

November 8, 2012

The Board of Commissioners of Franklin County, North Carolina, met for a Work Session at 5:30 P.M. in the Conference Room of the Franklin County Law Enforcement and Detention Complex with the following Commissioners present: Chairman E. Shane Mitchell, Vice-Chairman Robert L. Swanson, Sidney E. Dunston, Harry L. Foy, Jr., David T. Bunn and Don Lancaster. Commissioner Cedric K. Jones was absent. *Commissioner Lancaster left the meeting at 6:12 P.M.*

Chairman Mitchell called the meeting to order and turned the meeting over to County Manager Angela L. Harris and Finance Director Chuck Murray.

1. JAIL RENOVATION DISCUSSION

The purpose of the work session was to discuss proposed jail renovations with the Franklin County Sheriff and his staff. It was requested the Board enter into an agreement with the Architect, Surapon Sujjavanich, for the planning and design phases of the renovation. The architect agreed to reduce his fee from 10% to 9% for the project.

The following presentation showcased problem areas at the jail and provided an estimated total cost of \$2,274,683 for repairs including architect fees.



Attempted repair in wall crack.



Major Damage from roof leaks



Damage from roof leaks



Residue from roof leaks



Damage from condensation from HVAC System



Water leak in adjoining outside wall – wind blown water leak



Water Damage from roof leaks



Damage from HVAC Condensation



Tile Damage from Condensation- HVAC



Water Damage - Roof leaks C and D Dorms



Cracks in Walls in Female Dorm



Attempted repair to a crack.



Water damage from water leaks



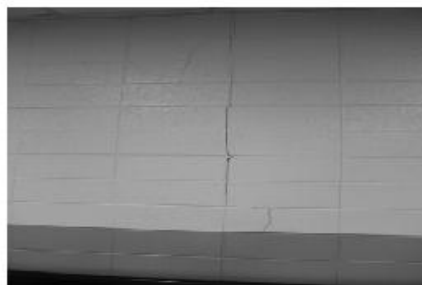
Cracks in the Walls – Female Dorm



Tile and Door – Inmate Property Room



Cracks in the Walls Magistrate Court



Magistrate Court Room



Cracks in the Kitchen Walls



Cracks in the Block Walls



Cracks in the Block Walls



Cracks in the Block Walls



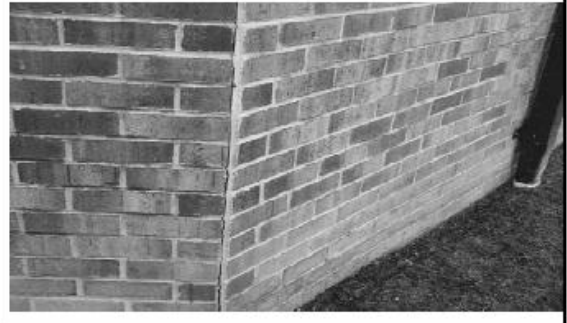
Cracks in the Block Walls



Separation of Exterior walls



Crack on Outside Wall



Water leak and crack in Laundry room



Seam needs to be repaired



Damage from water leaks



Cracks in the Floor - repair and paint



Items needing painting



Floor Needs Painting



Door needs replacing



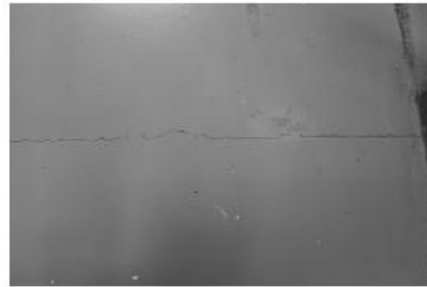
Floor in Shower stalls need painting



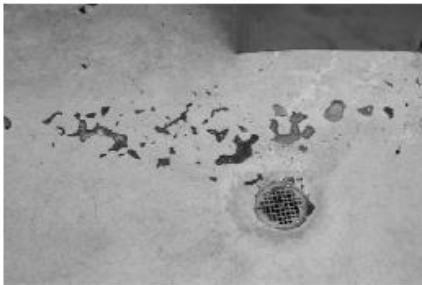
Floor tile needs to be replaced.



Ceiling needs painting/repair



Concrete Floor needs Painting



Concrete floor needs painting



Floors need painting



Floors needs painting



Chalky substance for roof leak



Maintenance Issue - Repainting



Wall damaged due to water damage



Maintenance Issues – Floor painting



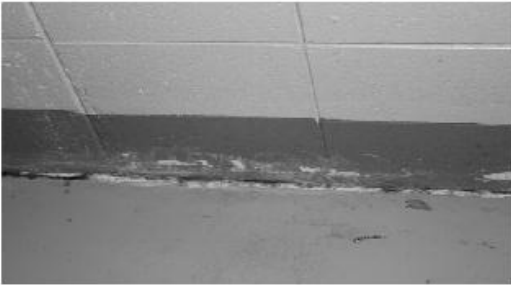
Kitchen Steamer drain area/system needs immediate attention



Door Lock system needs replacing – Current security system is obsolete



Water coming from outside wall



Floor needs painting



Drain area in Kitchen needs painting



Private make shift door for inmates



Maintenance - Tile needs replacing



Maintenance Issues Crack in Floor



Water damage to wall from Roof Leak



Medical Isolation Cell – Not a true isolation system – no separate air system



Sink for inmates – Water leaks



Open hole allowing birds to small area in roof due to Eve Dropping issue



Maintenance Issues



Back loading deck – Needs repairing



Maint. Issues – Rails need painting



Maintenance Issues – Cracks, Moss



Maintenance Cost – Past Years

FY 2013	\$ 5,403
FYE 2012	58,412
FYE 2011	174,716
FYE 2010	86,112
FYE 2009	59,520
FYE 2008	59,572
FYE 2007	137,301
FYE 2006	49,656

Let's look at the estimated cost

- 16. *Ten new medical isolation cells* – 8 males and 2 females – Coming with new State Mandated Build Code Changes
 - Est. Cost – \$765,540 if \$180 per sq ft.
 - If \$150 per sq ft. - \$637,950

<p><u>Let's look at the estimated cost</u></p> <ul style="list-style-type: none"> 8. The new key system, CCTV system, security system, fire alarm system, HVAC computerized control system. <ul style="list-style-type: none"> Est. Cost – \$431,725 	<p><u>Let's look at the estimated cost</u></p> <ul style="list-style-type: none"> 11. <u>New roof system for facility.</u> <ul style="list-style-type: none"> Est. Cost – \$350,000
<p><u>Let's look at the estimated cost</u></p> <ul style="list-style-type: none"> 3. <u>New HVAC System</u> – Current system been in place since 1996. <ul style="list-style-type: none"> Est. Cost – \$170,000 	<p><u>Let's look at the estimated cost</u></p> <ul style="list-style-type: none"> 1. and 2. <u>Minor damaged walls need to be repaired, recaulked and painted.</u> <ul style="list-style-type: none"> Est. Cost – \$108,000
<p><u>Let's look at the estimated cost</u></p> <ul style="list-style-type: none"> 4, 6, 7, 9, 10. <u>Lights, floor finish, ceiling, ceramic tiles in showers and toilets, new washers and gas dryers, and exhaust fans.</u> <ul style="list-style-type: none"> Est. Cost – \$134,600 	<p><u>Let's look at the estimated cost</u></p> <ul style="list-style-type: none"> 12, 13, 14, 15, 18. - <u>Remaining items:</u> Generator upgrades, Grease separator, Muffin Monster Grinder System, Staff's GPS personal security monitor system. <ul style="list-style-type: none"> Est. Cost – \$127,000
<p><u>Grand total - estimated cost</u></p> <ul style="list-style-type: none"> Total Project estimated at \$2,086,865 Architect Fees at 9% of actual cost \$187,817.85 Grand total all cost - \$2,274,683 	

Mr. Murray and Mrs. Harris also shared a copy of the semiannual inspection report of the Franklin County Detention Center completed by the North Carolina Department of Health and Human Services Division of Health Services Regulation Construction Section. The inspection report was dated September 18, 2012 and addressed some of the noncompliance issues noted within the report.

The following list of noncompliance issues will be addressed if the proposed renovation is approved.

- Paint necessary items
- Roof and wall repair
- Natural light admitted in the medical isolation cell

The following list of noncompliance issues not will be addressed if the proposed renovation is approved.

- There is a no juvenile area at the jail.
- The sprinkler system will not be updated as the current system is grandfathered.
- An old cart and miscellaneous equipment in storage room 163 by the laundry area should be removed, but have not due to lack of storage space.

The following noncompliance issues have already been addressed.

- The Fire Marshal inspection is complete.
- Several damaged mattresses in the corridor by the control room have been replaced with new ones
- It is recommended that more medical isolation cells be added to accommodate the needs of the inmates. There is only one medical isolation cell at this time, however the detention center is not out of compliance at this time.
- A medical plan has been updated.

Mr. Murray suggested borrowing approximately \$2 million to fund the jail renovation project. He said interest rates are good and suggested payment be spread over a ten-year period.

Commissioner Swanson suggested the Board consider making needed repairs to bring the jail into compliance. He said delayed spending on the jail in the past has created the need to spend such a large amount of money now.

Commissioner Dunston made a motion to engage Architect Surapon Sujjavanich to move forward with jail renovation design as presented. The motion was seconded by Commissioner Swanson and carried unanimously with all present voting "AYE."

At 6:27 P.M., Commissioner Dunston made a motion to adjourn the meeting, seconded by Commissioner Swanson. The motion duly carried with all present voting "AYE."

E. Shane Mitchell, Chair

Kristen G. King, Clerk to the Board

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