

MINUTES
LANCASTER COUNTY DEPARTMENT OF CORRECTIONS (LCDC)
VERIFICATION AND VISIONING WORKSHOP
LANDMARK ONE BUILDING, 1010 LINCOLN MALL
WEDNESDAY, FEBRUARY 13, 2008
8:30 A.M.

Participants: Bernie Heier, County Commissioner; Mike Thurber, Corrections Director; Bob Jarrett, Terry Weber, Kent Griffith and Brenda Fisher, Corrections; Vince Mejer, Purchasing Agent; Gary Hill, Jail Design Request for Proposals (RFP) Review Committee; Jim Mastera, Community Representative; John Sampson, Chuck Richter, Sampson Construction; Don Killeen, County Property Manager; Denny Macomber, Jail Standards; Bob Hays, Public Defender's Office; Captain Joe Lefler, Sheriff's Office; Tom Davlin, Krishna Amancheria, District Energy Corporation

Consultants: Greg Newport, JoAnne Kissel, Matt Glawatz, The Clark Enersen Partners; Ron Budzinski, Tom Allison, Jim Matarelli, Brad Hall and Fred Moyer, PSA-Dewberry; Alan Latta, LTS Security Engineers

Quality Control: Al Povondra, Carlson West Povondra Architects

Others Present: Nancy Intermill; Melissa Koci, County Clerk's Office

The meeting was opened at 8:40 a.m.

AGENDA ITEM

1 CONSTRUCTABILITY AND SUSTAINABILITY

Ron Budzinski distributed an *Agenda for Workshop #1* - Part 3 and Part 4 (Exhibit A). Additional workshops will be held in March regarding schematic alternatives, design and program development. The goal is to have a recommended schematic solution by April 16th.

Budzinski hoped to have the detailed design done by the end of the summer, followed by construction documents and cost breakdowns. The final approval date was estimated to be around January 16, 2009. He added the site prep should be done by fall. Subcontractor bids will also need to be locked in ahead of time.

Povondra said the timing of construction is crucial and advised everyone to get moving on the project as quickly as possible. He projected the earliest the County could bid the project would be this time next year.

The Committee agreed to schedule the Florida and Massachusetts jail tours between March 18-21, 2008. They also agreed to give the County Board an hour-long jail update on Thursday, May 1, 2008.

Matarelli provided an overview of the housing discussion which was held on Tuesday, February 12, 2008.

There was consensus that, if necessary, dormitory space could be reduced due to budgetary concerns. Additionally, it was noted it would be easier and cheaper to add on in the future.

(Bob Workman, County Commissioner, arrived at 9:40 a.m.)

Kissel distributed documentation regarding the Adult Detention Facility Housing Matrix (Exhibit B).

Budzinski indicated the total capacity of the proposed facility is 760. The housing breakdown, less work release, is 664 which includes mental health beds. Dormitories were further discussed. It was noted these beds account for 33.73% of the 664 figure. He said they will strive to take construction dollars as far as possible in order to reach 760 beds with the idea that approximately 34% will be dorms with the rest single and double occupancy rooms.

(Larry Hudkins, County Commissioner; T. J. Schirmer and Dennis Scheer, The Clark Enersen Partners, arrived at 10:00 a.m.)

Greg Newport, Consultant, reported the original budgeted amount for the new Adult Detention Facility is \$65,000,000 including \$4,000,000 in architectural fees. The remaining \$61,000,000 would include all construction, fixed equipment (except furnishings), site development and contingency costs.

Mejer said it was his understanding this figure does not include heating and cooling or emergency generators. He noted the District Energy Corporation will bring in their system and Lancaster County will be responsible for running it throughout the building.

With regard to fixed equipment, Newport said whatever is needed inside the building will become part of the design or internal system. Mejer pointed out that while some existing equipment could be moved, the budget should still include the cost of new furnishings.

John Sampson, Sampson Construction, appeared and indicated there are three very qualified steel fabricator companies in Lincoln along with a lot of subcontractors that will be available for the project. He gave a brief overview of the different types of doors, fire ratings, walls, concrete and the overall structure. Sampson said it would be helpful to have a subcommittee research the different types of cell options and perhaps make a recommendation. He noted pre-cast cells can be made offsite and then delivered.

(Ray Stevens and Deb Schorr, County Commissioners; Kerry Eagan, Chief Administrative Officer; Gwen Thorpe, Chief Deputy Administrative Officer; Dennis Meyer, Budget & Fiscal Officer; and Jean Ortiz, Lincoln Journal Star Newspaper, arrived at 11:05 a.m.)

T.J. Schirmer, The Clark Enersen Partners, appeared and indicated that with sustainability issues they do not want to increase costs because they want to take advantage of opportunities such as decreasing costs and being environmentally conscious of the site development. He discussed the slope, mechanical and systems design, storm water, landscape and paving materials and related efficiencies.

Leadership in Energy and Environmental Design (LEED) Certification was discussed. The Committee agreed to review whether or not it would be beneficial to Lancaster County.

The Committee also briefly discussed design context and transition planning.

Budzinski indicated Greg Newport will be the group leader for a design team represented by the Architects, Engineers, Landscape Architects and Planners. He said there also needs to be leaders for three other groups. He broke those down as follows:

1. Programs (Brenda Fisher possible leader) - This group would focus on such issues as the service of operations, geometry, continuum care, health care, mental health, etc.
2. Operation (Mike Thurber possible leader) - This group would be involved with housing configurations, geometry, service delivery, transition person oversight, etc.
3. Facilities - This group would be in charge of the budget, lead certification, design, construction, etc.

The next workshop was scheduled for Monday, March 24, 2008 at 2:30 p.m. The Committee will review Workshop #1 and the out-of-state facility tours. Alternative context will also be presented.

On Tuesday, March 25, 2008, beginning at 8:30 a.m., the working groups will meet to discuss facility programs, operations, etc. They would then like to report back to the full Committee later that morning. At approximately 1:30 p.m., the design team will consider feedback and possible schematic revisions.

On Wednesday, March 26, 2008 at 8:30 a.m., project review alternatives and revisions will be discussed along with a Workshop #3 wrap-up.

Alan Latta, LTS Security Engineers, indicated he is trying to understand what tools will be needed in order to operate the facility and its programs. It was noted he will also be involved in the video arraignment. Bob Workman, County Commissioner, indicated the County Board is very committed to video arraignment.

JoAnne Kissel, The Clark Enersen Partners, indicated there will be an Adult Detention Facility website including all meeting agendas, minutes and related correspondence. The website address is www.newadf.com.

The meeting adjourned at 11:21 a.m.

Dan Nolte
Lancaster County Clerk