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Legislation Details (With Text)

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Title:	Capital Improvement Program Amendment Adult Detention Facility (ADF) Expansion and Renovation.				
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Attachments:	1. ADF Renovation and Expansion CIP Amendment				

Date	Ver.	Action By	Action	Result
4/17/2019	1	Board of Sedgwick County Commissioners	Approved on the Consent Agenda	Pass

Capital Improvement Program Amendment Adult Detention Facility (ADF) Expansion and Renovation.

Capital improvement work to the Adult Detention Facility (ADF) was approved as part of the 2019 Capital Improvement budget. The initial scope of the project included renovation of existing space and expansion of the Facility to create additional administrative space for the Sheriff's Office. This amendment adds to the scope of the 2019 project by adding work to replace roofs and generators.

The combined central and southern roof portions of the ADF are 83,876 square feet. Both were inspected in 2018 and received 'F' ratings, indicating that they had less than a year of service life remaining. Recorded deficiencies included holes in the membrane, caulking, counterflashing, and penetration protection failures, as well as multiple missing drain baskets.

Water infiltration has been evidenced throughout the facility to include: elevator 3's car and light fixture, causing it to be temporarily shut down and put out of service; Cor 2's hallway, which consistently has leaks during and after storms, causing slip hazards and/or obstacles for the deputies to have to traverse; the lobby's ceiling, walls, and floors, and the Facility has had to close its doors to the public and shut down their kiosks for fear of hazards and property damage; the training room has had damage to the ceiling tiles and the dry wall, as well as the mental health office; and public bathrooms in the Detention Administration space all have evidence of water damage.

If this is not addressed in a timely manner, it is highly likely that the water damage to the roof and building will not only continue but will be compounded as the roof continues to age and degrade. This will eventually lead to greater damage to the facility and its assets, increased cost to repair, and increased safety concerns for staff and occupants.

The generators at the ADF were originally installed to run as backup power in the event that the

facility's main power source became dysfunctional. Due to the types of functions that ADF provides, it is necessary to ensure power is provided and maintained 24 hours a day, seven days a week. The generators are unable to run at more than 50% capacity because of their mis-synchronization and there is concern about the remaining lifespan of the units, as they are approximately 30 years old.

Failure to replace these units control systems leave the Adult Detention Facility at risk of losing power to many of its controlled systems which could place the inmates and staff at risk.

Benefits of including this work in the ADF Office Expansion and Entry Remodel Project include efficiency, one-time disruption, and cost savings. Bids will be received on April 9 and if the CIP Amendment goes before the BOCC, costs will be adjusted to reflect the bid amount for recommendation rather than estimates.

Alternatives: To not approve the amendment and address these issues as separate CIP projects.

Financial Considerations:6 It is recommended that this project addition be funded using bond proceeds.

Legal Considerations: The Board of County Commissioners is authorized to amend the Capital Improvement Program under K.S.A. 19-120. Approval requires a simple majority vote.

Policy Considerations: Six of seven CIP Committee members voted; the vote of the Committee was unanimous in support of the project amendment.