

# Lake County Public Safety Center:



***Programming Stage Update***

***29 November 2022***

# RFQ Process

## RFP Issued

Nov. 19, 2021

Prepared Request for Qualifications (RFQ) document with assistance of PMC Consultants and the LC Prosecutors Office.

Posted and Advertised until December 20, 2021.

## Pre Qual Conf.

Nov. 29, 2021

Conducted voluntary meeting for interested parties. County Commissioners, Sheriff and Administrator presented background information.

## Interview #1

Feb. 22/23, 2022

Interviews and scored:

Bowen

DLZ

DLR

HOK

## Interview #2

March 23/24, 2022

Interviewed:

DLR

HOK

HOK was selected and approved via Resolution on April 7, 2022



# Project Background

## Existing Facility Opened: January 1990

- 353 Bed Capacity
  - 100 inmates under the Lake County Court system were brought over in 1990
- Current facility is full and significant rehab is needed
- 2018 ADP (Average Daily Population): 385
- Operational challenges:
  - Male vs. Female inmates compared to 1990
  - Misdemeanants v. Felons compared to 1990
- Inadequate medical facilities
- Operational challenges associated with mental health and substance abuse



# Project Background

- Since 2014 three major studies have been done on the jail:

*2014: Lake County Public Safety Complex (Feb. 2014)*  
*2018: Lake County Jail Façade Evaluation Report*  
*2019: Lake County Ohio Jail Analysis (Aug. 2019)*

- The jail requires millions of dollars in renovations and recommended the jail needs replaced
- All mechanical systems and elevators are at “end of life” and jail renovation would not create the needed beds to handle the expanding jail population into the future
- Roof needs complete removal / replacement
- Lack of flexible space for training



# Project Background

- Inadequate space for substance abuse programs and training
- Inadequate space for mental health counseling
- Undersized service areas (ex. kitchen & laundry)
- Need for additional space for Sheriff's Office Administration:
  - General office, conference and training space
  - SWAT
  - Evidence storage

# Program Process

## Stage 1

- Kickoff / Visioning
- User Group Work Sessions
- Architectural Space Program
- Site Concept Development
- Site Review
- Rough Order of Magnitude

May - June

June

June - July

July - August

August

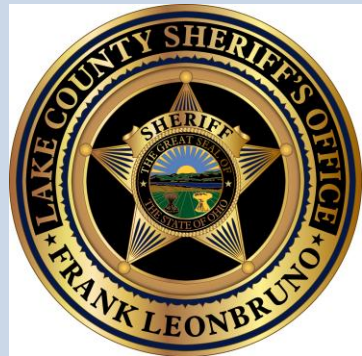
September - today

## Stage 2 (Future)

- Schematic Design
- Design Development
- GMP Drawings / Specifications
- Design / Build Construction Documents
- Construction



# Program Results



| HOK SPACE PROGRAM - 504 BEDS |   |                 |                 |                      |                |          |
|------------------------------|---|-----------------|-----------------|----------------------|----------------|----------|
| ROOM NUMBER                  | ROOM NAME                                       | NET SQUARE FEET | GROSSING FACTOR | GROSS SQUARE FOOTAGE | NUMBER OF BEDS | COMMENTS |
|                              |   |                 |                 |                      |                |          |
| 1.000                        | ENTRANCE, SCREENING AND VISITATION              | 3,808           |                 | 4,570                |                |          |
|                              |   |                 |                 |                      |                |          |
| 2.000                        | STAFF SUPPORT TOTAL                             | 7,780           |                 | 9,336                |                |          |
|                              |   |                 |                 |                      |                |          |
| 3.000                        | SHERIFF ADMINISTRATION TOTAL                    | 12,217          |                 | 14,660               |                |          |
|                              |   |                 |                 |                      |                |          |
| 4.000                        | PROBATION                                       | 6,480           |                 | 7,776                |                |          |
|                              |   |                 |                 |                      |                |          |
| 5.000                        | JAIL ADMINISTRATION TOTAL                       | 3,868           |                 | 4,642                |                |          |
|                              |   |                 |                 |                      |                |          |
| 6.000                        | JAIL INTAKE TOTAL                               | 14,760          |                 | 17,712               | -              |          |
|                              |   |                 |                 |                      |                |          |
| 7.000                        | VIDEO COURT, PROGRAMS TOTAL                     | 3,030           |                 | 3,636                |                |          |
|                              |   |                 |                 |                      |                |          |
| 8.000                        | YOUTH HOUSING TOTAL                             | 1,580           |                 | 2,054                | 6              |          |
|                              |   |                 |                 |                      |                |          |
| 9.000                        | GP HOUSING TOTAL                                | 52,710          |                 | 71,814               | 372            |          |
|                              |   |                 |                 |                      |                |          |
| 10.000                       | CLINIC AND MEDICAL/ MENTAL HEALTH HOUSING TOTAL | 28,564          |                 | 38,346               | 126            |          |
|                              |   |                 |                 |                      |                |          |
| 11.000                       | JAIL SUPPORT TOTAL                              | 14,395          |                 | 18,714               |                |          |
|                              |   |                 |                 |                      |                |          |
| 12.000                       | WAREHOUSE AND MAINTENANCE TOTAL                 | 9,780           |                 | 10,758               |                |          |
|                              |   |                 |                 |                      |                |          |
| 13.000                       | SITE SUPPORT                                    | -               |                 | -                    |                |          |
|                              |   |                 |                 |                      |                |          |
|                              |   |                 |                 |                      |                |          |
|                              | TOTAL GSF                                       | 158,972         | 1.3             | 204,017              | 504            |          |



# Proposed Classification Breakdown

| HOUSING UNIT BREAKDOWN - 504 BEDS |                              |                 |                   |   |          |
|-----------------------------------|------------------------------|-----------------|-------------------|---|----------|
|                                   | TOTAL BEDS BY CLASSIFICATION | TOTAL MALE BEDS | TOTAL FEMALE BEDS | CLASSIFICATION                            | COMMENTS |
| 1                                 | 36                           | 24              | 12                | CLASSIFICATIONS                           |          |
| 2                                 | 18                           | 12              | 6                 | CHRONIC MEDICAL                           |          |
| 3                                 | 36                           | 24              | 12                | MENTAL HEALTH                             |          |
|                                   | 12                           | 12              | 0                 | ACUTE MENTAL HEALTH                       |          |
|                                   | 24                           | 12              | 12                | SPECIAL NEEDS CHRONIC                     |          |
| 4                                 | 36                           | 24              | 12                | JAIL TREATMENT PROGRAM                    |          |
| 5                                 | 72                           | 48              | 24                | MINIMUM                                   |          |
| 6                                 | 36                           | 24              | 12                | INMATE WORKERS/ FLEX                      |          |
| 7                                 | 192                          | 144             | 48                | MEDIUM                                    |          |
| 8                                 | 48                           | 36              | 12                | MAXIMUM                                   |          |
| 9                                 | 24                           | 12              | 12                | ADMINISTRATIVE SEGREGATION / DISCIPLINARY |          |
|                                   | 498                          | 348             | 150               | TOTAL                                     |          |
| 10                                | 6                            | 4               | 2                 | JUVENILE                                  |          |
|                                   | 504                          | 352             | 152               | TOTAL                                     |          |

# Proposed Site

## Proposed Site: 125 E. Erie



Property lines are graphic representations and are NOT survey accurate.

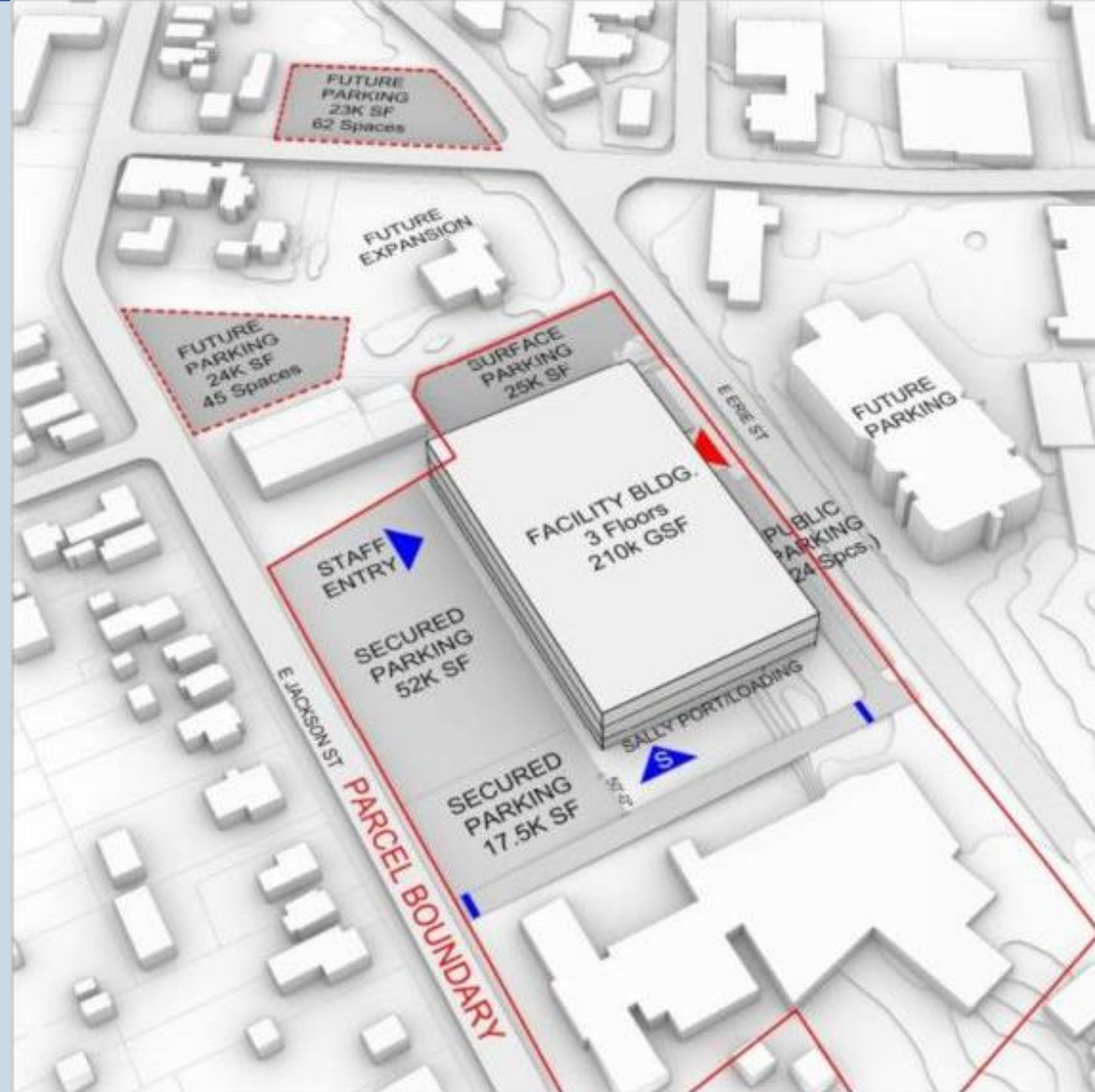
Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch = 188 feet





Creation Date: November 18, 2021



# Site Concept



## LEGEND:

-  Public Entrance
-  Secured Entrance (Staff/Sallyport)
-  Property Line
-  Setbacks/Buildable Area

# ROM

- 1 Impact of Market
- 2 Supply Chain Issues
- 3 Escalation / Inflation Issues
- 4 Increased Labor Expenses
- 5 Value of time

**Rough  
Order of  
Magnitude**



# ROM

| Rough Order of Magnitude Budget V4 - Lake County Justice Center (504 Beds) |         |                       |            |                       |                       | 23-Sep-22 |
|--|---------|-----------------------|------------|-----------------------|-----------------------|-----------|
| Land Costs   |         | \$ -                  | \$ -       |                       |                       |           |
| Utilities, Parking Lot, Landscape  |         | \$ 600,000            | \$ 700,000 |                       |                       |           |
|  |         | Per Square Foot Range |            | Range                 |                       |           |
| New Construction   | GSF     | Low                   | High       | Low                   | High                  |           |
| Secure / Housing   | 113,975 | \$ 515                | \$ 540     | \$ 58,697,125         | \$ 61,546,500         |           |
| Clinic & Medical/Mental Health Housing                                     | 38,346  | \$ 525                | \$ 550     | \$ 20,131,650         | \$ 21,090,300         |           |
| Adminsitration / Support   | 51,742  | \$ 325                | \$ 350     | \$ 16,816,150         | \$ 18,109,700         |           |
| Subtotal Construction  |         |                       |            | \$ 96,244,925         | \$ 101,446,500        |           |
| Design Contingency   |         | 10.00%                |            | \$ 9,624,493          | \$ 10,144,650         |           |
| <b>Subtotal (Construction) - 2022\$</b>                                    |         |                       |            | \$ 105,869,418        | \$ 111,591,150        |           |
| <b>Subtotal (Construction) - May 2023\$</b>                                |         | 10.0%                 |            | <b>\$ 114,803,283</b> | <b>\$ 121,007,847</b> |           |
| <b>Total Building Square Footage</b>                                       |         |                       |            | 204,063               | 204,063               |           |
| <b>Construction Square Foot (Avg. 2022\$)</b>                              |         |                       |            | \$ 519                | \$ 547                |           |
| <b>Construction Square Foot (May 2023\$)</b>                               |         |                       |            | \$ 563                | \$ 593                |           |
| <b>Design &amp; Management</b>   |         |                       |            |                       |                       |           |
| A/E Fees   |         | 7.00%                 |            | \$ 7,410,859          | \$ 7,811,381          |           |
| D/B Precon Fees  |         | 0.50%                 |            | \$ 529,347            | \$ 557,956            |           |
| General Conditions   |         | 7.00%                 |            | \$ 7,410,859          | \$ 7,811,381          |           |
| Testing, Surveys   |         | 1.00%                 |            | \$ 1,058,694          | \$ 1,115,912          |           |
| Total Design & Management (2022\$)   |         | 0.00%                 |            | \$ 16,409,760         | \$ 17,296,628         |           |
| Total Design & Management (May 2023\$)                                     |         | 5.00%                 |            | <b>\$ 17,104,608</b>  | <b>\$ 18,029,030</b>  |           |
| <b>Owner Costs</b>   |         |                       |            |                       |                       |           |
| Owner Administrative / Commissioning                                       |         | 2.00%                 |            | \$ 2,117,388          | \$ 2,231,823          |           |
| Bldg. Permits / Agency Reviews   |         | 1.00%                 |            | \$ 1,058,694          | \$ 1,115,912          |           |
| Total Owner Costs (2022\$)   |         | 0.00%                 |            | \$ 3,176,083          | \$ 3,347,735          |           |
| Total Owner Costs (May 2023\$)   |         | 3.50%                 |            | <b>\$ 3,270,326</b>   | <b>\$ 3,447,072</b>   |           |
| <b>Reservations</b>  |         |                       |            |                       |                       |           |
| Project Contingency  |         | 10.00%                |            | \$ 10,586,942         | \$ 11,159,115         |           |
| FFE Allowance  |         | \$ 12.00              | \$ 16.00   | \$ 2,448,756          | \$ 3,265,008          |           |
| IT/ AV   |         | 8.00%                 |            | \$ 8,469,553          | \$ 8,927,292          |           |
| Signage  |         | 0.75%                 |            | \$ 794,021            | \$ 836,934            |           |
| Demolish Existing (170,528 sf)   |         |                       |            | \$ 3,000,000          | \$ 3,000,000          |           |
| Total Reservations (2022\$)  |         | 0.00%                 |            | \$ 25,299,272         | \$ 27,188,349         |           |
| Total Reservations (May 2023\$)  |         | 5.00%                 |            | <b>\$ 26,370,534</b>  | <b>\$ 28,339,601</b>  |           |
| <b>Total - 2022\$</b>  |         |                       |            | \$ 150,754,532        | \$ 159,423,861        |           |
| <b>Total - 2024\$</b>  |         |                       |            | <b>\$ 161,548,751</b> | <b>\$ 170,823,550</b> |           |
| <b>Project Square Foot (Avg. 2022\$)</b>                                   |         |                       |            | <b>\$ 739</b>         | <b>\$ 781</b>         |           |
| <b>Project Square Foot (Avg. May 2023\$)</b>                               |         |                       |            | <b>\$ 792</b>         | <b>\$ 837</b>         |           |

Owner understands that HOK's services may include advice and recommendations related to a potential construction budget. However, Owner acknowledges that all decisions in connection with the implementation of such advice & recommendations shall be the responsibility of and made by Owner. Owner acknowledges that HOK is providing its services with the understanding that contemporaneously Owner is consulting with a legal professional, an insurance professional, a financial professional, and a construction professional to provide advice, recommendations and information related to those professionals' area of expertise. Owner understands, recognizes and agrees that HOK does not warrant or represent that a Project will actually be built for a specific price. Owner acknowledges that financials of any project is dependent on numerous factors outside of the control of HOK. Owner further acknowledges that HOK is not performing any management functions, nor making any management decisions for Owner.



Finalize Finance strategy



Continue Strategic Real Estate  
Acquisition



Enter Schematic Design &  
Design Development phase(s)



Begin Design-Build RFQ process

# Next Steps