

MINUTES

CITY COUNTY COMMON

TUESDAY, OCTOBER 5, 2010

Present: Gene Carroll-Chair, Bernie Heier, Jon Camp, Ray Stevens, Doug Emery, Bob Workman, Jayne Snyder, and Larry Hudkins

Absent: Deb Schorr-Vice Chair, John Spatz, Jonathan Cook, and Mayor Beutler

Others: Don Killeen, Property Management/Building Administrator
Mike Thurber, Corrections/Director

Chair Carroll opened the meeting at 8:16 a.m. and announced the location of the Open Meetings Law.

1. Approval of Common Meeting Minutes of September 13, 2010

Heier moved approval of the Common Meeting minutes of September 13, 2010, Stevens seconded. Carroll called for any discussion or changes to the minutes. None.

Carroll, Camp, Emery, Snyder, Heier, Stevens, Workman, and Hudkins voted aye. 8-0.

2. Future Use of Current County City Jail - Don Killeen, Public Building Commission

Killeen reported the PBC has discussed options for the jail, when it becomes vacant. The current plan is to have an RFP for architectural services. Will assess the space Corrections would retain for prisoner movement and the space held for court expansion. Then the potential use for the space left. The first step is an agreement between the Building Commission and County Board, as the jail is a county facility and leased to the Building Commission, to undertake this project. The City Attorney's office is currently working on a lease agreement draft. Do want an RFP out this calendar year.

Camp asked for this to be on the agenda. The City is looking at a Public Works campus. How can we coordinate our space needs more efficiently? It seems as if we're jumping in different directions. Killeen replied which is why the PBC talked of having an RFP to study. At this point have not looked in depth on converting the cell areas, but in general on future court sites. Step one is to assess what we have. Camp asked why are we building a new jail without telling what it will cost to recycle the old jail?

Hudkins stated there will eventually be more District and County Court room. A preliminary look was done at the jail space, the columns, beams, in the building which would facilitate the additional court rooms, but we do not know how many holding cells will be needed. And don't know how the judges are looking at using video arrangement, which makes a difference. As far as potential uses, probation which is scattered in other locations and Community Corrections would like to come back to this area. This is a secure building and could be a candidate for various entities. We cannot ascertain the cost of remodeling until we decide which agencies might be moving, plus we have wear and tear.

Camp asked how many square feet are in the County Jail building? Killeen replied about 123,000.

3. Current Anticipated Timetable for New Jail - Mike Thurber, Corrections Director

Thurber distributed 'Adult Detention Facility-Update/Timetable'. First photos are cells manufactured off-site and brought in. Second set is Davis Erections putting up cells in the C area. Third is putting cells into special management, the hard lock down facility, located on the east side of the property. Next are photos of the cells inside, and an outside view of C area. There will be an exercise yard for

this unit. The last set is recent construction of the master control inside C area, which is special management. All controls will be run inside this unit, and is the hard lock down in the super max part of the facility. The last is construction of the stick, built on site, cells, or the transport area.

Thurber stated the three page graph is a Sampson produced timeline. Presently 134 days behind schedule, from rain and winds. Sampson has a daily ledger, listing weather, activities, who pulled off site, etc. They were off 9 days in September. The second paragraph illustrates starting in July '09, and saying substantial completion should be approximately June, 2012. That is working with punch lists, all equipment in, having the capability to train and use the facility. We do have two more winters, and more spring rain. In their contract Sampson has the ability to ask for extended days if there are weather problems. Now do not have equipment or steel problems, as they're able to get all materials and raw goods. Looking to actually move prisoners in by late 2012.

Camp stated he understands weather delays but 9 days in September? Thurber responded on September 1st had 2.5" of rain, and lost a half day with Davis, the crane people, who do not work in soft soil. September 2nd was muddy, September 3rd had wind and lost a half day with spray roofing. There was 4.9" of rain on the 23rd, and lost days on September 10,13, and 15th because of rain. The half days help to add up to the accumulative 9 days. Wind is the biggest problem as they're on top of the structure and the roofing companies won't go up with a certain amount of wind.

Heier said the County Board is not concerned about time, but want it built right. We're stacking prisoners in jail three and four deep.

Stevens asked how many weather days are built into the schedule? Thurber replied the allowance is per contract. Think the average would be about eight a month. There are certain months, times of the year, they give more. You have a 36 month contract time, three years. However, it states in the contract that Sampson can approach the County Board and ask for, by showing documents recorded daily, that they need more time. The Construction Manager at Risk builds in because they have to bring it in at that price, and this is where they get a little more leeway.

Camp said Thurber stated they're probably 134 days behind, is it behind or that many rain days, already programmed in? Thurber replied the 134 days is their estimate. They never say if they can catch those up, but there's always things that double up, and they get ahead. Right now some of it is slowing down. When Davis was putting up the cells it stopped a lot of work, as they cannot work underneath. Once they have the cells in place we'll have four different subs come back and may be able to catch up on work caused while they were erecting the cells. Camp stated Stevens asked if you program in certain delays, so if 134 days time, was possibly 120, or so, programmed in? He commented he isn't worried about time. Thurber added he thinks that would be what Sampson is looking at. They have so many built in, and they want to keep the Board aware. They had the wet spring which pushed them off and then the wind.

4. Adjournment

Carroll entertained motion for dismissal. Heier moved, Stevens seconded.

Role: Carroll, Camp, Emery, Snyder, Heier, Stevens, Workman, and Hudkins voted aye. 8-0.

Meeting adjourned 8:30 a.m.