



Kewaunee County
PUBLIC SAFETY FACILITY NEEDS ASSESSMENT STUDY COMMITTEE
AGENDA

September 14, 2020 5:00 p.m.
County Administration Building, 810 Lincoln Street, Kewaunee, WI 54216
Human Services Training Room

1. Call to Order
2. Roll Call
3. Approval of September 14, 2020 Agenda
4. Approval of March 12, 2020 Minutes
5. Review and Discussion of Current Option
6. Discussion of Next Steps
7. Next Meeting
8. Adjournment

The Committee welcomes all visitors to listen and observe, but only Committee members and those invited to speak will be permitted to do so. Persons with disabilities needing special accommodations to attend or participate should contact the County Administrator's Office at (920) 388-7164 prior to the meeting so that accommodations may be arranged.



Kewaunee County
PUBLIC SAFETY FACILITY NEEDS ASSESSMENT STUDY COMMITTEE
MINUTES

March 12, 2020 4:30 p.m.

County Administration Building, 810 Lincoln Street, Kewaunee, WI 54216
Human Services Training Room

Call to Order: Chair Weidner called the meeting to order at 4:30 p.m.

Roll Call: Members Present – Robert Weidner, Doug Doell, Tom Romdenne, Chuck Wagner, Matt Joski, Chris Van Erem, Jason Veese, Scott Feldt, John Cain, Pat Benes, Anne Kulhanek, John Pabich, Sandi Christman

Approval of March 12, 2020 Agenda: Wagner moved, Joski seconded to approve the agenda. Motion carried.

Approval of February 15, 2020 Minutes: Wagner moved, Joski seconded to approve the February 15, 2020 minutes. Motion carried.

Review and Discussion of Interim Presentation: Cain reviewed the updated presentation with the group. The group reviewed cost and staffing projections. Feldt relayed concerns given to him regarding the total project cost. Feldt requested that the project costs be broken into three parts: the housing pod (jail proper); the support services area (kitchen, laundry, booking, etc.); and the Sheriff's Department offices. These specific costs will provide a better perspective as to the cost for each function related to the public safety facility. Discussion followed regarding the various spaces and their inclusion in the project and recommendation by the study committee. Other issues were also discussed. The issue of including a basement was rejected by the committee. The issues of emergency management space and a fleet garage was decided by the committee to still be considered.

Slides outlining financial costs and staffing costs/levels was discussed as to the methodology and accuracy. It was noted that other costs such as maintenance, utilities and insurance was not included in the projections. Other discussion followed regarding a referendum for the project and the timing of said referendum. Pros and cons were discussed as to a November referendum or waiting until a later date. This discussion led to the committee asking what is the next step in the process and how does the committee move forward. Weidner indicated that the committee exists until a new County Board is sworn in and the new Chair decides if the committee should continue. The discussion focuses on phase 3 and whether to move forward. The committee agreed that the group has approved and recommended option 7 to the County Board, therefore phase 2 is essentially completed except for a presentation to the Board. Discussion followed on how to inform the current and future board members. A special meeting was decided on for April 14. Joski moved and Doell seconded to accept Phase 2 of the project recommend to the Executive Committee and County Board to accept the proposal (option 7) and move on to Phase 3. Motion carried.



Kewaunee County
PUBLIC SAFETY FACILITY NEEDS ASSESSMENT STUDY COMMITTEE
MINUTES

March 12, 2020 4:30 p.m.

County Administration Building, 810 Lincoln Street, Kewaunee, WI 54216
Human Services Training Room

Other Discussion Items: None

Next Meeting: There will be no meeting until the new County Board is inducted and the new Chair decides whether to continue the committee and appoint members. A special meeting the current and incoming County Board members was tentatively schedule for April 14 at 6:00 p.m.

Adjournment: Wagner moved and Benes seconded to adjourn the meeting. Motion carried. Meeting adjourned at 6:50 p.m.

5. Action Plan - Options

Summary Of All Options Considered

| Option | Recommendation | Cost / Benefit Analysis |
|----------|---|---------------------------|
| Option 1 | Abandon Jail | Study |
| Option 2 | Remodel Public Safety Building | Remove From Consideration |
| Option 3 | Addition and Remodel Onsite | Remove From Consideration |
| Option 4 | New Jail (ONLY) Onsite | Study |
| Option 5 | New Safety Building (Jail, Sheriff, 911) Onsite | Study |
| Option 6 | New Jail Only Offsite (site selection TBD) | Remove From Consideration |
| Option 7 | New Safety Building (Jail, Sheriff, 911) Offsite (site selection TBD) | Study |

5. Action Plan - Options

Option 4 Capital Costs (Bid Summer 2021)

- Construction Cost \$18,975,222
- Other Project Costs (18%) \$2,934,227
- Temporary costs during construction \$4,163,675*

Total Project Cost \$26,073,124

Project Cost Range

Low \$24,769,468
High \$27,376,780

* Includes the cost to house inmates for 18 months during construction, dispatch wages, and moving Dispatch Center equipment.

CONCORD
GROUP

5. Action Plan - Options

Option 5 Capital Costs (Bid Summer 2021)

- Construction Cost \$25,909,682
- Other Project Costs (16%) \$3,811,020
- Temporary costs during construction \$4,163,675*

Total Project Cost \$33,884,377

Project Cost Range

Low \$32,190,158
High \$35,578,596

* Includes the the cost to house inmates for 18 months during construction, dispatch wages, and moving Dispatch Center equipment.

CONCORD
GROUP

5. Action Plan - Options

61

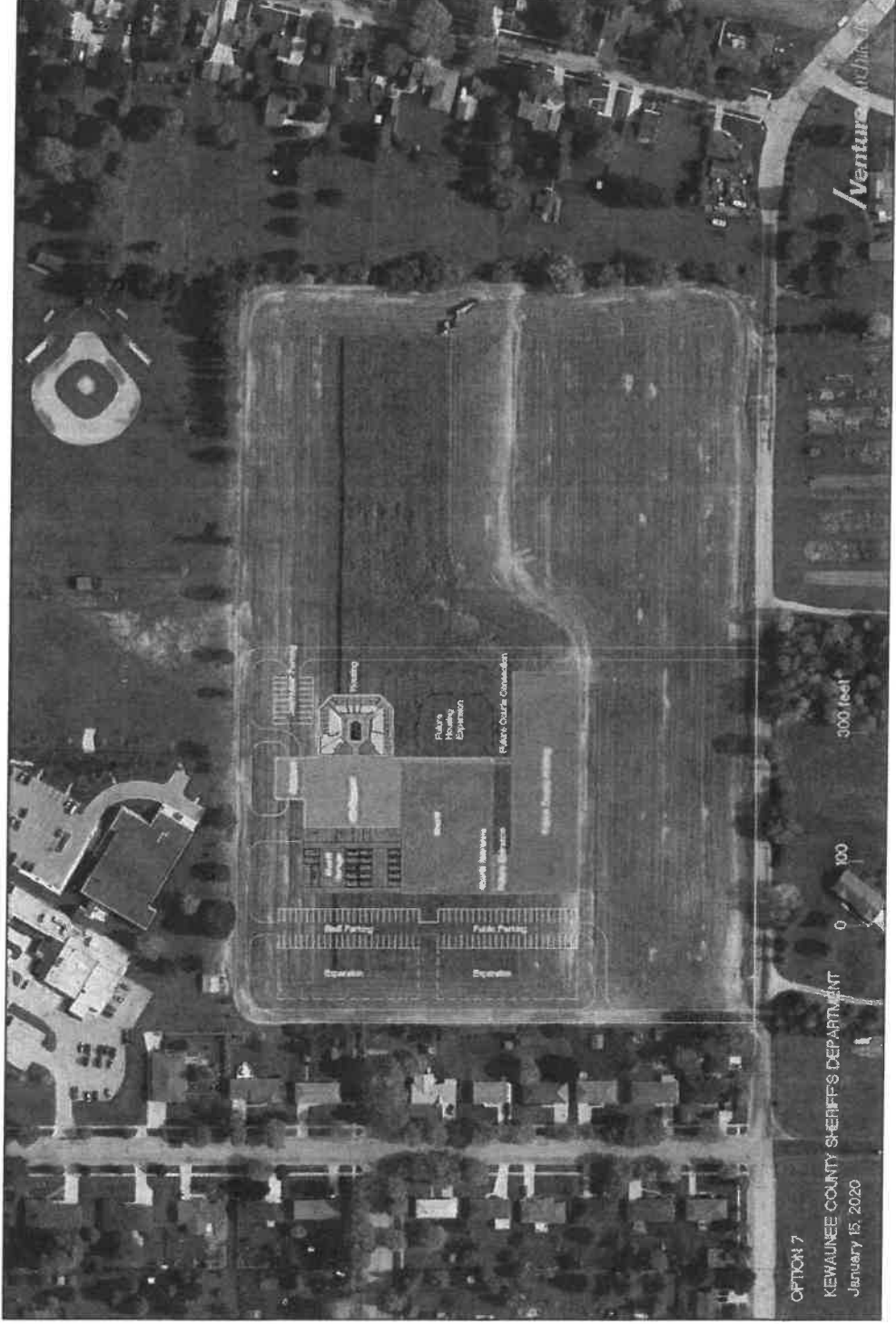
Option 7

Assumptions

- New 52 bed Jail (expandable to 85 beds), Jail Support, Sheriff's Department, and 911 Communication
- Build on open field south of the County HHS Building and inside of the City of Kewaunee
- One story building
- New parking for public and Sheriff/Jail staff
- Building is designed for future expansion of Sheriff / Jail and other County departments

5. Action Plan - Options

Option 7 Site Plan – Building & Parking



5. Action Plan - Options

Option 7

Capital Costs (Bid Summer 2021)

- Construction Cost \$29,529,635
- Other Costs (14.5%) \$4,268,727

Based on Current Construction Costs

Total Project Cost \$33,798,362

Project Cost Range

Low \$32,108,443
High \$35,488,280

CONCORD
GROUP

5. Action Plan - Options

64

Option 7

Analysis & Recommendation – Recommendation

- Site allows for single story construction which is less expensive
- Incorporates a design which will maximize operational efficiencies well into the future
- Provides for future expansion for Sheriff / Jail as well as other County functions
- Is more convenient to County staff / close proximity to HHS / other County departments

5. Action Plan - Options

65

Option 7

Analysis & Recommendation – Recommendation

- Allows for most efficient use of County staffing resources
- Requires transport of inmates between Jail and Courthouse
- Most expensive first cost option

5. Action Plan – Summary

Capital Project Costs (Bid Summer 2021)

| | <u>Low</u> | <u>High</u> |
|-----------|--------------|--------------|
| Option 4* | \$24,769,468 | \$27,376,780 |
| Option 5* | \$32,190,158 | \$35,578,596 |
| Option 7 | \$32,108,443 | \$35,488,280 |

* Does not allow for any future department growth on the Courthouse block.

John Tilleman from The Concord Group, the company who developed the original construction cost budgets, was able to develop the following construction budget information that was requested at our most recent Committee meeting. I have rounded the number for this discussion. These are construction cost numbers and not project cost numbers. I hope this answers the questions that came up at the meeting.

John

| Component | Construction Cost Budget Number |
|-------------------------------|---------------------------------|
| Sheriff (not including Fleet) | \$7,825,000 |
| Fleet | \$ 2,625,000 |
| Jail Housing Pod | \$ 6,960,000 |
| Jail Support | \$ 6,425,000 |
| Sitework | \$ 5,695,000 |
| Total | \$ 29,530,000 |

10.45 M