MEMORANDUM

TO: Steve Ehlmann, County Executive
FROM: Bob Schnur, Director of Finance
DATE: August 27, 2020
RE: Change Order #1 – McCarthy Building Companies, Inc.
    RE: 20-076 General Contractor to Modify Adult Detention Facility to Reduce the Spread of COVID-19

Attached please find Change Order #1 in the amount of $4,246,293.00 to the contract with McCarthy Building Companies, Inc. for the additional increase in the scope of work as related to Booking Expansion, Negative Air Housing Units, Sky Bridge and Judge Parking. This increases the total amount of the contract to $14,246,293.00.

<table>
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<tr>
<th>Original Contract</th>
<th>$ 10,000,000.00</th>
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<tr>
<td>Change Order #1</td>
<td>$ 4,246,293.00</td>
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This change orders exceeds $50,000.00, this change shall be approved by the County Council as per 135.430 OSCCMO.

The account number that will be charged for this purchase is 7609800-47256.

Enclosure
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On May 27, 2020, the county council approved a contract with McCarthy Building Companies for $10 million to relocate booking from 3rd floor of the Adult Detention Center, which contains inmate housing, kitchen and medical, to the second floor to segregate inmate intake from core jail operations and reduce the spread of COVID-19 and other infectious diseases. Since then, we have identified four (4) additional needs that are further described below and that we underestimated the size of the relocated booking area. If approved, these changes will increase the value of the McCarthy contract to $14,246,293. This project is being paid for with federal CARES Act funding (Line Item 760-9800-47256).

1. **Booking Expansion**
   During the feasibility study that concluded in 2019, it was defined that 14,000 ft² of space was needed to fit the booking operation. Since that study concluded, and COVID-19 was introduced to the environment, it has been determined more space is needed to properly social distance within the operation in order to incur the spread of disease among staff and inmates. This includes a larger intake area for police officers, additional medical screening rooms, easily accessible negative air cells for possible COVID-19 arrestees, additional holding cells and a larger waiting area for both male and female commitments. The additional space equates to 7,300 ft² needed, or a total of 21,300 ft² to accommodate the booking and release operation. That is a 30% increase over the initial space requirement and the additional cost of construction is needed to properly construct the space. The increase for the booking expansion is $298,326.00.

2. **Negative Air Housing Units**
   One primary control point for reducing the spread of COVID-19, and other respiratory or airborne illnesses in the correctional environment is at intake. Inmates, who may or may not present symptoms, require a 14-day initial quarantine. By converting the current housing units on the 2nd floor to negative air, these units will be used to quarantine or isolate inmates and control the possibility that they will infect correctional officers or other inmates in the rest of Corrections. This will also allow the Department of Corrections to fully meet legal due process requirements by adding video arraignment in these cells during the initial incarceration process. These housing units require modifications to support negative air pressurization to ensure the mechanical system of one housing unit does not infect an adjacent housing unit, should an inmate be COVID-29 positive. This negative air pressurization to the housing units, will permit staff and inmates to house
and provide services in a safer environment than the current mechanically systems can provide. Once past the initial quarantine period, inmates can be transferred to their main housing unit with a greater certainty that the inmates will not infect the staff and larger inmate population. This change to negative air pressure on the floor will provide for a significant communicable disease safety factor in the jail. The increase for the negative air pressure for the housing units is $1,561,168.00.

3. **Sky Bridge to the Courthouse**

Transporting inmates currently takes several of the Correctional and Sheriff staff to move inmates from the Adult Detention Center to the Courthouse for trials. This process is done by vehicle, several times a day and puts the officers at risk for disease transmission each time they are in close proximity to the inmate for the extended period. Additionally, the deputy is then having to sanitize the vehicle after transports. The Skybridge will allow those inmates to be walked across from the Detention Center to the Courthouse in a streamlined and secure manner, with less inmate-officer close contact, will reduce the number of staff in proximity to inmates and will allow transfer within a controlled environment for both the safety and wellbeing of staff, inmates and the public. This direct connection will also reduce the amount of time needed, and the vehicle traffic required to relocate inmates for their legal proceedings. The increase for the skybridge to the courthouse is $2,313,837.00.

4. **Judge Parking**

The 11th Judicial Circuit judges parked in the garage at the Adult Detention Center. Since the new booking operation is now being constructed in the parking garage area, a secured lot must be created for the safety of the judges. The lot is on existing county property, but the fence and security measures must be added. The increase for the judge parking is $72,962.00.

Overall, the work that is being proposed by this change order will allow the entire booking operation, and initial intake process as well as transportation of inmates to reduce the spread of COVID-19.