

JAIL UPDATE

January 3, 2023



Muscogee County Jail

- Located at 700 10th Street
- Current Capacity: 1069 beds
- Comprised of 4 sections
 - Columbus Stockade – Used for Trustees
 - County Jail – constructed in 1959 (63 Years Old – No Longer in Use)
 - Tower I – Constructed in 1985 (37 Years old)
 - Tower II – Constructed in 2002 (20 Years old)

Analysis of the Columbus, GA Jail Complex

- Summary of Existing Conditions
- Options for Improvements
 - Minimum Recommendations
 - Phased Construction
 - New Construction

*Assessment conducted in 2022
by Jericho Design Group, LLC

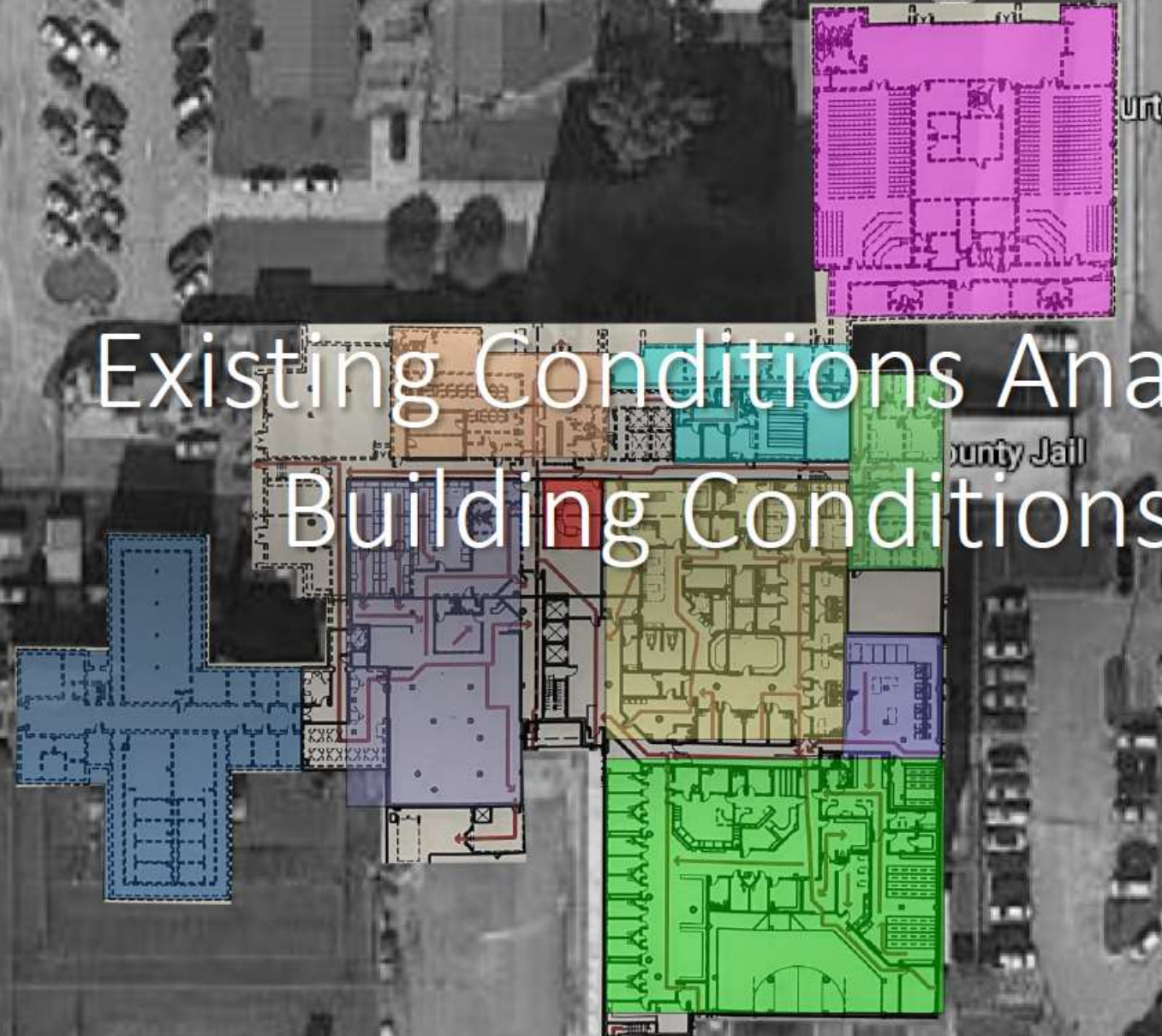


6th Ave

6th Ave

6

Designs By Dee Dee



Existing Conditions Analysis Building Conditions

County Jail

8th Ave

6th Ave

- Most of the Facility components are at end of life. (except the exterior of the newest housing tower)
- Exterior brick veneer is failing
- Plumbing systems are failing
- Ceilings, floors and walls need replacement
- Electronic Security is being upgraded at great cost to an inefficient design





Existing Conditions

- Leaks, Water Damage



Existing Conditions

- Housing – Showers, Cell Areas



Existing Conditions



- Inadequate Infrastructure (Elec & IT)



Existing Conditions



- Design Contributes to Facility Abuse



Existing Conditions



- Design Contributes to Facility Abuse

6th A

6th Ave

6

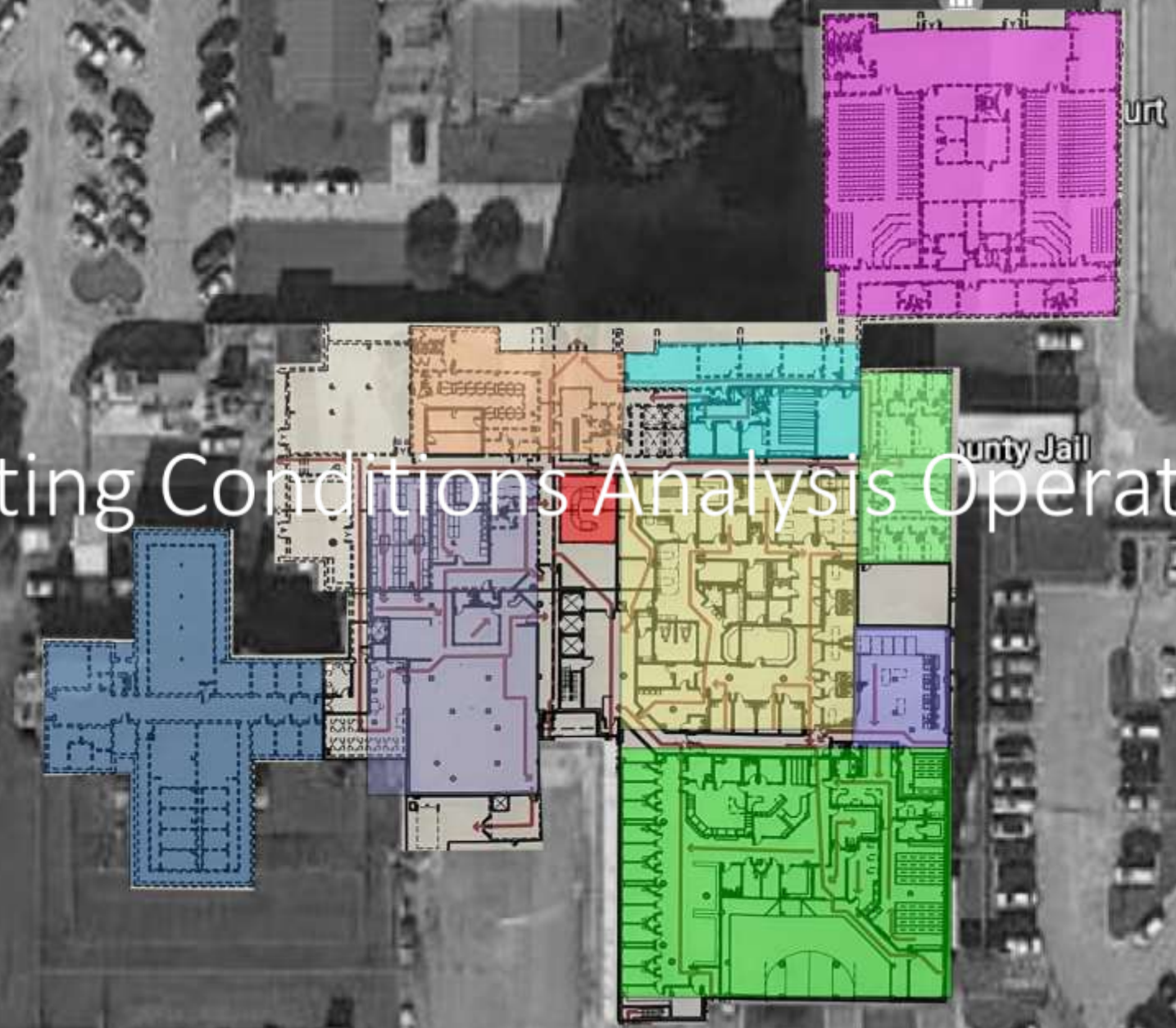
Designs By Dee Dee

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County Jail

8th Ave

Existing Conditions Analysis Operational Issues



- The design of the housing units contributes to a dangerous management situation
- Most support areas do not follow modern jail best practices
- The rise of healthcare and mental health services for inmates has outpaced current facility capabilities



- The facility shortcomings drives a “make do” approach – not best practices
- Staff and inmate safety is compromised due to cross flow in intake and medical areas
- Staff supportive areas are either highly inadequate or non-existent





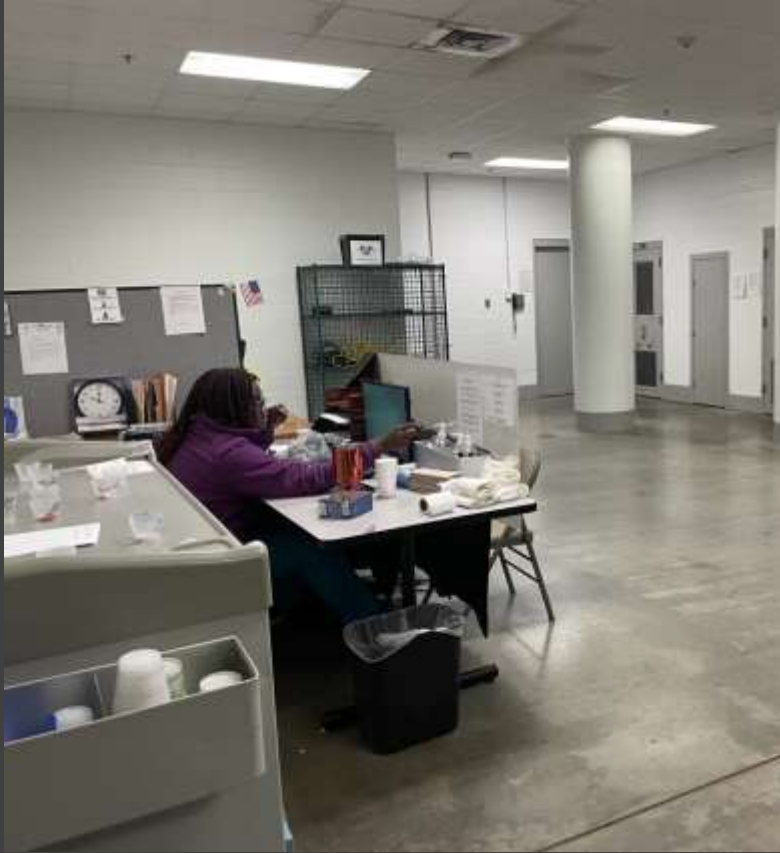
Existing Conditions

- Outdoor Yards are dangerous



Existing Conditions

- Medical / Mental Health



Existing Conditions

- Mental Health / Intake



Existing Conditions

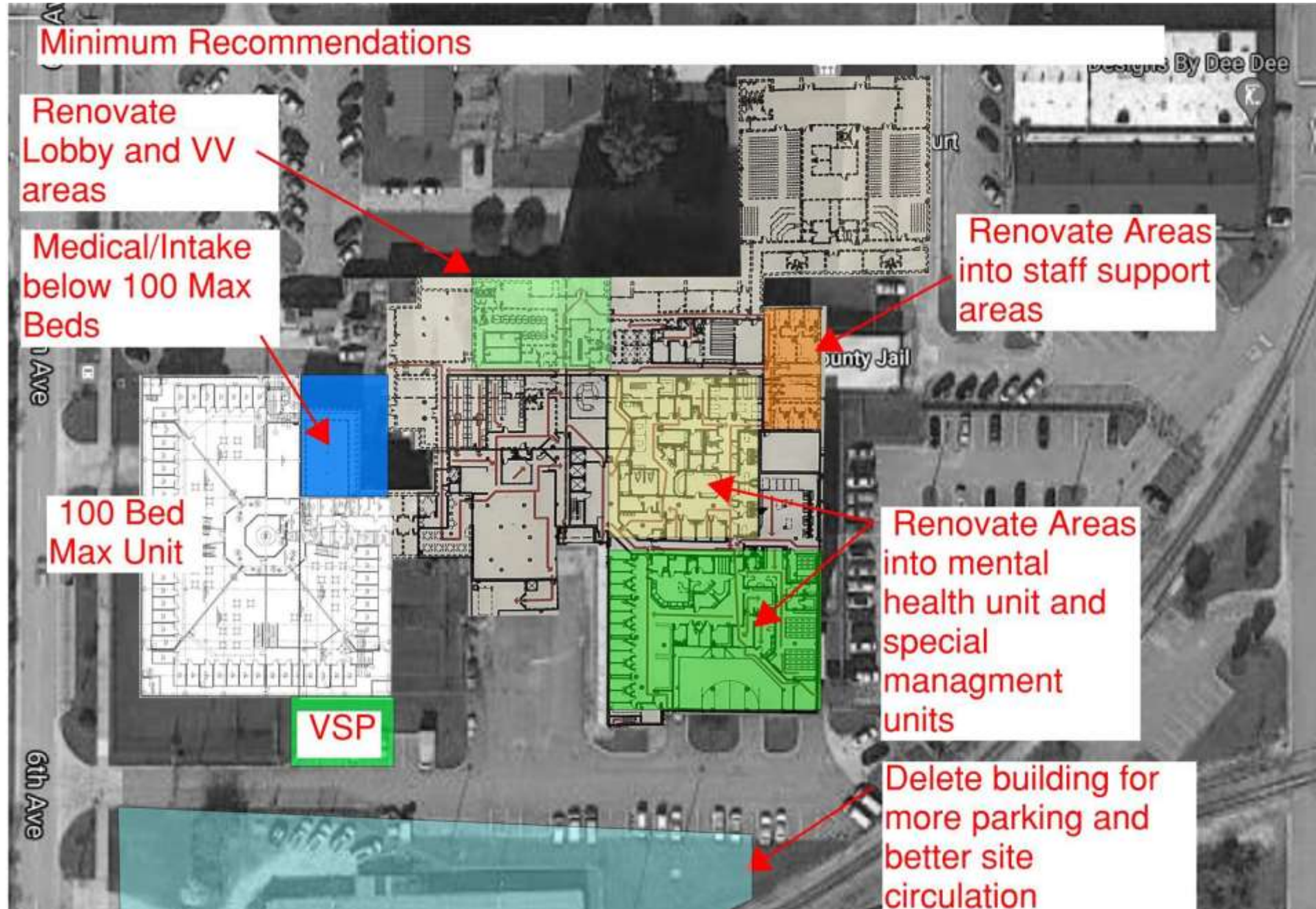


- Property Storage

OPTIONS FOR IMPROVEMENTS



Option One –
Minimum
Improvements
1169 Beds



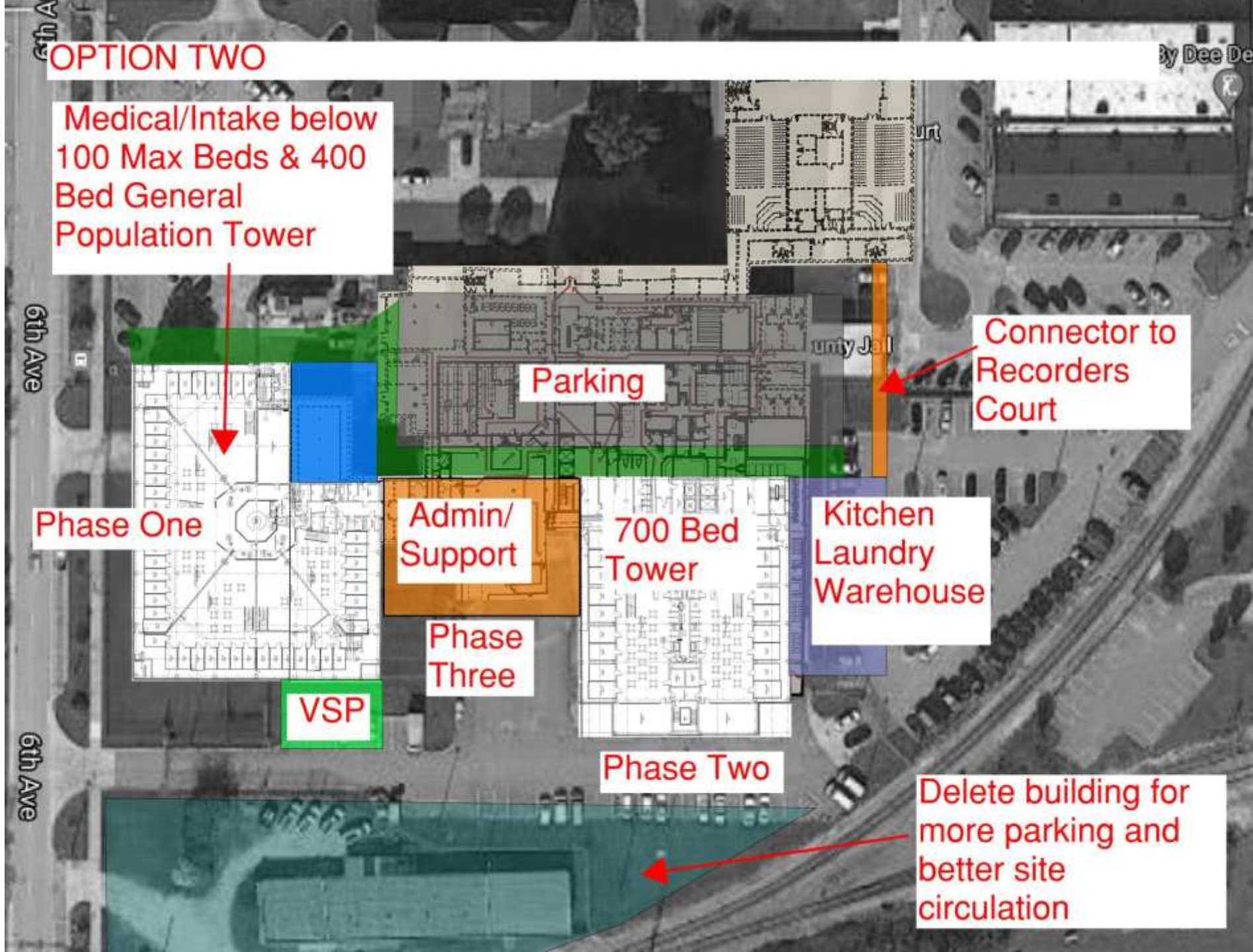
Option One - Minimum Improvements



- Building Stabilization Renovations (Skin & Infrastructure) = \$5-8m
- Renovations = 50,000 SF X \$400/SF = \$20M
- New Construction = 65,000 SF X \$500/SF = \$32.5M
- Site Improvements (Lump Sum) = \$3M

- Total Construction Costs = \$83.5M
- Soft Costs = 20% x \$93.5M = \$18.7M
- Total Project Cost = \$102.2M

Option Two –
Phased
Replacement
1200 Beds



Option Two – Phased Replacement 1200 Beds



- Phase One New Construction = 122,500 SF X \$500/SF = \$66.25M
- Phase Two New Construction = 175,000 SF X \$550/SF = \$96.25M
- Phase Three New Construction = 50,000 SF X \$450/SF = \$22.5M
- Site Improvements (Lump Sum) = \$4M

- Total Construction Costs = \$189M
- Soft Costs = 15% x \$189M = \$28.35M
- Total Project Cost = \$217.35M

Option Three – New Facility

1200 Beds



- New Construction = 1200 Beds x 280 SF/Inmate = 336,000 SF
 - 336,000 x \$500/SF = \$168M
- Site Acquisition (Lump Sum) = \$3M

- Total Construction Costs = \$171M
- Soft Costs = 15% x \$171M = \$25.65M
- Total Project Cost = \$196.65M

Summary of Options

- Option One - Minimum Improvements = \$102.2M, 1169 Beds
- Option Two – Phased Replacement = \$217.35M, 1200 Beds
- Option Three – New Construction = \$196.65M, 1200 Beds



One



Two



Three

JAIL RENOVATION/REPLACEMENT

- Columbus Building Authority Lease Revenue Bonds (Debt Service at 5% is for informational purposes ONLY.)
- Option 1 = \$138 million
 - 30-year annual Debt Service = \$9 million (1.44 mills + \$1.5 million OLOST)
- Option 2 = \$277.5 million
 - 30-year annual Debt Service = \$18.1 million (3.19 mills + \$1.5 million OLOST)
- Option 3 = \$261 million
 - 30-year annual Debt Service = \$17 million (2.98 mills + \$1.5 million OLOST)
- Value of 1 Mill of Debt Service = \$5.2 million
- OLOST Public Safety Annual Availability = \$1.5 million
 - Based on current collections and existing funding commitments

NEXT STEPS...

- Public Works provided an update on December 13, 2002 regarding the ongoing maintenance concerns of the Jail
- RFP No. 23-0003 and 23-0004 issued on December 6, 2022
 - Space Planning and Programming & Schematic Design Services for the Muscogee County Jail
 - Construction Manager as General Contractor Services for the Muscogee County Jail
- Bids were due on December 30, 2022

QUESTIONS