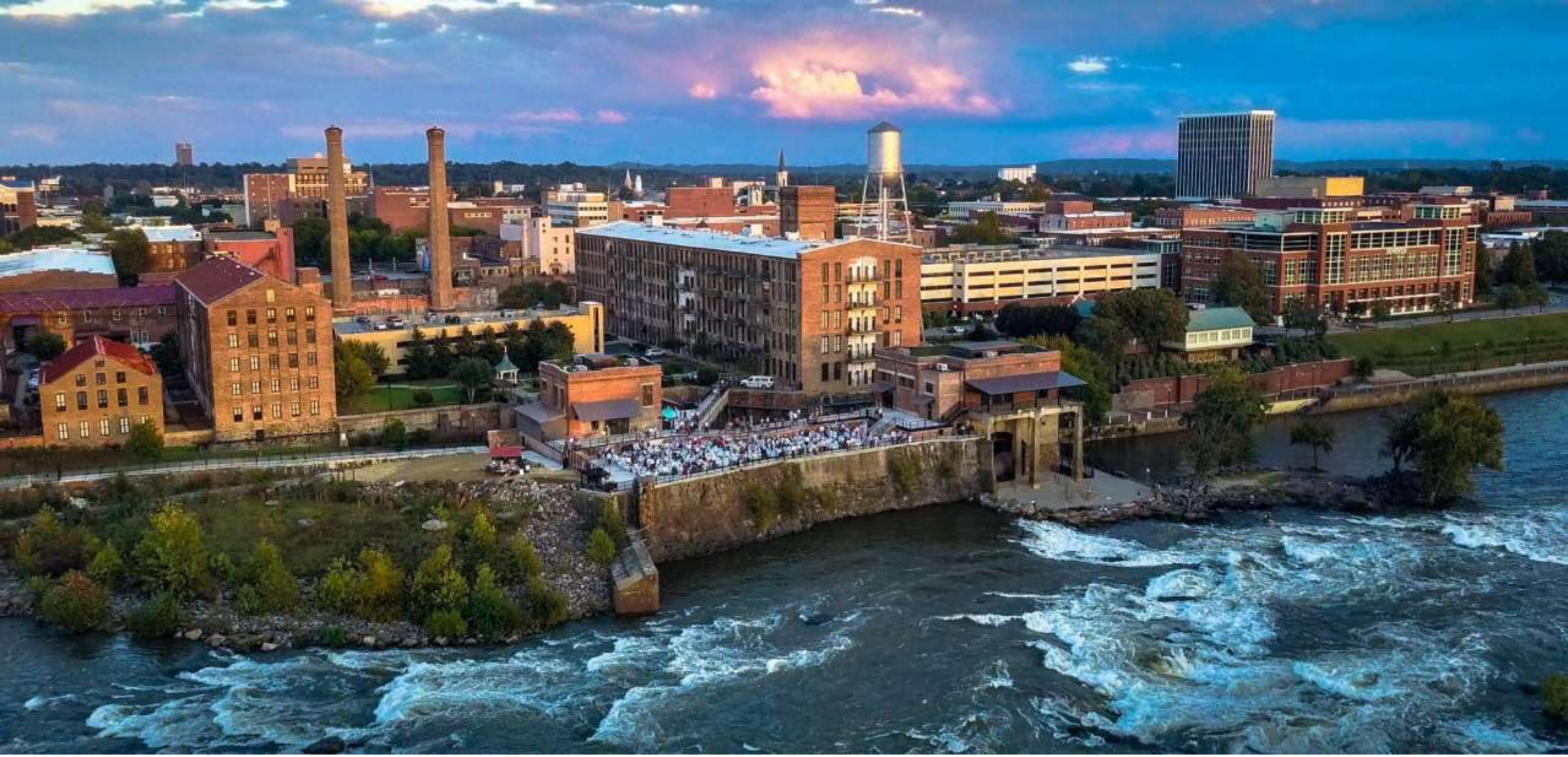

SLAM

bgp barnes gibson partners ARCHITECTS

JERICHO design group

COUNCIL PRESENTATION (DRAFT)

Muscogee County Jail Masterplan

6/18/24

AGENDA

01 Repair & Maintenance Recommendations

02 Programming Process

03 Final Programming Report

04 Site Options

01

REPAIR & MAINTENANCE

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SHORT TERM IMPROVEMENT - RECOMMENDATIONS

Facility Repair/ Maintenance

1. Building Envelope. The failing building envelope and exterior brick is a potentially imminent safety issue and should be addressed. There are a progression of options to consider:

2. Roofing and perimeter copings. The EPDM roof system is between 15-20 years old and is showing signs of water intrusion both within the building and under the membrane (evidenced by loose and bowing insulation boards).

3. Acoustical Tile Ceilings. Where feasible, due to code, security, and safety constraints, we recommend removal of existing acoustical panel ceilings and grids.

4. Security Glazing Replacement. Replace scratched, clouded, damaged glazing panels at interior dayrooms to improve sightlines and observation.

5. Repainting. Repaint intake area and intaking holding cells. Best practice in most jails is repainted areas every 3-5 years to improve sanitary conditions.

Operations

1. Supplemental Space. Water intrusion from failing building envelope and piping has some concentrations that impair current operations. We would recommend providing mobile buildings or portable pods to house the most affected areas. Consider demolition of old sub-standard structures to make space on-site for modular units. These can be developed within the secure perimeter.

2. Supplemental Staff. Provide additional staffing to improve intake, visitation and general housing supervision.

3. Visitation. Move to fully remote/ virtual visitation. Locate remote video visitation in housing areas to reduce in custody movement

Security

1. Video Surveillance System. The Video Surveillance Systems consist of two systems. The older of the two systems consist of 106 cameras, a mix of analog and IP-based cameras running on the Chinese made HikVision video management system. In the short term there is no reason to replace these cameras if they are performing adequately. But replace them as they fail.

2. DAS Communication System. The Jail uses an 800 MHz Motorola P25 Radio System operating in the public safety band with Model APX 6000 handheld radios. The existing Distributed Antenna System (DAS) originally had two bi-directional amplifier systems distributing the radio signal throughout the Jail. One of the two bi-directional amplifier systems was destroyed by lightning about a year ago. They have since been operating on one bi-directional amplifier system, with loss of control causing the system to transmit on all frequencies. Motorola would need to take measurements within the system and analyze the findings to propose a solution. This should be considered a high priority.

3. Supplemental Cameras. Camera placement should be reviewed to determine if blind spots exist. If so, additional cameras should be implemented to cover the blind spots. This should be considered a low to medium priority depending on the nature and location of the blind spot.

Building Systems

1. Leaking Pipes. Leaking pipes are causing hazards in the building and results in unsafe working areas. Areas impacted include critical spaces like the medical area and evidence / file storage area. There is a progression of options to consider:

a. Set up a workorder contract with a contractor to promptly repair all issues on site when they occur.

b. Install isolation valves on branches and risers to allow maintenance to locate and shut off areas of leakage and repair.

c. Establish modular operation units on site to house critical services impacted by leaking pipes.

2. Lightning Protection System. The system is damaged and potentially inoperable or at risk of creating side flash that may damage the building. The system does not appear to address roof hoods and equipment. Repair existing lightning protection system components and provide NFPA 780 inspection and certification of repaired system.

3. Surge Protection. Surge protection system was not installed based on initial observations.

Provide type 1 surge protective device on the service.

SHORT TERM IMPROVEMENTS - ESTIMATED COST

Facility Repair/Maintenance

1 Building Maintenance

a) Protective barriers/offsets. Provide structured protection below at-risk facades to protect individuals moving at grade from potential falling objects

a.1

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Side walk scaffolds with lighting	lf	140	182	317	$44,352	$57,658

a.2

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Fencing/guard system off around perimeter of building B (2 sides)	lf	39.2	168	370	$14,488	$62,093

b. Removal of all brick and replacement with new support framing, metal studs and stucco or EIFS or temporary facing material

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Removal of Brick and replace with Stucco.	sf	119	168	67,584	$8,042,496	$11,354,112

c. Install some kind of cover system or guard/fencing on affected brick facades, anchored to existing floor structure to prevent the bricks from falling.

c.1

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Mesh Covering Brick	sf		$22.25	70,000	$0	$1,557,842

SHORT TERM IMPROVEMENTS - ESTIMATED COST

c.2

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Remove Brick and Waterproof CMU	sf		$71.02	70,000		$4,971,595

c.3

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Steel Tube and Mesh Covering Brick	sf		101.58	70,000	$0	$7,110,600

2 *Roofing and perimeter copings*. The EPDM roof system is between 15-20 years old and is showing signs of water intrusion both within the building and under the membrane (evidenced by loose and bowing insulation boards)

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Repair/Replace existing roof.	sf	44.8	97.58	55,757	$2,497,905	$5,440,749

3 Acoustical Tile Ceilings. Where feasible, due to code, security, and safety constraints, we recommend removal of existing acoustical panel ceilings and grids.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Remove ceiling tile and grid/Replace Ceiling Tile	sf	1.05	4.2	328,965	$345,413	$1,381,654

4 Security Glazing Replacement. Replace scratched, clouded, damaged glazing panels at interior dayrooms to improve sightlines and observation.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Replace Security Glazing	sf	280	399	10,000	$2,800,000	$3,990,000

SHORT TERM IMPROVEMENTS - ESTIMATED COST

5 Repainting. Repaint intake area and intaking holding cells. Best practice in most jails is repainted areas every 3-5 years to improve sanitary conditions.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Repaint walls	sf	0.7	1.05	6,579,302	$4,605,512	$6,908,268

Operations

1 Supplemental Space. Water intrusion from failing building envelope and piping has some concentrations that impair current operations. We would recommend providing mobile buildings or portable pods to house the most affected areas. Consider demolition of old sub- standard structures to make space on-site for modular units. These can be developed within the secure perimeter.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Modular Units	sf	70	210	10,000	$700,000	$2,100,000

2 Supplemental Staff. Provide additional staffing to improve intake, visitation and general housing supervision.

Information should be studied by the Muscogee County Sheriff Office

3 Visitation. Move to fully remote/ virtual visitation. Locate remote video visitation in housing areas to reduce in custody movement

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Build an Video Visitation Center	sf	420	784	10,000	$4,200,000	$7,840,000

SHORT TERM IMPROVEMENTS - ESTIMATED COST

Security

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Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Single Camera Replacement	ea	1680	7000	1	$1,680	$7,000

2 DAS Communication System. The Jail uses an 800 MHz Motorola P25 Radio System operating in the public safety band with Model APX 6000 handheld radios. The existing Distributed Antenna System (DAS) originally had two bi-directional amplifier systems distributing the radio signal throughout the Jail. One of the two bi-directional amplifier systems was destroyed by lightning about a year ago. They have since been operating on one bi- directional amplifier system, with loss o of control causing the system to transmit on all frequencies.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Replace amplifier	ea	10000	12000	1	$10,000	$12,000

3 Supplemental Cameras. Camera placement should be reviewed to determine if blind spots exist. If so, additional cameras should be implemented to cover the blind spots. This should be considered a low to medium priority depending on the nature and location of the blind spot.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Add additional cameras	ea	1680	7000	100	$168,000	$700,000

Building Systems

1 Leaking Pipes. Leaking pipes are causing hazards in the building and results in unsafe working areas. Areas impacted include critical spaces like the medical area and evidence / file storage area. There is a progression of options to consider:

SHORT TERM IMPROVEMENTS - ESTIMATED COST

a. Set up a workorder contract with a contractor to promptly repair all issues on site when they occur.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Hourly Rate.	HR	126.49	189.868	1	$126	$190

b. Install isolation valves on branches and risers to allow maintenance to locate and shut off areas of leakage and repair.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Valves replacement	ea	1680	2800	60	$100,800	$168,000

c Establish modular operation units on site to house critical services impacted by leaking pipes

See Item 3.1 above

2 Lightning Protection System. The system is damaged and potentially inoperable or at risk of creating side flash that may damage the building. The system does not appear to address roof hoods and equipment. Repair existing lightning protection system components and provide NFPA 780 inspection and certification of repaired system.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Replace lighting Protection/add ground loop	ea	114800	170800	1	$114,800	$170,800

3 Surge Protection. Surge protection system was not installed based on initial observations. Provide type 1 surge protective device on the service.

Description	unit	Unit Cost($) ($) low	($) high	Quantity	($) low	($) high
Add Surge Protection	ea	42000	70000	1	$42,000	$70,000

SHORT TERM IMPROVEMENT - PRIORITIES

Facility Repair/ Maintenance

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SHORT TERM IMPROVEMENT - PRIORITIES

BUILDING ENVELOPE

$ 60,000 - $ 1, 557,842

The failing building envelope and exterior brick is a potentially imminent safety issue and should be addressed. There are a progression of options to consider:

ROOFING + PERIMETER COPING

$2,497,905 - $ 5,440,749

The EPDM roof system is between 15-20 years old and is showing signs of water intrusion both within the building and under the membrane (evidenced by loose and bowing insulation boards).

SECURITY GLAZING REPLACEMENT

$ 2,800,000 - $ 3,990,000

Replace scratched, clouded, damaged glazing panels at interior dayrooms to improve sightlines and observation.

LEAKING PIPES/ PLUMBING

WORK ORDER CONTRACT

Leaking pipes are causing hazards in the building and results in unsafe working areas. Areas impacted include critical spaces like the medical area and evidence / file storage area. There is a progression of options to consider:

SECURITY CAMERAS

$ 168,000 - $ 700,000

Camera placement should be reviewed to determine if blind spots exist. If so, additional cameras should be implemented to cover the blind spots. This should be considered a low to medium priority depending on the nature and location of the blind spot.

Additional engineering and evaluation required to confirm scope of work; budget prices provided are estimated

02

PROGRAMMING PROCESS

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Syllabus

MUSCOGEE COUNTY JAIL MASTERPLAN

COLUMBUS, GEORGIA

FACILITY/SITE ASSESSMENT + PROGRAMMING/PLANNING + SCHEMATIC DESIGN SYLLABUS

JUNE 10, 2024 (REVISED)

DATE	ACTIVITY	ACTION	
Oct. 30	Kick-off Meeting / Introductions	MEETING	PROJ. ADMIN. DESIGN TEAM
Nov. 13	Outline the Process / Distribute Surveys	MEETING (VIRTUAL)	PROJ. ADMIN. DEPARTMENTS DESIGN TEAM
Nov. 27 - 28	Departmental Programming Meetings Review Survey Responses / Tour Spaces Conduct Existing Site/Facilities Survey	USER MEETINGS TOURS SURVEY	PROJ. ADMIN. DEPARTMENTS DESIGN TEAM
Dec. 11	Departmental Program Follow-Up Meetings Review Draft Needs Assessment	MEETING (VIRTUAL)	PROJ. ADMIN. SHERIFF DESIGN TEAM
Jan.30 – Feb.1	Benchmarking Tours	TOURS	PROJ. ADMIN. SHERIFF DESIGN TEAM
Feb. 19	Departmental Follow-up Meetings Review Program Draft & Needs Assessment	USER MEETINGS	PROJ. ADMIN. DEPARTMENTS DESIGN TEAM
March 1	Review Program Draft & Needs Assessment	MEETING (VIRTUAL)	PROJ. ADMIN. SHERIFF DESIGN TEAM
April 4	Site Options Workshop Review Program Update & Draft Building Condition Report	MEETINGS	PROJ. ADMIN. SHERIFF DESIGN TEAM
May 1	Review Site & Blocking + Stacking Options Review Draft Building Condition Report	USER MEETINGS TEAM MEETING SUBMITTAL	PROJ. ADMIN. DEPARTMENTS DESIGN TEAM
June 18	Submit Final Site/Facilities Conditions Report Submit Final Programming & Planning Report	SUBMITTAL	DESIGN TEAM
June 24 – Sept.30	Schematic Design (14 weeks)		
Sept.30 – Oct.28	Cost Estimating (4 weeks)		

Davidson County Benchmarking Tour

Forsyth County Benchmarking Tour

03

FINAL PROGRAMMING REPORT

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Program Update

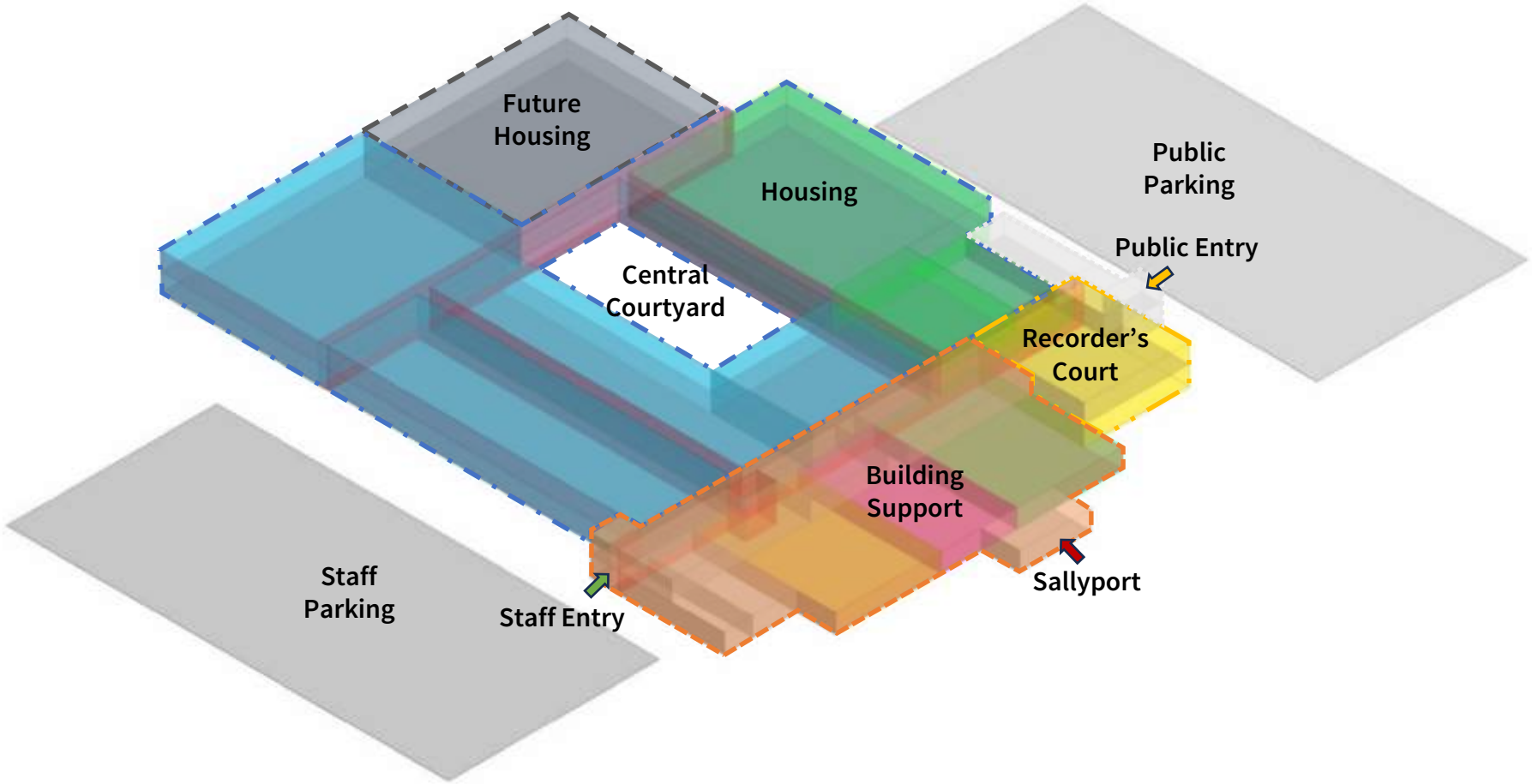
MUSCOGEE COUNTY JAIL SUMMARY			
Space Area	Total GSF	Estimated Building Gross @ 12%	TOTAL SQUARE FEET
RECORDER'S COURT	23,885	2,866	26,752
JAIL PUBLIC AREA/VISITATION	5,797	696	6,493
DETENTION ADMINISTRATION	6,757	811	7,568
BOOKING, TRANSFER AND & RELEASE	13,059	1,567	14,626
MASTER CONTROL	1,140	137	1,277
SECURITY ADMINISTRATION & CLASSIFICATION	3,080	370	3,450
PROGRAM SERVICES SUITE	1,081	130	1,210
MEDICAL SERVICES	15,910	1,909	17,819
FOOD SERVICES	9,022	1,083	10,105
LAUNDRY SERVICES	6,175	741	6,916
WAREHOUSING	5,086	610	5,697
BUILDING MANAGEMENT	2,858	343	3,201
STAFF SUPPORT AREAS - Outside the Secure Perimeter	7,508	901	8,408
Secure Housing Area	340,981	34,098	375,079
TOTALS	**418,453**	**43,395**	**488,600**
		Total Inmates	1600
		SF/Inmate	305

Program Update

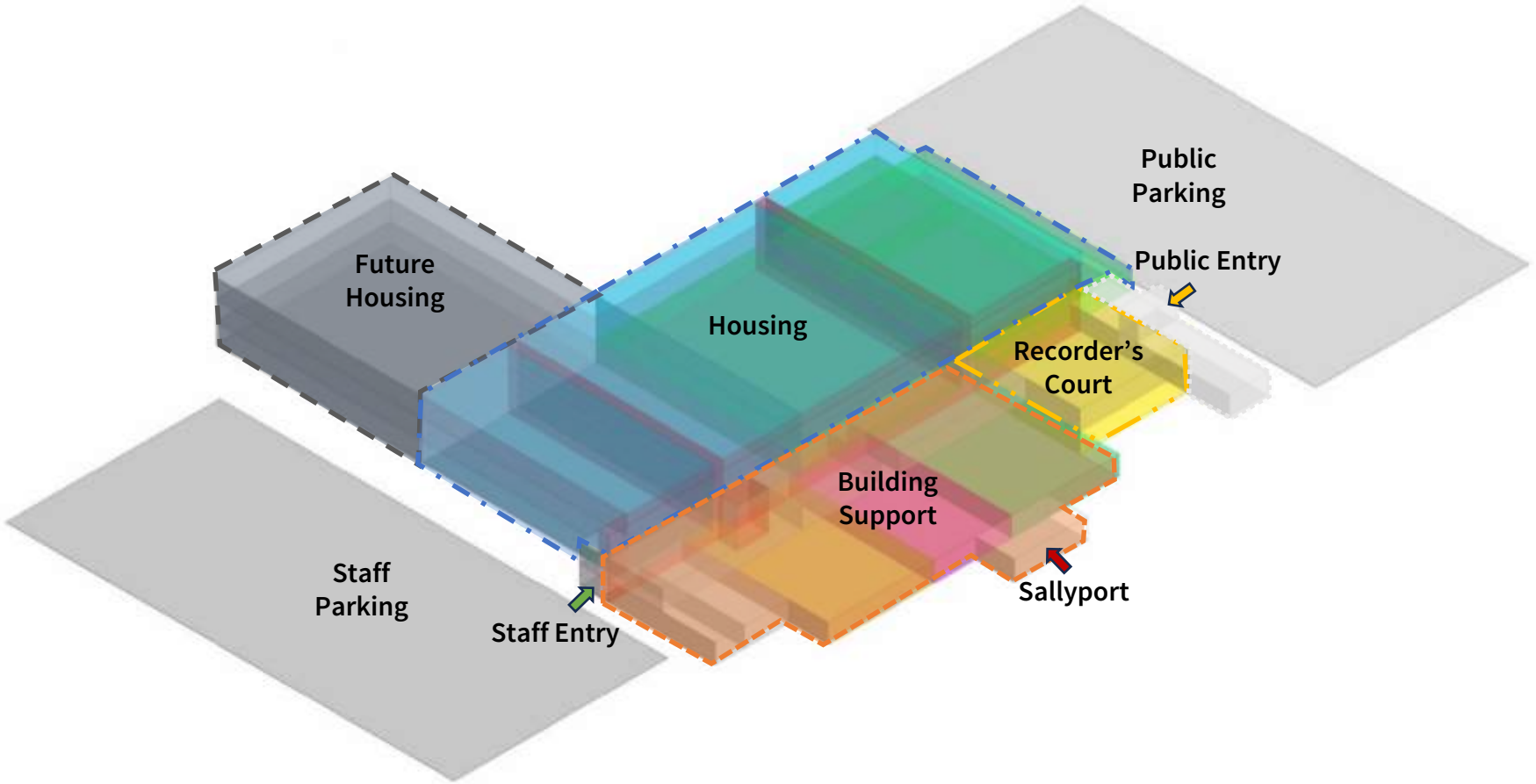
SPACE #	COMPONENT	PERSONS PER AREA	NUMBER OF AREAS	SPACE STANDARD	NSF	COMMENTS
BEDS	**Housing Area Space Program**					
256	Housing Unit Type A - General Population				40,316	**Direct Supervision**
840	Housing Unit Type B - General Population				164,996	**Indirect Supervision**
232	Housing Unit Type C - Segregation				73,817	**Indirect Supervision**
144	Housing Unit Type D - Mental Health Units				37,613	**Direct/Indirect Supervision**
64	Housing Unit Type E - Mental Health Step Down Unit				8,446	**Direct Supervision**
64	Housing Unit Type F - Mental Health Diversion Unit				15,793	**Direct Supervision**
	ESTIMATED BUILDING GROSS @ 10%				34,098	
1600				**Total SF**	**375,079**	

Total Beds

2-Story Plan Diagram



3-Story Plan Diagram



04

SITE OPTIONS

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SITE OPTION 1

Site Attributes:

Approx. 30 acres

Zoning:
Heavy Manufacturing / Industrial

Future Land Use
Public / Institutional

Required Building Setbacks
Front: 30 FT
Side: 20 FT
(combined total setback required for both side yards)
Side Corner: 30 FT
Rear: 30 FT

Required Landscape Buffers
Not applicable.

Maximum Building Height
No Limit

Minimum Lot Width
80 Feet

Minimum Lot Size
15,000 SF

Maximum Lot Coverage
100%

Maximum Density
None

Parking Required
Category of Use – Public Uses
1 space per 250 GSF of office floor area
1 space per 250 GSF of meeting area (without permanent seating)

Parking study may be required.

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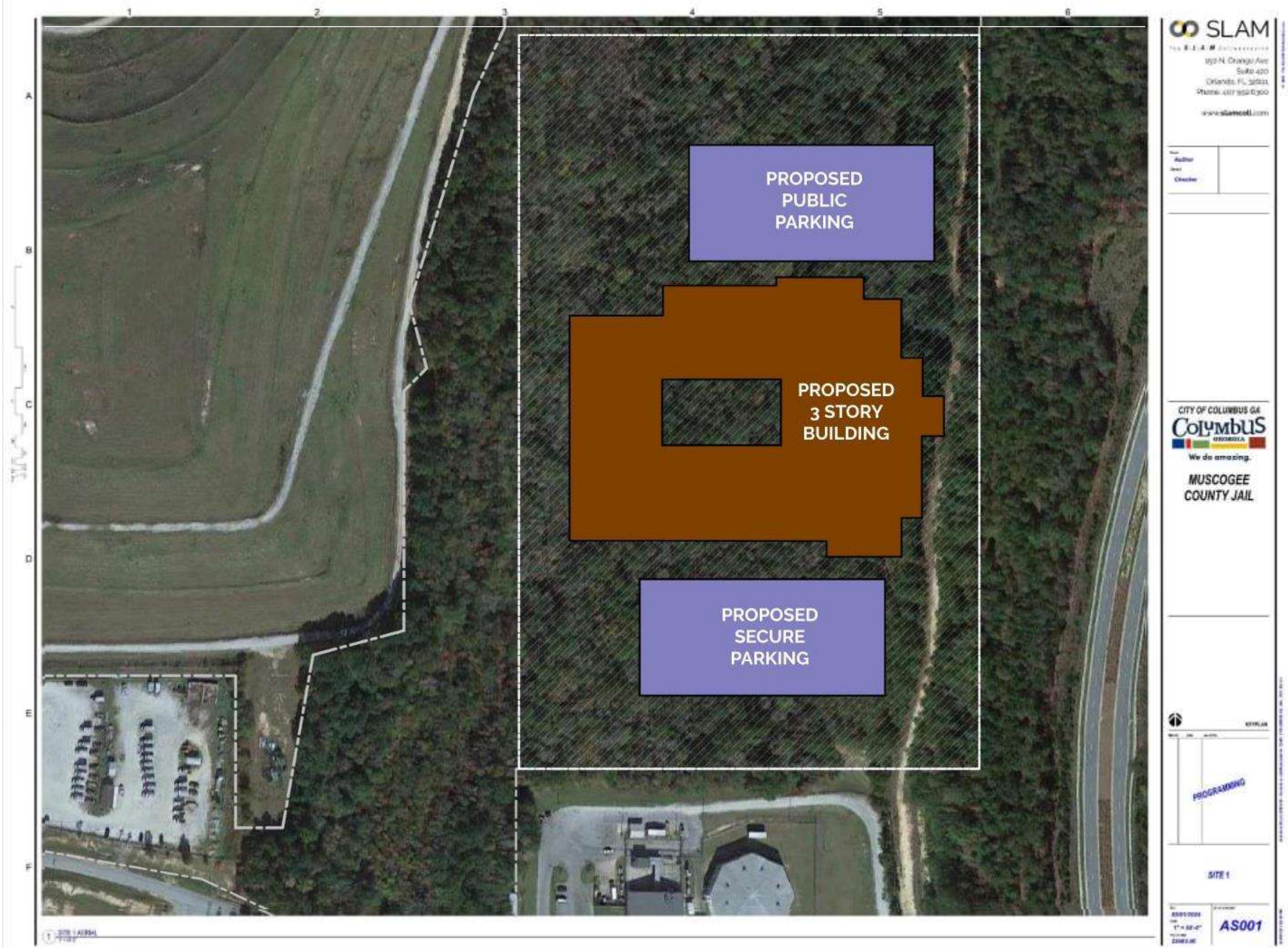
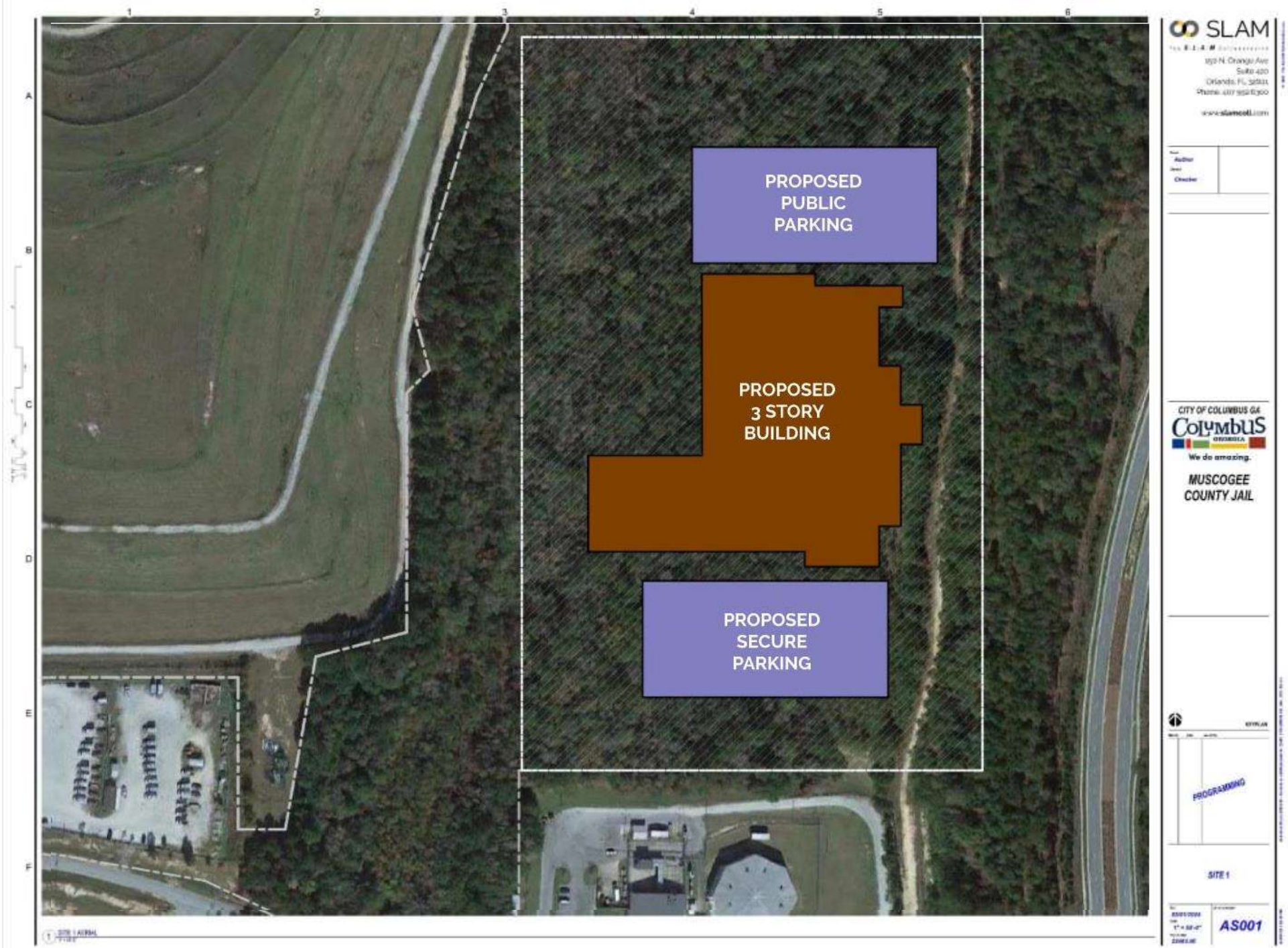
SITE OPTION 1

2-Story Concept Plan

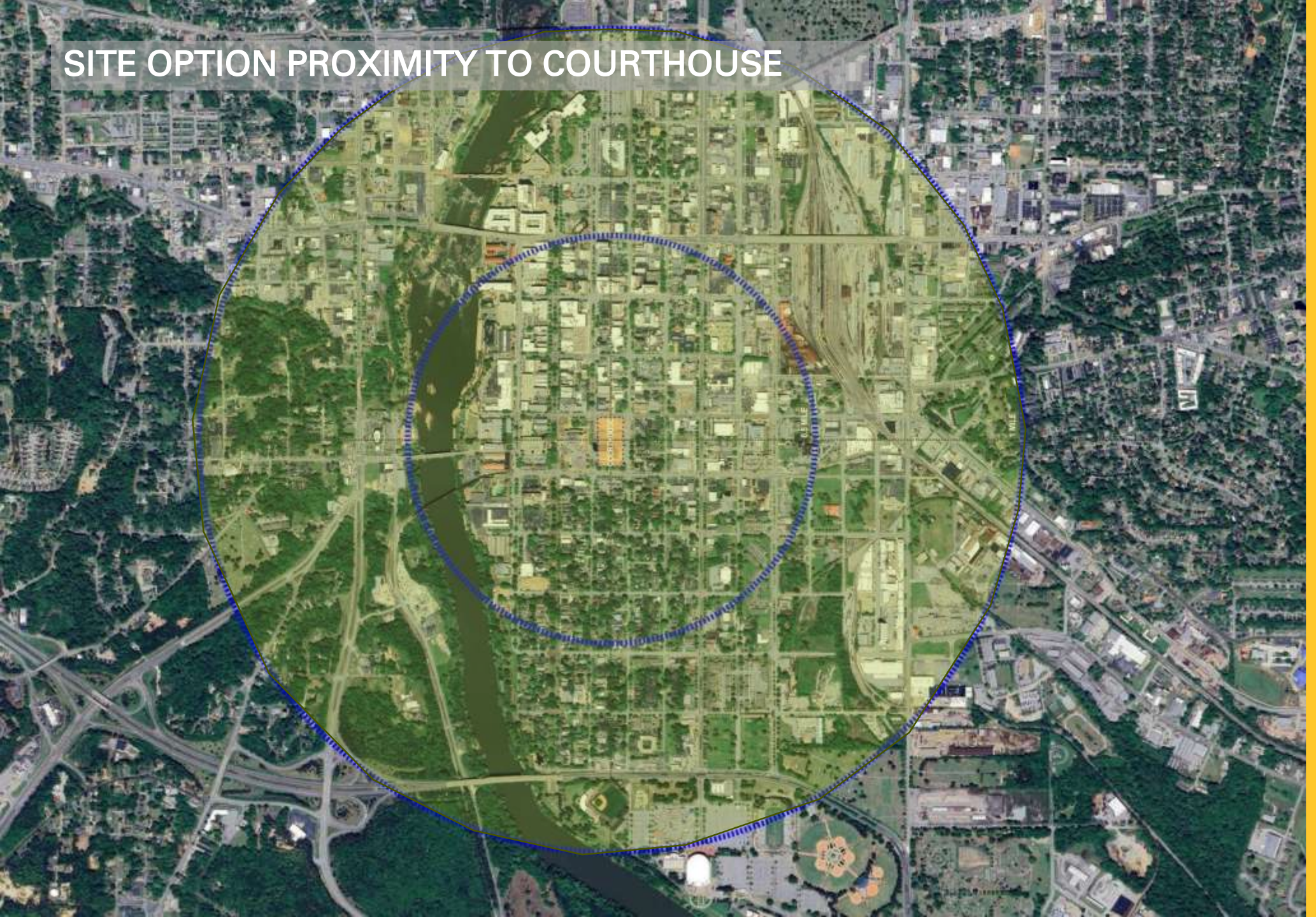


SITE OPTION 1

3-Story Concept Plan



SITE OPTION PROXIMITY TO COURTHOUSE



SITE OPTION 3 (EXISTING)

Site Attributes:

Approx. 13+ acres

SITE COMPARISON

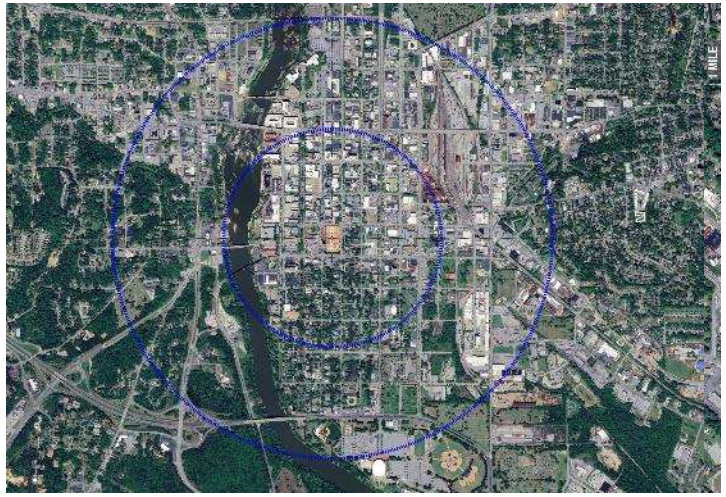
Site 1

Pros:

- Adequate Area for Jail
- Horizontal Development
- Expansion
- City-owned property

Cons:

- Longer Transport Time
- Potential security concerns



Site 2

Pros:

- Within 1 mile radius to Courthouse

Cons:

- Potential Flood Zone; additional fill & stormwater area needed
- Potential additional land purchase needed

Site 3 (Existing)

Pros:

- Close to Courthouse
- City-owned property
- Phased approach possible

Cons:

- Limited area; land purchase needed

SITE COST ESTIMATE COMPARISON

JOB NAME LOCATION	Site Open 1 MUSCOGEE CO. JAIL Columbus, GA.		Site Open 2 MUSCOGEE CO. JAIL Columbus, GA.		Site Open 3(Existing) MUSCOGEE CO. JAIL Columbus, GA.	
CONSTRUCTION DURATION (MONTHS)		30		30		30
GROSS SQUARE FOOT		**488,600**		**488,600**		**488,600**
CELL CONSTRUCTION TYPE		Steel Cells		Steel Cells		Steel Cells
NO. OF CELLS		800		800		800
NO. OF BEDS (not including medical)		1,600		1,600		1,600
COST SUMMARY						
DEMOLITION	$3.34	$1,631,924	$4.34	$2,120,524	$19.34	$9,449,524
SITEWORK	$18.78	$9,175,908	$24.67	$12,053,762	$18.78	$9,175,908
EXCAVATION & FOUNDATIONS	$18.80	$9,183,865	$19.84	$9,693,824	$18.80	$9,183,865
STRUCTURAL FRAME	$58.78	$28,719,908	$58.78	$28,719,908	$58.78	$28,719,908
ROOFING / WATERPROOFING / SEALANTS	$10.78	$5,267,108	$11.78	$5,755,708	$10.78	$5,267,108
EXTERIOR WALL	$32.78	$16,016,308	$32.78	$16,016,308	$32.78	$16,016,308
INTERIOR FINISHES	$35.85	$17,518,604	$35.85	$17,518,604	$35.85	$17,518,604
BUILDING SPECIALTIES	$3.98	$1,944,628	$3.98	$1,944,628	$3.98	$1,944,628
SPECIAL REQUIREMENTS & EQUIPMENT	$6.95	$3,395,770	$6.95	$3,395,770	$6.95	$3,395,770
VERTICAL TRANSPORTATION	$8.78	$4,289,908	$8.78	$4,289,908	$8.78	$4,289,908
FIRE PROTECTION	$4.78	$2,335,508	$4.78	$2,335,508	$4.78	$2,335,508
PLUMBING	$26.67	$13,030,962	$26.67	$13,030,962	$26.67	$13,030,962
H.V.A.C. & BUILDING AUTOMATION	$48.78	$23,833,908	$48.78	$23,833,908	$48.78	$23,833,908
ELECTRICAL	$49.78	$24,322,508	$49.78	$24,322,508	$49.78	$24,322,508
CELLS	$62.78	$30,674,308	$62.78	$30,674,308	$62.78	$30,674,308
DETENTION EQUIPMENT	$35.78	$17,482,108	$35.78	$17,482,108	$35.78	$17,482,108
SECURITY ELECTRONICS	$27.68	$13,524,448	$27.68	$13,524,448	$27.68	$13,524,448
VIDEO VISITATION EQUIPMENT	$7.28	$3,557,008	$7.28	$3,557,008	$7.28	$3,557,008
TOTAL DIRECT	$462.35	$225,904,689	$471.28	$230,269,702	$478.35	$233,722,289
ESCALATION (2%/YEAR)	$ 23.12	$11,295,234	$ 32.99	$16,118,879	$ 38.27	$18,697,783
GENERAL REQUIREMENTS	$ 18.49	$9,036,188	$ 18.85	$9,210,788	$ 19.13	$9,348,892
BOND, INS. & LIC.	$ 36.99	$18,072,375	$ 37.70	$18,421,576	$ 38.27	$18,697,783
CONTINGENCY	$ 46.24	$22,590,469	$ 47.13	$23,026,970	$ 47.84	$23,372,229
GENERAL CONDITIONS	$ 76.29	$37,274,274	$ 94.26	$46,053,940	$ 105.24	$51,418,904
TOTAL EXCLUDING FEE		$324,173,229		$343,101,856		$355,257,879
FEE	$ 23.22	$11,346,063	$ 24.58	$12,008,565	$ 25.45	$12,434,026
TOTAL INCLUDING FEE		$335,519,292		$355,110,421		$367,691,905
COST/BED		$209,700		$221,944		$229,807
COST/SQUARE FOOT		$687		$727		$753
GSF/BED		$305		$305		$305

SITE COMPARISON

Site 1

Conceptual Budget:

- Construction: +/- $335 million
- Design, FFE, Etc.: +/- $70 million
- Total: +/- $405 million

Timeline:

- 3 years from Notice to Proceed

Site 2

Conceptual Budget:

- Construction: +/- $355 million
- Design, FFE, Etc.: +/- $80 million
- Property Acquisition: +/- $25 million
- Total: +/- $460 million

Timeline:

- 5 years from Notice to Proceed

Site 3 (Existing)

Conceptual Budget:

- Construction: +/- $367 million
- Design, FFE, Etc.: +/- $75 million
- Property Acquisition: +/- $5 million
- Total: +/- $447 million

Timeline:

- Phase I: 3 years for Notice to Proceed
- Phase II: 3.5 years from Notice to Proceed