
Gibson County Council
Gibson County Commissioners
Special Joint Session
December 1st, 2020

The Gibson County Council and Gibson County Commissioners met in Special Joint Session on December 1st, 2020, at 4:00 PM at the North Annex Meeting Room.

Members Present: Included Council President Jay Riley, Vice-President Craig Pflug, Councilmen William McConnell, Jeremy Overton, Derek McGraw, Dan Beard, Michael Stilwell; Commissioner President Gerald Bledsoe, Vice-President Mary Key and Commissioner Stephen E. Bottoms and 1st Deputy Auditor Kristy York. Also, in attendance were Gibson County Auditor Sherri Smith and Auditor-Elect Mike Watkins.

Councilman McConnell and Commission President Bledsoe are absent.

The Pledge of Allegiance to the Flag was recited and led by Commissioner Key.

Purpose of the Meeting – Jail Project

County Attorney McDonald told everyone the joint meetings are an important tool he hopes will continue with the new Commissioners coming on board. The joint sessions keep everyone informed and dialog going; open communication is key to success.

Architect, Rick Conner from American Structurepoint is present while Matt Eckerly from Baker Tilly is present via zoom.

Mr. Conner began the presentation. He is going to display the created options on the screen and show everyone what the jail would contain. The various build options are:

- \$41.8 Million, which includes everything in a 288-bed option plus the Sheriff's Office and Community Corrections
- \$36.7 Million, is the 196-bed option, plus the Sheriff's Office and Community Corrections
- \$34.4 Million is the 196-bed option, plus the Sheriff's Office
- \$31.1 Million is the 196-bed option plus Community Corrections
- \$29.2 Million is the 196-bed jail only

All options are designed so expansions and add-ons are easily made in the future. These are the Architects estimates and they are probably a bit on the high side.

Mr. Conner then had a presentation based on the funding Baker Tilly presented in the 11/17/2020 joint meeting. The figures were as follows:

\$24.665 Correctional Facilities Tax Revenue with property tax backup

\$29.665 Correctional Facilities Tax Revenue with EDIT and property tax backup (EDIT and property tax would only be used if the Correctional Facilities Tax Revenue falls short in any given year.)

\$34.365 Correctional Facilities Tax Revenue plus \$550,000 per year EDIT revenue with property tax backup

The Architect recommends building a 288-bed jail, which is a 20-year solution. However, he feels the Council is leaning toward a 10-year solution with only 196-beds. His advice is to go ahead and design the 288-bed jail with both Sheriff's Office and Community Corrections as bid alternates. He feels an option could be added to reduce the 288-beds down to 196-beds. He feels this should be taken to market to see how the bids come in.

Mr. Conner says one of the sites sits at CR 150 S and Old US 41; it contains 15.5 acres and is known as the Cooper Site. The site could handle future expansion; it has 12" water line and 15" sewer line available. He feels the County should get an option to purchase; get a building layout, do soil borings, look at utilities and go thru the re-zoning process. This land does have a floodway. Mr. Jeff Clark feels this land is good value with the water and sewer being in place, plus there is a lift-station across the street. Mr. Conner says this is the 7th site they have vetted, and this site seems to be the best. Councilman McGraw feels zone-ability should be ensured before proceeding; Attorney McDonald will check on this. Attorney McDonald also wants to assure the land will appraise according to State Board of Accounts standards. If an informal zoning answer is received, he will move forward with an option on the land. All of this should show tremendous progress.

The components of the 196-bed jail were reviewed. It would contain 17 4-man cells; 12 2-man cells; 32 1-man cells; and 2 36-man dorms taking the total capacity to 196. The Magistrate Department has been fit into this building as well.

Mr. Conner did make special notation that Community Corrections is ½ its current size, which is based on current and projected numbers.

Mr. Conner then touched base with the amended contract passed out to Commissioners and Council at the joint 11/17/2020 meeting. They changed the scope of the project from a 288-bed jail to a 196-bed jail with an add alternate for the Sheriff's Office and Community Corrections. If they build all of this, the construction budget changed to \$33.5 Million. If they remove the Sheriff's Office and Community Corrections, the construction budget changes to \$26.0 Million. Next, the schedule is identified with a commencement date of 12/8/2020, anticipated

construction date of 9/1/2021, and an anticipated, substantial completion date of 1/2023. The Compensation adjustments for Basic Services which include the design and engineering come in at 7%-10% of the construction cost or \$2,507,000. They broke these amounts down to phases. Specialty services are always more and amount to an additional .75% or approximately \$262,200 and a total of \$2,769,200. Mr. Conner asked everyone to please consider Correctional Facilities as the most complex project to design. Next, he wants to make sure everyone understands the bottom-line number is an all-inclusive number; the County will never pay any more than that amount. Pre-Design costs are not included in the costs outlined on this contract. Mr. Conner feels that Pre-Design Service costs are totaling around \$170,000, at this time. He warns the governing body to be aware that the Indiana Jail Market being dominated by Architects and Construction Managers that closely align themselves with Jail Equipment Suppliers. The Architects specify their products thereby reducing their workload and reducing the Architect's fees. The closed specs will reduce competition; in construction, they will reduce quality and increase construction costs. American Structurepoint is providing an open spec so every qualified supplier can bid. This will increase competition and produce a lower construction cost. American Structurepoint is providing a competitive full-service fee. They have designed, in conjunction with BLR, thousands of jails across the country. Because of this, the County will receive a well-thought-out jail with lower operational and maintenance costs. Spending more money on design will get better construction prices. Operational functionality is huge and that is what American Structurepoint will provide.

Councilman Overton asked how much was allowed for site acquisition and site prep costs. Mr. Conner thinks there was \$200,000-\$300,000 for this item.

Demolition of the current jail is not included in these costs, but there is a 10% contingency and Mr. Conner felt it might cost \$150,000. Commissioner Bottoms has talked to Economic Development Coalition about this; there are grants available for this.

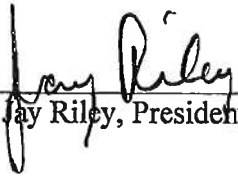
Another thing Mr. Conner wanted to draw attention to is the fact that the State rule says the jail must maintain a 20% vacancy rate to properly classify inmates. This takes a 196-bed jail down to 156, not leaving much room. The old jail might be able to remain standing in order to carry the overload.

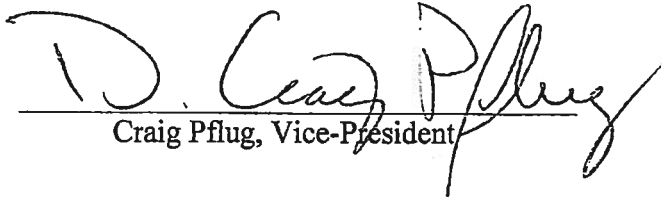
10/13/20 was the last update the County provided to the Courts. On 1/25/21, another update must be provided. They might expect a site picked out and a design in place. They want progress; they will want an updated schedule.

Baker Tilly – Matt Eckerly addressed a previous question regarding a small interest rate change and the effect it might have on this project. If interest would increase 50 basis points, the issue would increase to around \$1-1.5 Million. This could be covered with contingency.

Councilman McGraw motioned to adjourn the meeting. All were in favor of the motion.

Minutes from the December 1st, 2020 Special, Joint Meeting


Jay Riley, President


Craig Pflug, Vice-President

Jeremy Overton, Councilman



Derek McGraw, Councilman

William McConnell, Councilman

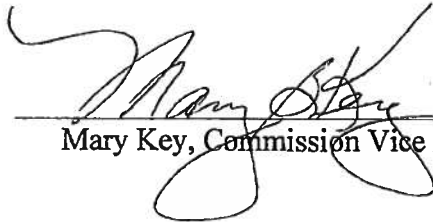


Dan Beard, Councilman

Michael Stilwell, Councilman



Gerald Bledsoe, Commission President



Mary Key, Commission Vice President



Steve Bottoms, Commissioner

Attest:



Sherri Smith, Gibson County Auditor