

A photograph of the Muscogee County Jail, a large, multi-story brick building with a central tower. The building is surrounded by a green lawn and a concrete walkway. A black SUV is parked on the left side. A sign on the left points left with the text 'MUSCOGEE COUNTY'. The sky is overcast. The text 'Muscogee County Jail' is overlaid in a large, bold, black font across the center of the image.

Muscogee County Jail

Presented by:
Drale Short
Director of Public Works
06/04/2024

Muscogee
County Jail
Short-Term
Recommendatio
ns

- Contents:
 - CGL -
Maintenance Cost
 - Gilbane Repair
Cost
 - Recommendations

CGL COMPANIES

- CGL is the Georgia Statewide Contract holder for Facility Maintenance Services.
- 30 years of experience in Facility Maintenance and Preventative Maintenance Programs.
- Currently managing the maintenance for 25M sf of facilities.
- Has over 400 plus staff working in facilities in Georgia and across the United States.

CGL COMPANIES

- Benefits:
 - Provide preventative maintenance and repairs for all building systems and equipment.
 - Provide Energy Management
 - Offer computerized maintenance management and reporting
 - On-site staff/route services/emergency services.

By partnering with CGL will improve our building performance and will substantially reduce our annual maintenance cost.

CGI Companies Systems Included

- HVAC Systems/Chillers/Boilers – Preventative Maintenance & Inspections.
- Kitchen Appliances – Preventative Maintenance
- Fire Life Safety Equipment/Elevators/Kitchen Hoods – Preventative Maintenance & Annual Certifications
- Generators – Preventative Maintenance & Load Testing
- Water Treatment – Chillers, Boilers, & Associated Piping
- Pest Control – Service & Treatment

CGI Companies Systems Included -Cont.

- Cooling tower - Quarterly & Annual Preventative Maintenance
- Laundry Equipment - Preventative Maintenance
- All Centrifugal and Circulating Pumps - Preventative Maintenance
- Plumbing Fixtures & associated piping
- Sewage Grinder - Preventative Maintenance
- Transfer Switch - Preventative Maintenance

CGI Companies

Preventative
Maintenance:

- Records Court Bldg
 - Muscogee County Jail
 - Muscogee County
Prison
-
- Estimated Annual Cost:
\$1,500,000.
 - **Cost does NOT include
equipment/material
cost**
 - **Cost is for Mon-Fri.
Anything outside this
time is billed at time
and a half.**
-
- CGI will provide 7
fulltime staff with
Regional Oversight

GILBANE REPAIR RECOMMENDATIONS

- Requested to do an assessment on what is currently needed to ensure life safety and security measures are within the guidelines of the Dept. of Justice.
- Gilbane is one of our current partners working with the Muscogee County Jail Project team to identify the best course of action for this facility.
- Has significant insight on the internal condition of the jail.

GILBANE REPAIR REPORT

- Gilbane Repair Report is broken down into 4 categories:
 - Facility Repair/Maintenance
 - Operations
 - Security
 - Building Systems

GILBANE REPAIR REPORT

- Category 1 – Building Maintenance
 - Building Façade
 - Roofing and Perimeter Copings
 - Acoustical Tile Ceilings
 - Security Glazing Replacement
 - Repainting

GILBANE REPAIR REPORT

- Category 2 – Operations
 - Supplemental Space
 - Supplemental Staff
 - Visitation – move to fully remote/virtual visitation.

GILBANE REPAIR REPORT

- Category 3 – Security
 - Video Surveillance System
 - DAS Communication System
 - Supplemental Cameras

GILBANE REPAIR REPORT

- Category 4 – Building Systems
 - Leaking Pipes (Separate Contract \$126.00 – \$190.00 per hour)
 - Installation/replacement of Isolation Valves
 - Replace Lightning Protection
 - Surge Protection

Gilbane Repair Recommendations

Description	Low Cost	High Cost
Sidewalk Scaffold with Lighting	\$ 44,352.	\$ 57,658.
Removal of Brick/Replace with Stucco	\$ 8,042,496.	\$11,354,112.
Fencing/Guard System/Perimeter Bldg B	\$ 14,488.	\$ 62,093.
Repair/Replace Existing Roof	\$1,014,774.	\$ 2,497,905.
Remove/Replace Ceiling Tile & Grid	\$ 345,413.	\$ 1,381,654.
Replace Security Glazing	\$2,800,000.	\$ 3,990,000.
Repaint Walls	\$4,605,512.	\$ 6,908,268.
Modular Units	\$ 700,000.	\$ 2,100,000.
Build Video Visitation Center	\$ 4,200,000.	\$ 7,840,000.
Single Camera Replacement	\$ 1,680.	\$ 7,000.
Replace Amplifier	\$ 10,000.	\$ 12,000.
Add Additional Cameras	\$ 168,000.	\$ 700,000.
Leaking Pipes	\$126.00 Per Hour	\$190.00 Per Hour
Valve Replacement	\$ 100,800.	\$ 168,000.
Replace Lighting Protection/Add Ground Loop	\$ 114,800.	\$ 170,800.
Add Surge Protection	\$ 42,000.	\$ 70,000.
Total Low Cost/High Cost	\$22,204,315.	\$37,319,490.

Gilbane Recommended Repairs

- Gilbane Recommended/Estimated Cost:
 - **High: \$37,319,490.00**
 - **Low : \$22,204,315.00**
- This includes all recommendation life saving measures as well as security measures.

Cost Summary

- Estimated Cost

- Year 1 \$37,319,490
 - Contingency: \$ 500,000
 - Total Estimated: \$37,819,490

- Year 2: \$1,500,000. (Maintenance Contract Cost)

- Year 3: \$1,500,000.

*All three years include an additional estimate of \$209,559. for the work order contract for pipe leaking repair at \$190.00 per hour.

Recommendations

- Preventative and Standard Maintenance are crucial to the health of any building. We recommend funding be approved to hire CGL Companies for annual maintenance and preventative maintenance services as well as funding to contract Gilbane for the identified repairs.
- Estimated Combined/Total Cost Year 1:
\$37,419,390

QUESTIONS

?