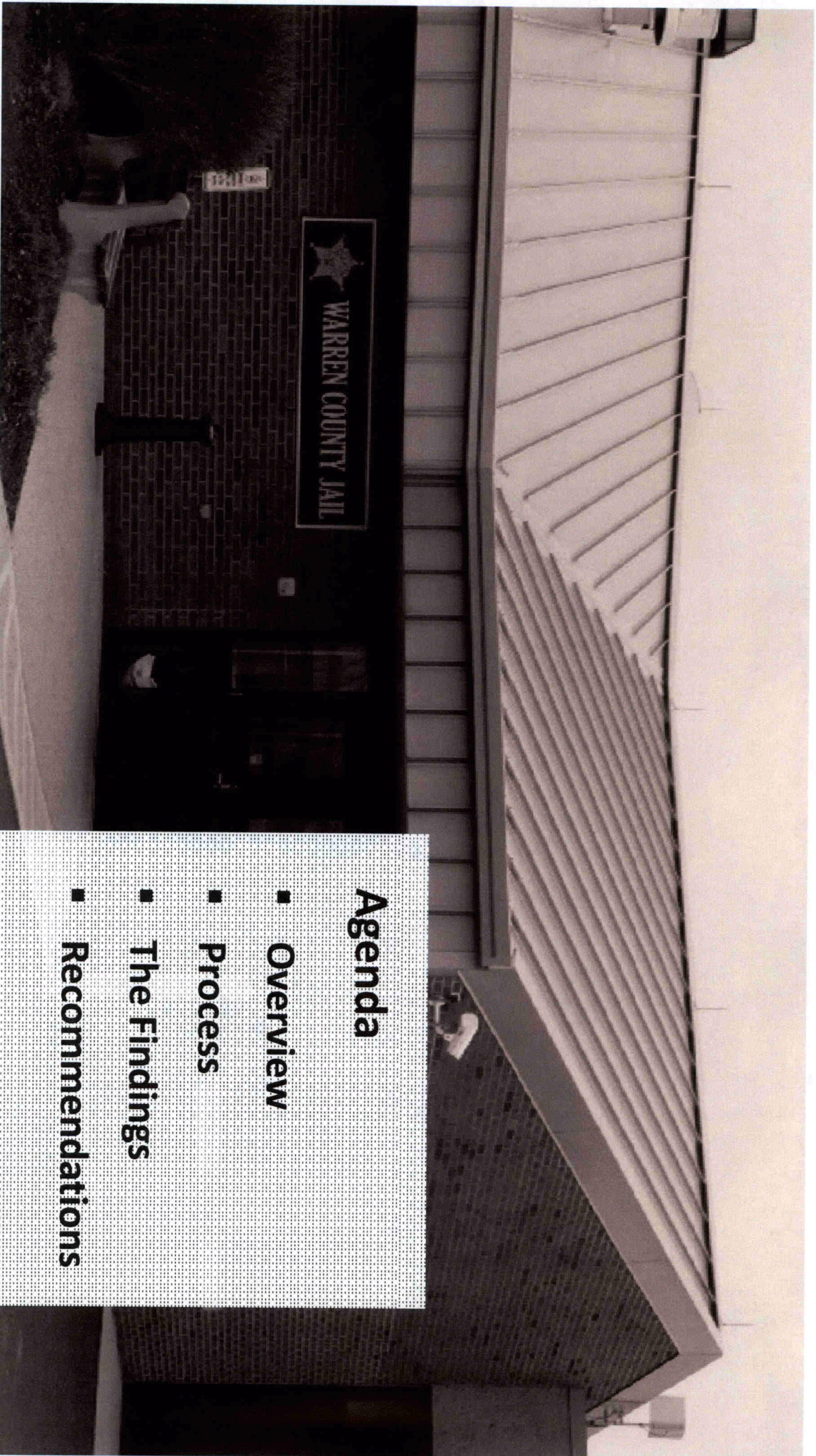
cc: ODOT Office of Aviation
Warren County Board of Commissioners

Warren County Jail
Needs Assessment Study



K2M
DESIGN

CGI
A Hunt Company



Agenda

- **Overview**
- **Process**
- **The Findings**
- **Recommendations**

Project Goals

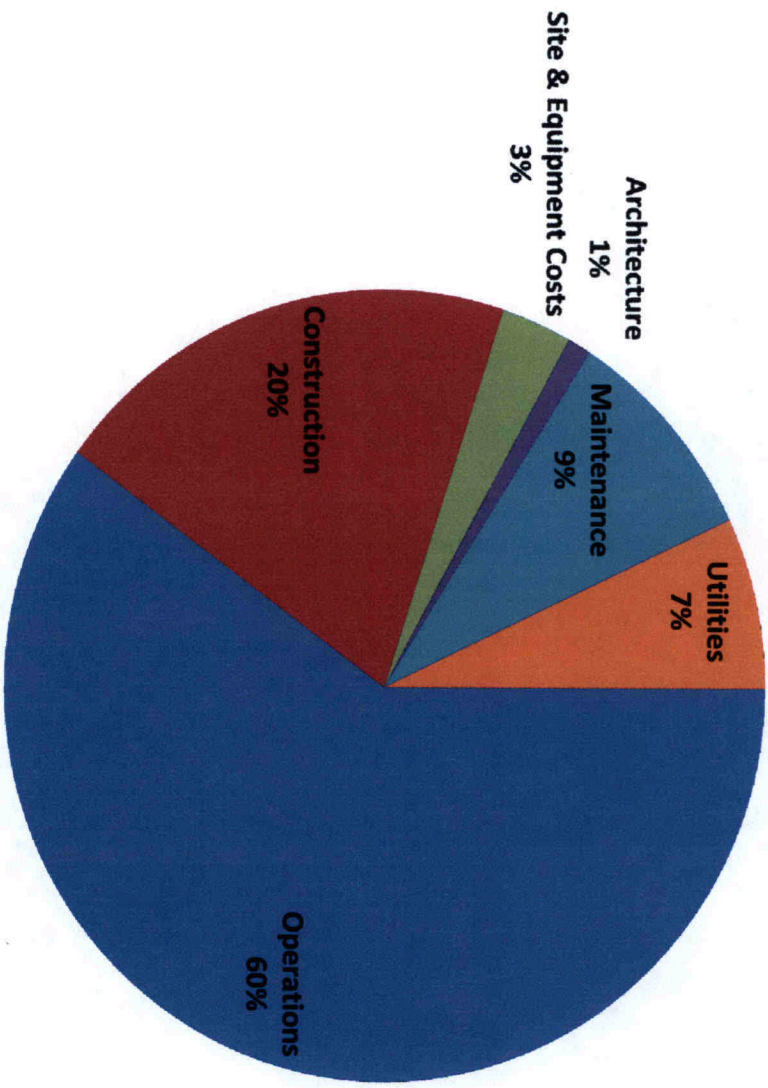
The goals of the project included:

- Decision-making based upon what is best for the long term
- Finding additional alternatives to incarceration
- Assessing the capacity issues and making recommendations for additional housing to accommodate all levels of classification
- Addressing the insufficient space needed for all areas of the jail
- Providing recommendations for upgrades to the physical environment
- Creating a facility with flexibility in mind
- Developing additional program areas so the Sheriff's Office can focus on restorative justice.
- Improving efficient use of staff
- Developing a comprehensive capital outlay plan to implement proposed changes

An Important Basic Understanding and Key Goal of the Stakeholders

- Operations is 3:1 the Initial Project Cost
- Overall Cost is 4:1 when considering Initial Cost
- Our best efforts are focused on efficiency of operation

30-Year Life Cycle Costs



Our Process Employed on this Assessment



WHAT DO
WE HAVE

Warren County Jail Needs Assessment

Facility Condition Assessment Results

Warren County Jail	ROM VALUE	Year 1-2	Year 3-5	Year 6-10	Plan	CI
A - Substructure	\$1,145,501	\$0	\$0	\$0	\$0	0.00
B - Shell	\$2,458,414	\$700,000	\$57,093	\$0	\$0	0.31
C - Interiors	\$3,798,490	\$460,000	\$621,875	\$405,582	\$330,000	0.48
D - Services	\$5,631,621	\$8,500	\$597,750	\$1,009,625	\$358,750	0.35
Sub-Total	\$13,034,026	\$1,168,500	\$1,276,718	\$1,415,207	\$688,750	0.35

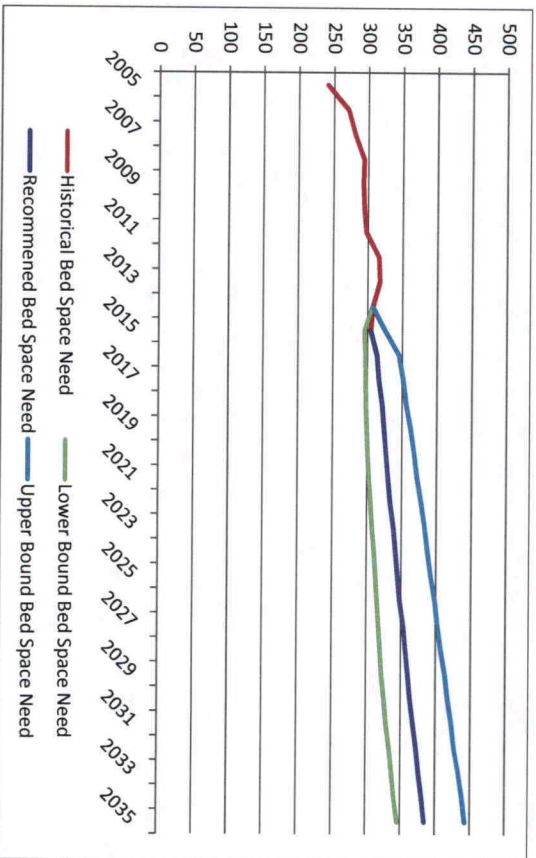
REQUIREMENT - \$4,549,175 TO FIX WHAT YOU HAVE IN NEXT 10 YEARS



Adult Bed Space Need Projections by Gender

Year	2015	2020	2025	2030	2035	# Change	% Change	Annual % Chg	Average
County Population	220,430	225,770	231,230	235,640	239,040	18,610	8.44%	0.41%	230,553
Bedspace - Females	72	89	104	122	143	71	98.61%	3.49%	106
Bedspace - Males	233	238	241	242	242	9	3.92%	0.19%	240
Bedspace Total	305	327	345	364	385	80	26.30%	1.17%	346

Source: CGL Companies, April 2015.

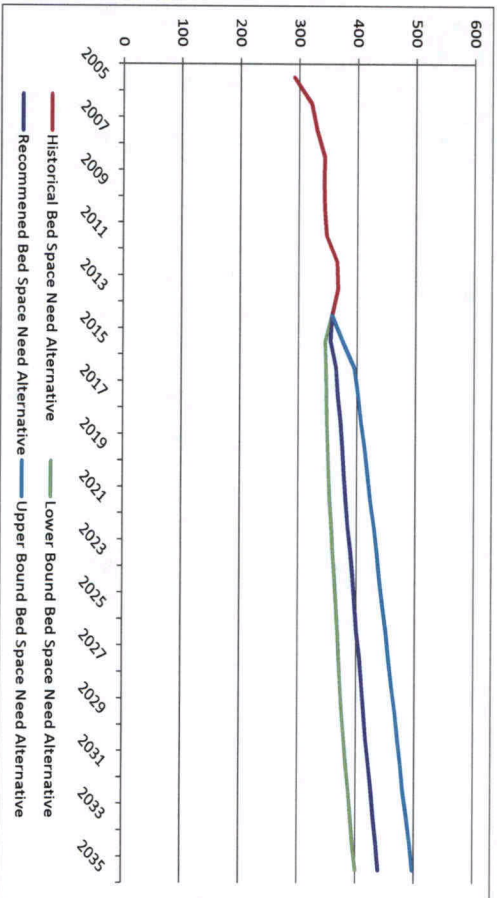


- Incorporates:
- Analysis of 15 different statistical models
 - Peaking factors
 - Classification factors
 - Violators of Alternative Programming

Alternate Bed Space Need Projections – adds 50 beds

Year	2015	2020	2025	2030	2035	# Change	% Change	Annual % Chg	Average
No Space + Alternatives Impact	50	51	52	53	54	4	8.40%	0.40%	52
Lower Bound Bedspace Need - Alternative	346	352	366	380	400	54	15.75%	0.73%	367
Recommended Bedspace Need - Alternative	355	378	397	417	439	84	23.77%	1.07%	398
Upper Bound Bedspace Need - Alternative	376	419	445	471	497	122	32.37%	1.41%	444

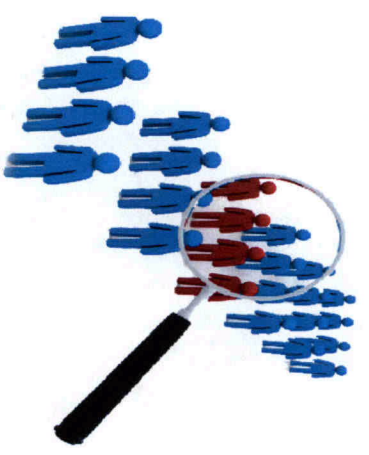
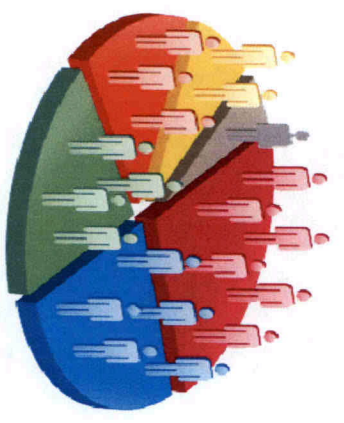
Source: CGL Companies, April 2015.



- Considers:
- Overcapacity at the Jail
 - Daily Sentencing practices of the Judges
 - Early Release
 - Turn-Aways from mandated reporting requirements

Unknown Factors

- (17) Jurisdictions contribute to the capacity at the Jail
- 3,723 active warrants outstanding (Sheriff's Office only) of which a portion would be in Jail
- Because of over capacity issues it is unknown how the jurisdictions are handling offenders that should be in jail



RESULT – A NON-TANGIBLE NUMBER WE CANNOT PREDICT IN OUR MODELS

Warren County Jail Needs Assessment

Comparison of Existing to What you Should Have

Current Comparison		Space Needs 296 Beds	Existing Config	Deficit
Building Gross SF		97,680		
1	Housing	61,324	31,045	30,279
2	Administration	4,590	3,288	1,302
3	Programs	5,077.88	3,070	2,008
4	Services	4,167.77	3,956	212
5	Intake/Release/Transfer	6,863.33	3,908	2,955
6	Health Care	7,197.62	1,365	5,833
7	Support Services	8,459	3,481	4,978
8	Circulation	11,722	4,554	7,168
Totals		109,402	54,667	54,735



Warren County Jail Needs Assessment

How it Works Today

- Double bunked the entire facility
- Minimal classification
- Housing all County inmates in a single facility
- No Bed Rentals Saving Tax Payer Money



WHAT CAN
WE DO

Warren County Jail Needs Assessment

Projected Building Program

Projected Bedspace Needs:			385	400	425	450	500
Component	Benchmark	Space Needs	Space Needs	Space Needs	Space Needs	Space Needs	Space Needs
Building Gross SF		330.0	127,050	132,000	140,250	148,500	165,000
1	Housing	63%	79,763	82,870	88,050	93,229	103,588
2	Administration	5%	5,970	6,203	6,590	6,978	7,753
3	Programs	5%	6,605	6,862	7,291	7,720	8,578
4	Services	4%	5,421	5,632	5,984	6,336	7,040
5	Intake/Release/Transfer	7%	8,927	9,275	9,854	10,434	11,593
6	Health Care	7%	9,362	9,727	10,334	10,942	12,158
7	Support Services	9%	11,003	11,432	12,146	12,860	14,289
8	Circulation						
Totals		100%	127,050	132,000	140,250	148,500	165,000



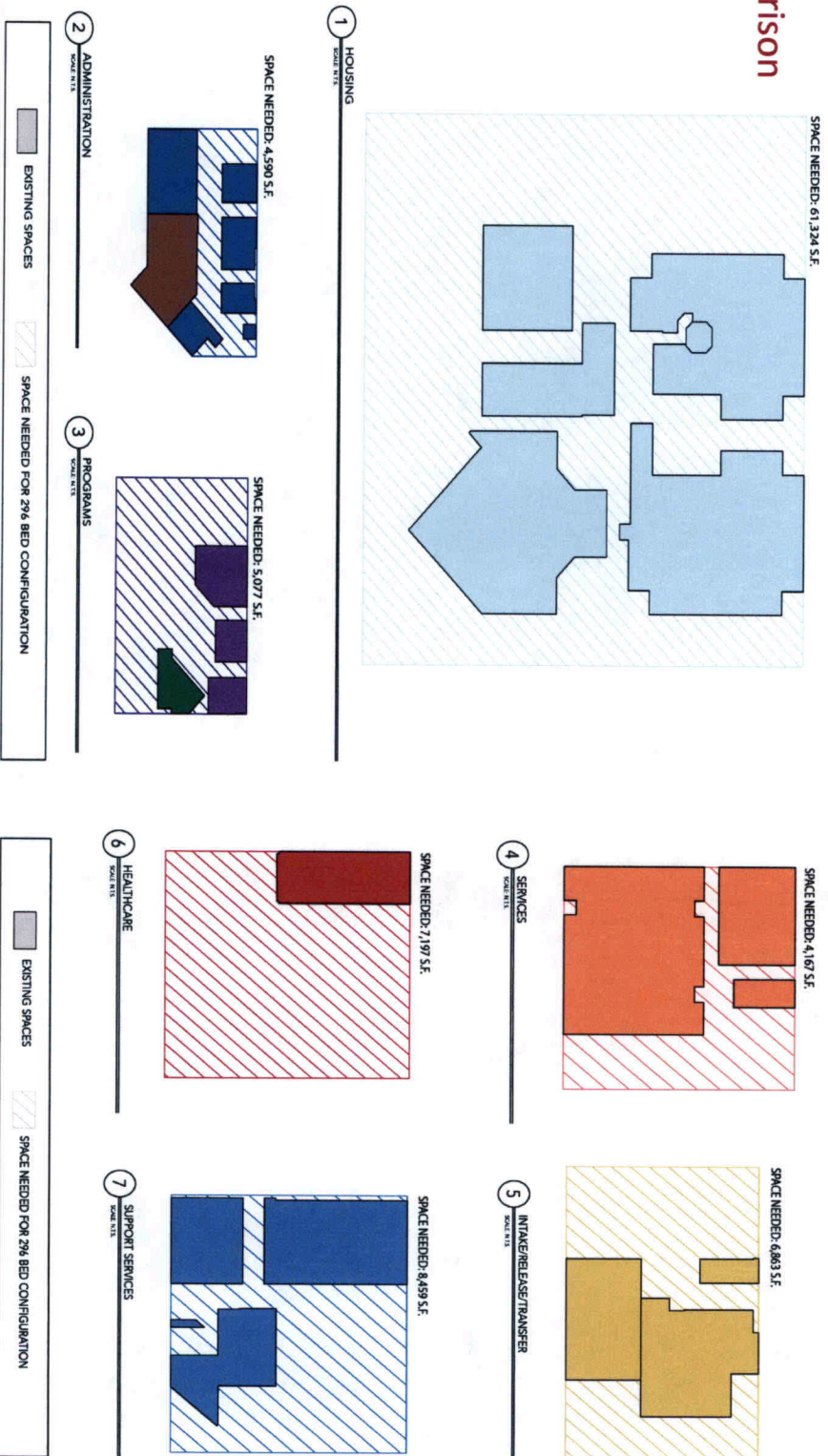
Comparison of Existing to 450 Bed Capacity

Current Comparison						
Component		Space Needs 450 Beds	Existing Config	Deficit	Provided	
Building Gross SF		148,500				
1	Housing	93,229.15	31,045	62,184	94,672	
2	Administration	6,978.03	3,288	3,690	7,154	
3	Programs	7,719.75	3,070	4,650	7,229	
4	Services	6,336.14	3,956	2,380	6,337	
5	Intake/Release/Transfer	10,434.12	3,908	6,526	10,538	
6	Health Care	10,942.33	1,365	9,577	11,004	
7	Support Services	12,860.48	3,481	9,379	12,930	
8	Circulation	17,820.00	4,554	13,266	9,630	
Totals		166,320	54,667	111,653	159,494	



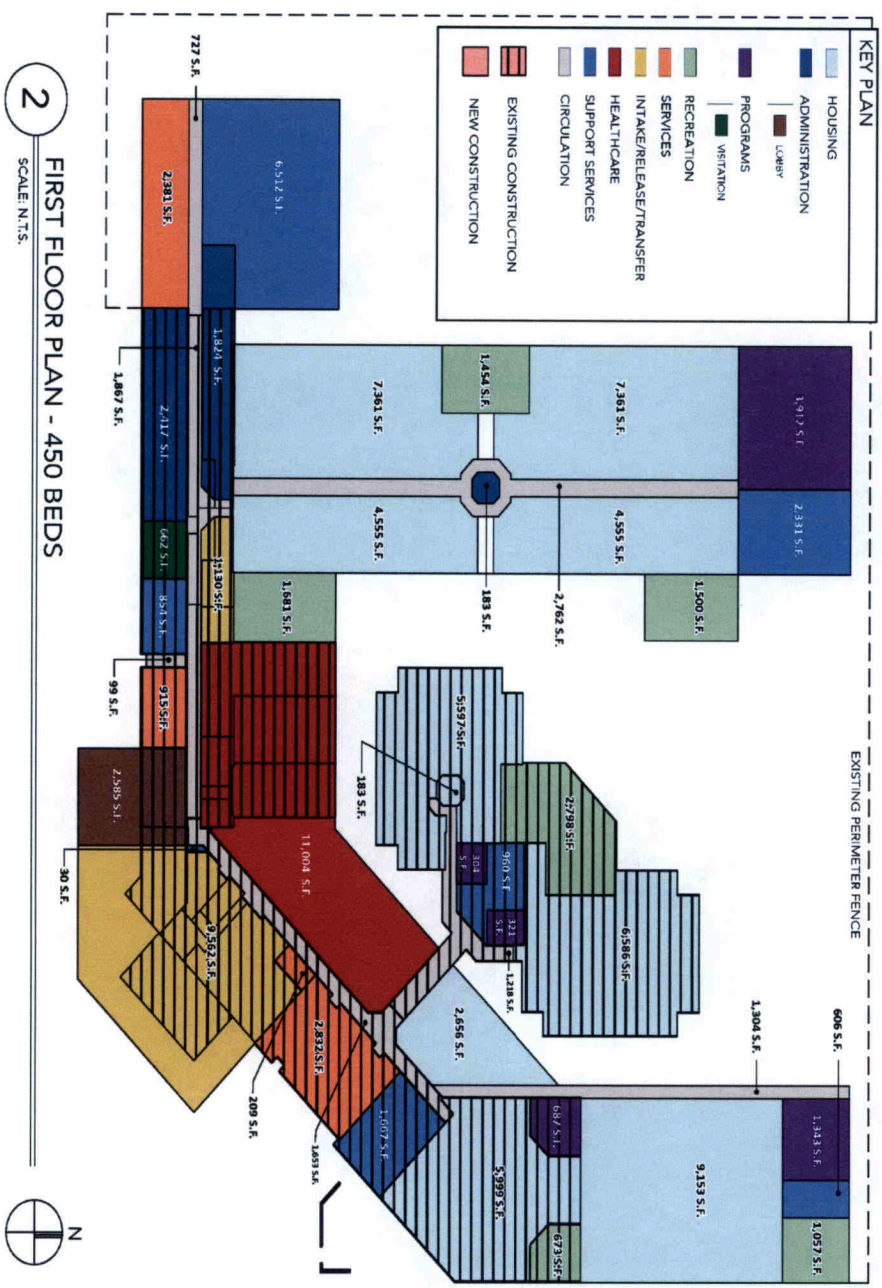
Warren County Jail Needs Assessment

Graphic Comparison



Warren County Jail Needs Assessment

Opportunity 1 - Proposed Renovation / Expansion Plan with 450 Beds



Opportunity 1 - Renovation / Expansion Cost

Renovation / Expansion Costing		Cost / SF		
Components	SF	Low	Mid	High
Housing Addition	56500	\$ 13,277,500.00	\$ 14,972,500.00	\$ 16,950,000.00
Program / Medical / Entry Addition	36900	\$ 8,671,500.00	\$ 9,778,500.00	\$ 11,070,000.00
FCA		\$ 3,500,000.00	\$ 4,000,000.00	\$ 4,500,000.00
Interior Renovations	9500	\$ 1,425,000.00	\$ 1,662,500.00	\$ 1,805,000.00
Total		\$26,874,000.00	\$30,413,500.00	\$34,325,000.00

Opportunity 1 – Pros and Cons

Opportunity One represents the “renovate and expand in place” option. The space needs are resolved by adding square footage to the building. This Opportunity represents the best use of capital investment that already exists within the Warren County Jail and maintains the direct relationship between the Sheriff Administration and the Jail.

Pros:

- Lowest first cost option
- Maximizes use of existing capital investment of the 1995 addition
- 452 total beds

Cons:

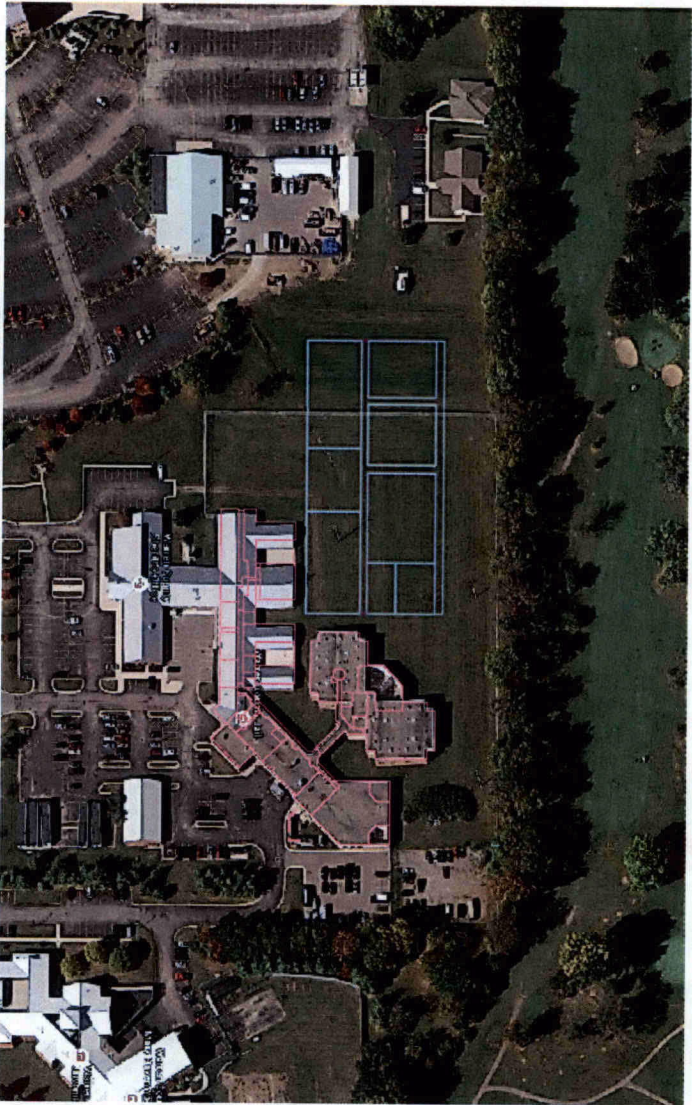
- Ongoing maintenance and utility costs incurred during construction process
- Significant construction phasing needed and potential offsite housing of inmates
- Construction duration is likely (3) years
- Construction of a new Sheriff’s evidence room required in this Opportunity
- Requires approximately (20) additional staff to run the new housing units and intake area
- Highest lifetime cost for all operational factors.

Opportunity 2 - Multi-Story New Construction



Warren County Jail Needs Assessment

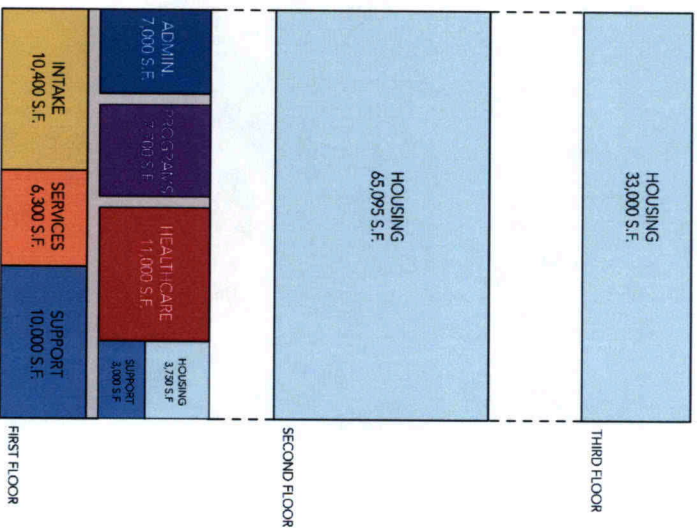
Multi-Story New Construction



KEY PLAN

	HOUSING		PROGRAMS		INTAKE/RELEASE/TRANSFER		SUPPORT SERVICES
	ADMINISTRATION		SERVICES		HEALTHCARE		CIRCULATION

*SPACE FOR FUTURE EXPANSION



4

NEW JAIL DIAGRAM - 3 STORY

SCALE: N.T.S.

Construction Estimate

New Construction Costing			
		Cost / SF	
Bed Count	SF	Low	High
385 Bed	127050	\$29,221,500.00	\$38,115,000.00
400 Bed	132000	\$30,360,000.00	\$39,600,000.00
425 Bed	140250	\$32,257,500.00	\$42,075,000.00
450 Bed	148500	\$34,155,000.00	\$44,550,000.00

Opportunity 2 – Pros and Cons

Opportunity Two represents the best of both worlds option by constructing a new purpose built facility for jail functions. In this Opportunity we are able to cure all space needs with a new facility designed to meet the specific requirements of the Sheriff to house the County's incarcerated.

Pros:

- Shortest construction duration (14 months)
- Construction a new building without the need for phasing or disrupting current operations
- Building is right sized for all components and staff utilization
- Minimal need to increase staff as determined by the Sheriff's Office
- The existing building could be repurposed for alternative corrections use

Cons:

- Highest first cost opportunity
- Does not re-use the capital investment present in the existing facility if not repurposed.

WHAT SHOULD
WE DO

THANK YOU