



# **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

## **FACILITY CONDITION ASSESSMENT - PRESENTATION**

**FINAL** | 5 SEPTEMBER 2017



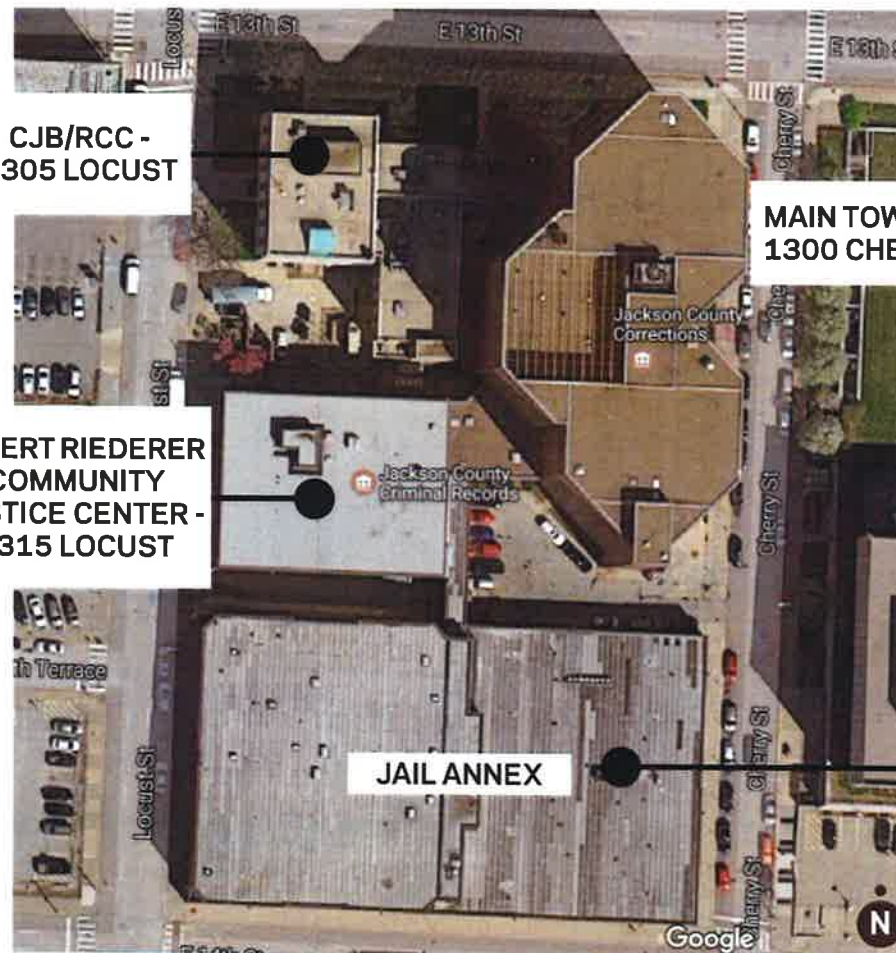
# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



**CJB/RCC -  
1305 LOCUST**



**ALBERT RIEDERER  
COMMUNITY  
JUSTICE CENTER -  
1315 LOCUST**



**MAIN TOWER -  
1300 CHERRY**





# PROCESS



| 5 SEPTEMBER 2017



## ASTM STANDARD E2018: DEFINITIONS

### Excellent

Superior aging performance. New component, functions as intended, no deterioration observed.

### Good

Normal result. Functioning as intended; normal deterioration observed based on age and general environment.

### Fair

Functioning as intended; evidence of some degradation or deficient operation. Component/system approaching the end of typical service life. Repairs necessary to maintain functionality.

### Poor

Not functioning as intended; evidence of serious collective degradation or deficient operation; potential for failure, system at end of service life. Repairs necessary to restore functionality.

### Failed

System is no longer operating to design intent or exhibiting total failure; significant deterioration and major distress observed, possible damage to support structure; may present a risk to people or materials.





## **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

### **AMERICAN WITH DISABILITIES ACT (ADA) - 1990/2010**

Public entities shall ensure that qualified inmates or detainees with disabilities shall not, because a facility is inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of, the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity.

### **PRISON RAPE ELIMINATION ACT (PREA) - 2003**

The first U.S. federal law passes dealing with the sexual assault of prisoners. The act was created as a reaction to rising statistics of sexual victimization in prisons and jails. PREA is now an important part of detention design.



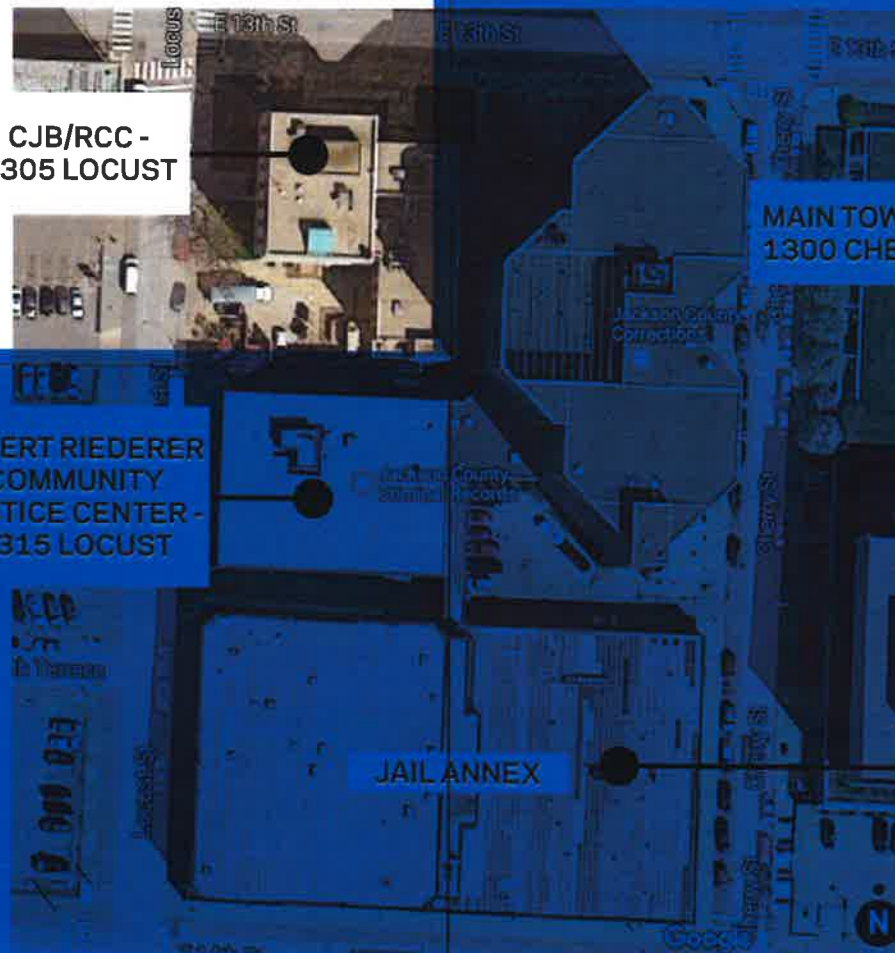
# BUILDINGS

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**JAIL ANNEX**



# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



COMMUNITY JUSTICE BUILDING/RCC - 1305 LOCUST/505 13TH STREET  
FACILITY CONDITION ASSESSMENT

**POOR TO FAILED**

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		4	
Building Envelope	FAIR		2	Upgrade of windows - secure and non-secure
Roofing	FAIR		3	Address parapet issues, scupper repair
Interiors	POOR	<b>1</b>		Fix holes in ceilings; functionality issues of spaces
HVAC	FAIR	<b>1</b>		Replace CJB fan coil system
Electrical	POOR	<b>1</b>		Emergency light fixtures
Data/Technology	POOR	<b>1</b>		Upgrade technology; relocate IT servers
Plumbing	POOR	<b>1</b>		Plumbing original, upgrade; upgrade hygiene Pod areas
Fire Protection	POOR	<b>1</b>		Installation of complete fire suppression system throughout
Building Code/Life Safety	POOR	<b>1</b>		Fire suppression
Security/Safety	POOR	<b>1</b>		Additional cameras; upgrade secured doors
ADA	POOR	<b>1</b>		Upgrade public toilets, means of egress west side
ACA	POOR	<b>1</b>		Recreation yard; upgrade lighting
PREA	POOR	<b>1</b>		Observation requirements; inmate population separation issues; facility infrastructure/design



## JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



# COMMUNITY JUSTICE BUILDING/REGIONAL CORRECTIONAL CENTER



## JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



# COMMUNITY JUSTICE BUILDING/REGIONAL CORRECTIONAL CENTER





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CJB/RCC -  
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1315 LOCUST

JAIL ANNEX



# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



## ALBERT RIEDERER COMMUNITY JUSTICE CENTER FACILITY CONDITION ASSESSMENT

**FAIR TO POOR**

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		5	
Building Envelope	FAIR		3	Life expectancy 10+ years
Roofing	FAIR		3	Repair
Interiors	GOOD		2	Repair deferred maintenance; ADA references of public areas
HVAC	POOR	<b>3</b>		Replace VAV boxes, add DCC controls, add interior reheat
Electrical	POOR	<b>1</b>		Maintain 15kV service switchgear; failure will affect entire complex
Data/Technology	POOR	<b>1</b>		Upgrade technology
Plumbing	FAIR	<b>1</b>		Replace per ADA
Fire Protection	FAIR	<b>1</b>		Glass bulb sprinkler heads -fluid deterioration has occurred
Building Code/Life Safety	POOR	<b>1</b>		Modify & update as noted
Security/Safety	POOR	<b>1</b>		Entry lobby queing, additional cameras
ADA	POOR	<b>1</b>		Modify & update as noted
ACA	-	-	-	-
PREA	-	-	-	-



## JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



### ALBERT RIEDERER COMMUNITY JUSTICE CENTER



# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



CJB/RCC -  
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JAIL ANNEX



# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



## JAIL ANNEX

**POOR**

## FACILITY CONDITION ASSESSMENT

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		5	Brick facade cracking
Building Envelope	FAIR		3	Repair windows and brick issues as noted
Roofing	FAILED	<b>1</b>		Roof replacement needed
Interiors	POOR	<b>1</b>		Complete upgrade of kitchen, intake, records and transport
HVAC	POOR	<b>1</b>		Provide outdoor air and reheat; need safe roof access
Electrical	POOR	<b>1</b>		Test and maintain engine-generator system
Data/Technology	POOR	<b>1</b>		Upgrade technology
Plumbing	FAIR	<b>1</b>		Very difficult to access piping for maintenance
Fire Protection	FAIR	<b>1</b>		Exit signage
Building Code/Life Safety	POOR	<b>1</b>		Dead end corridors; modify & update as noted
Security/Safety	FAILED	<b>1</b>		Additional cameras; upgrade secured doors
ADA	POOR	<b>1</b>		Modify & update within key areas
ACA	FAIR	<b>1</b>		Upgrade lighting; hygiene area modifications
PREA	FAIR	<b>1</b>		Observation requirements; inmate population separation issues; facility infrastructure design



# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



## JAIL ANNEX





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# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



## MAIN TOWER

## POOR TO FAILED

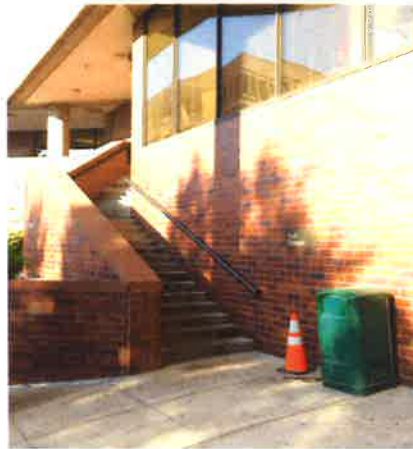
### FACILITY CONDITION ASSESSMENT

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		3	Exterior column patching
Building Envelope	FAIR	1		Upgrade of windows, caulk joints
Roofing	GOOD		2	Within next 3 years re-roofing needed.
Interiors	POOR	1		Repainting of cells; continue cell door upgrades
HVAC	POOR	1		Dilapidated VAV boxes & antiquated controls are failing; AHU-1
Electrical	POOR	1		Impending failure and safety issues at major equipment.
Data/Technology	POOR	1		Upgrade technology
Plumbing	FAIR	1		Cast iron pipe cracking, water systems overpressurized, many fixtures out of service in need of repair.
Fire Protection	FAIR	1		Age; complete replacement
Building Code/Life Safety	POOR	1		Upgrade fire suppression system complete
Security/Safety	FAILED	1		Additional cameras; upgrade secured doors
ADA	POOR	1		Upgrade staffing areas
ACA	POOR	1		Recreation yard per each 16 bed unit and per housing unit
PREA	POOR	1		Observation requirements; inmate population separation issues; facility infrastructure/design

# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



## MAIN TOWER





# JACKSON COUNTY DEPARTMENT OF CORRECTIONS - FACILITY CONDITION ASSESSMENT



## MAIN TOWER



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## MAIN TOWER







# SUMMARY

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## **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

**COMMUNITY JUSTICE BUILDING/RCC - POOR TO FAILED**

**ALBERT RIEDERER COMMUNITY JUSTICE CENTER - FAIR TO POOR**

**JAIL ANNEX - POOR**

**MAIN TOWER - POOR TO FAILED**



## 2018 PROJECT COSTS

BUILDING	RENOVATION	FFE	OWNER'S 20% CONTINGENCY	SOFT COSTS	SUBTOTAL PER BUILDING
CJB/RCC	\$12,601,576	\$1,260,158	\$2,520,315	\$2,520,315	\$18,902,364
Albert Riederer CJC	\$6,060,063	\$606,006	\$1,212,013	\$1,212,013	\$9,090,095
Jail Annex	\$19,047,422	\$1,904,742	\$3,809,484	\$3,809,484	\$28,571,133
Main Tower	\$54,208,987	\$5,420,899	\$10,841,797	\$10,841,797	\$81,313,481
<b>TOTALS</b>	<b>\$91,918,048</b>	<b>\$9,191,805</b>	<b>\$18,383,610</b>	<b>\$18,383,610</b>	<b>\$137,877,072</b>

The above numbers are 2018 costs, would need to add 5% per year for cost escalation

**\$137,877,072**  
**\$5,400,000** (\*Elevator Upgrade Estimate)  
**+ \$6,500,000** (Relocation/Temporary Housing)  
**\$149,777,072 Total Project Cost**

\*Elevator estimate not part of assessment; under evaluation with another vendor





## **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

### **FINAL COMMENTS:**

- LIFESPAN FOR MOST JAILS - APPROXIMATELY 25 YEARS**
- THE BUILDINGS WILL STILL HAVE CODE COMPLIANCE ISSUES**
- RENOVATION WILL NOT SOLVE OVERCROWDING ISSUES**
- THE BUILDINGS HAVE INHERIT DESIGN FLAWS & CURRENT CODE COMPLIANCE ISSUES**
- INADEQUATE: INTAKE - BOOKING - HOUSING**

### **RECOMMENDATION:**

- A NEW CORRECTION FACILITY TO SERVE THE COMMUNITY**



# NEXT STEPS



| 5 SEPTEMBER 2017



## **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

### **FACILITY ASSESSMENT: COMPLETED**

### **MASTER PLAN:**

- IDENTIFY GOALS & SCOPE OF MASTER PLAN
- POPULATION PROJECTIONS
- DETERMINE SPATIAL NEEDS -
  - DEPARTMENT - STAFF EVALUATION & NEEDS
  - # OF BEDS, CLASSIFICATION, LEVEL/TYPE OF INMATES





## **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

### **MASTER PLAN:**

- EVALUATION OF POTENTIAL SITES
- DEVELOP OPTIONS & COST ESTIMATES
- SELECT & FINALIZE PREFERRED OPTION
- DEFINE PROJECT SCHEDULE & TIMELINE
- CONFIRM PROJECT DELIVERY & FINANCE METHOD

### **MASTER PLAN – ADDITIONAL SUPPORT:**

- PUBLIC EDUCATION
- JUSTICE SYSTEM ANALYTICS
- ALTERNATIVE INCARCERATION OPTIONS



# Q & A

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