

LENAWEE COUNTY ADMINISTRATOR'S OFFICE



WILLIAM R. BACON
County Administrator
301 N. Main Street
Adrian, MI 49221

Telephone: (517) 264-4508
FAX: (517) 264-4770

A G E N D A

**CRIMINAL JUSTICE COMMITTEE
FRIDAY, FEBRUARY 10, 1995 - 9:30 A.M.
COMMISSIONER'S COMMITTEE ROOM**

- 1) *Approve minutes of January 5, 1995 meeting*
- 2) *Review Friend of the Court concerns*
 - *payment window*
 - *PC cash register*
- 3) *Sheriff's Department report*
- 4) *Review Sheriff Department's personnel alignments*
- 5) *Review jail options*
- 6) *Other business*
- 7) *Adjournment*

WRB/tjm

FEB 2 A.M.



MECHANICAL CONTRACTING AND ENGINEERING

FRY MECHANICAL , INC.

February 2, 1995

Lenawee County Board of Commissioners
Criminal Justice Committee
% Lenawee County Administrator
301 N. Main
Adrian, MI 49221

Dear Sirs and Madams:

In response to an invitation from your committee, I conducted an investigation of the existing jail facility on January 25th, 1995. Undersheriff, Merlin Mowery assisted me in visiting all areas of the facility and identified current use and/or requirements of each area.

The following observations are offered to assist in your decision-making process. Such are based on the above referenced investigation, prior extensive service performed at the facility and as Mechanical Contractor for the 1974 additions

A.) General observations.

- 1.) The original 1952 and 1974 addition construction materials, concepts, design criteria and code requirements are vastly deficient by today's standards.
- 2.) The building does not approach compliance with current "Americans With Disabilities Act", "Indoor Air Quality Standards" and basic BOCA Mechanical and Plumbing Code requirements.
- 3.) The existing systems have received extensive "patch and repair" treatment where failure was observable. Concern must be expressed for conditions that are buried or concealed.
- 4.) Extensive investment would be required to upgrade the existing kitchen to meet current Department of Public Health Code requirements. The cost would be further compounded by expanding capacity requirements which are obviously considerable.
- 5.) Current laundry facilities would require extensive plumbing and ventilation revisions for code compliance and increased capacity.

- 6.) The multi-story construction greatly complicates the necessary renovation functions and compounds the associated cost.
- 7.) Some of the existing building materials will probably test positive for asbestos content. This condition will add considerable cost to renovation concepts and precludes any building occupancy in removal areas.

B. Heating, ventilating and air conditioning systems.

- 1.) The 1952 section of the building is a composite of system types and concepts used 50 years ago.
- 2.) These systems do not provide any appreciable ventilation air, to maintain reasonable hygienic conditions.
- 3.) Temperature control is non-existent and windows are opened in the winter to attempt to maintain a reasonable temperature.
- 4.) The system is unable to address heating and cooling needs which occur simultaneously in most areas of the building.
- 5.) The system could not be more energy inefficient if that were the intended purpose.
- 6.) The 1974 section is served by a basic multi-zone system. Although newer in concept and age, the system still possesses all the above deficiencies to a slightly lesser degree.
- 7.) The main boiler room has one (1) new boiler which constitutes the only feature not requiring major attention. The balance of equipment would require renovation or replacement to meet current or future needs.

C. Plumbing systems.

- 1.) The existing plumbing piping systems have received extensive repairs. Piping material deterioration is expected to commence at 20 to 25 years of system age. The current building areas are 43 and 21 years old respectively. Thus, the deterioration that is visible is expected, but also indicates that concealed failure is also very probable.
- 2.) The plumbing fixtures in the secured areas have been renovated within the past 20 years. Although they are considered operable, it must be recognized that normal life expectancy is approaching.

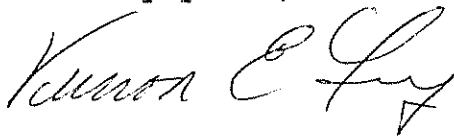
D. Fire protection system.

- 1.) The present fire protection system is limited to hose cabinet style equipment. This does not provide sprinkler protection to the facility areas.
- 2.) Current regulations and/or prudent decision would mandate extensive fire protection expansion.

In conclusion, it is difficult to generate any positive aspects of renovating the existing facility. For each dollar of completed value, a projected cost of two dollars would be required. This is due to demolition cost, multi-story inefficiencies, present segmented floor plan and unknown concealed conditions. If the renovation would be performed while the facility was still being used to house inmates, an additional 30% renovation cost increase will be experienced.

I hope the above information is of use in the decision process. If additional detail is desired, please do not hesitate to contact me.

Sincerely yours,



Vernon E. Fry, P.E.

VEF:eb

**SHERIFF'S PORTION
PUBLIC SAFETY SECTION
CRIMINAL JUSTICE COMMITTEE
FEBRUARY 10, 1995**

- A. Burns, et al Lawsuit/Status

- B. State Radio System

- C. U.S.T.'s /Status
 - 1. \$14,150.67 check

 - 2. \$68,293.66 paid

- D. Pump out/No heat

- E. Motorola's Maintenance Contract - \$7,125.60

- F. Emergency Services
 - 1. Sgt. David LaRowe - March Meeting

- G. New Dishes - Jail

- H. Laser Printer/Records Bureau - \$4,824.00

- I. 26 Jail Releases
 - 1. Tether

J. New Jail Division Employees

1. Funding

K. Jail Project

1. Site Selection

2. Letters from contractors

L. Jail - Month of January

325 Admissions 281 Males 44 Females
High Count - 183 Low Count - 149
Average Daily Count - 166

M. Miscellaneous

N. Adjourn

\$262,105 collected from service suppliers for 911 system on an annual basis.

\$262,105 transferred from Sheriff budget.

Personnel for Jail Division from above funds:

1 Correction Officer at \$31,354	\$31,354
4 Civilian Intake Officers at \$24,209	96,836
2 Additional Sergeant Ranks	<u>9,000</u>
Subtotal	\$137,190
1 Correction Officer at \$31,354 from housing funds	<u>\$31,354</u>
TOTAL	\$168,544
Amend Jail Budget by	\$168,544
Return to General Fund	\$124,915
\$60,000 from T&A telephone funds into Dispatch Center Equipment fund	\$60,000

CITY OF ADRIAN

100 E. CHURCH STREET
ADRIAN, MICHIGAN 49221-2773
(517) 263-2161
Fax (517) 265-8133

Mr. Thomas Neill, County Commissioner
County of Lenawee
301 North Main Street
Adrian, MI 49221

January 18, 1995

RE: Sanitary sewer system upgrade requirements for proposed Parr Highway jail site.

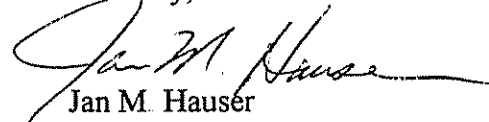
Dear Mr. Neill:

The East Side Interceptor sewer system, which transports sanitary sewage from the east side of Adrian to the waste water treatment plant, is currently at or near it's design capacity. System upgrades will be required in the near future. Costs for the upgrade will be allocated to all users on the system based on usage.

Initial cost estimates for the system upgrade, based on a report from McNamee, Porter, & Seeley, are in the range of \$1,100,000 to \$1,300,000. The Gus Harrison Regional facility is currently allocated approximately 20 percent of the existing sewer system capacity. By comparison, 2 percent can be allocated to the new jail. This places the estimated cost to the new jail at \$26,000.

The system improvements may be several years in the future and unforeseen factors will undoubtedly change the cost estimate. These numbers should be used for budgeting purposes only. Final costs will be based on actual construction costs. If you have any further questions regarding either sanitary sewer or city water associated with the new jail, please contact me.

Sincerely,


Jan M. Hauser
Utilities Engineer

Copies: John Jenkins, Utilities Director
File

ATTACHMENTS

CITY OF ADRIAN

100 E. CHURCH STREET
ADRIAN, MICHIGAN 49221-2773

January 18, 1995

(517) 263-2161

Fax (517) 265-8133

Mr. Kenneth L. McGinnis, Director
Michigan Department of Corrections
Grandview Plaza Building
P.O. Box 30003
Lansing, MI 48909

Re: Gus Harrison Regional Facility
City of Adrian
Future Interceptor Sewer Improvements

Dear Mr. McGinnis:

Sanitary sewer improvements being implemented by Madison Charter Township to serve the Gus Harrison Regional Facility can be accommodated through the City of Adrian East Side interceptor sewer system.

The current service area needs are nearing the East Side interceptor system's capacity. Should additional growth occur within the service area or connections be requested north of Academy Road, the City will need to initiate improvements to the East Side interceptor system.

The improvements would likely include a larger interceptor sewer to replace the existing facility north of Academy Road to the Adrian Regional Wastewater Treatment Facility. The conceptual cost opinion for the improvements suggests a project cost in the range of \$1,100,000 to \$1,300,00. Improvement costs would be allocated to existing users of the East Side interceptor in proportion to their use. The Gus Harrison Regional facility is currently allocated approximately 20 percent of the existing interceptor sewer capacity.

These improvements may be several years in the future; however, we hope this early identification of future sanitary system needs will assist your future budget planning efforts. Should you have any questions regarding future sanitary sewer system needs, please contact me.

Sincerely,

John C. Jenkins, P.E.
Director of Utilities

JCJ:mbh

UTILITIES DEPARTMENT

ADRIAN, MICHIGAN 49221

Office Of The Sheriff
Lenawee County
405 North Winter Street
Adrian, MI 49221

January 31, 1995

Attn: Mr. Richard Germond, Sheriff

Re: Lenawee County Correctional Facility
Program Feasibility Study
Harrison/Landmark

Gentlemen:

With regard to your request to tour the Jail Facility with Undersheriff Mowery and comment on the Harrison/Landmark Feasibility Study, we completed the tour today and offer the following verifications of items found in Section II pages 4 through 7 that appear to be the most serious:

The 8'-6" "floor to floor height" makes installation of ductwork, fire protection, and plumbing nearly impossible

The existing pipe insulation in the jail boiler room does contain asbestos

Most of the cast iron soil pipes must be replaced due to corrosion and subsequent leakage

Spalling brick and eroded limestone would require restoration of all exterior masonry

Inefficient use of energy due to poor insulation antiquated Mechanical System

High overall maintenance costs

Any renovation would be so extensive that prisoners and staff would have to vacate (I don't know those costs)

The building is extremely non-flexible with regards to changing cell orientation and expanding facilities to accomodate A.D.A. and Barrier Free requirements

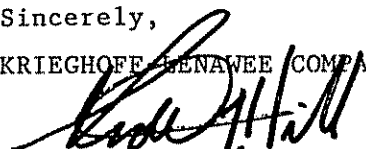
It should be noted that although the facility is not considered old, it has been subjected to 24 continuous hours of abusive use, and would contribute to premature aging. I would verify the analysis of the existing Jail to be accurate.

It would be my opinion that to correct all of the deficiencies, the renovation cost would exceed the Harrison/Landmark estimated cost of \$110.00 per sq. ft. to provide a new facility.

Please contact me if I can be of further service.

Sincerely,

KRIEGHOFF-LENAWEE COMPANY


Scott F. Hill, Vice President