



STATE OF TEXAS \*  
 COUNTY OF HAYS \*

ON THIS THE 18<sup>TH</sup> DAY OF AUGUST A.D., 2014, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS, MET IN SPECIAL MEETING. THE FOLLOWING MEMBERS WERE PRESENT, TO-WIT:

<b>ALBERT H. COBB JR</b>	<b>COUNTY JUDGE</b>
<b>DEBBIE GONZALES INGALSBE</b>	<b>COMMISSIONER, PCT. 1</b>
<b>MARK JONES</b>	<b>COMMISSIONER, PCT. 2</b>
<b>WILL CONLEY</b>	<b>COMMISSIONER, PCT. 3</b>
<b>RAY O. WHISENANT JR</b>	<b>COMMISSIONER, PCT. 4</b>
<b>LIZ Q. GONZALEZ</b>	<b>COUNTY CLERK</b>

AND THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

Judge Cobb called the meeting to order.

**EXECUTE AN ORDER CALLING FOR A BOND ELECTION IN HAYS COUNTY ON NOVEMBER 4, 2014, RELATED TO PROPOSED LAW ENFORCEMENT IMPROVEMENTS AND/OR PUBLIC SAFETY FACILITIES, WHICH MAY INCLUDE A COUNTY JAIL, A CO-LOCATED 911 CENTER, A LAW ENFORCEMENT CENTER, AND/OR A TRAINING CENTER; AND TO MAKE PROVISIONS FOR THE CONDUCT OF THE ELECTION; AND TO RESOLVE OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION**

Commissioner Conley introduced Stephen Coulston of Broaddus & Associates. Stephen gave a powerpoint presentation of the proposed Jail, Co-Located 911 Center, Law Enforcement Center and a Training Center. The purpose of this presentation is to: Provide a summary of the Public Safety Facilities Programming process and current project status; Describe the space needs of the jail, examine preferred building and site options in greater detail, and the cost implications associated with each; Present a summary of additional public safety facilities space needs in conjunction with the City of San Marcos (Joint Law Enforcement and Training Centers), including conceptual project schedule and total project cost summary. Where we are, how we got here: Completed a series of user group interviews and space programming meetings with: Sheriff's Jail and Training Staff, Sheriff's Law Enforcement, SMPD, SMFD, Hays County EMS, Developed detailed space programs and tested conceptual building & site layouts for: Hays County Jail - 251,626 gsf (648 beds) Joint Law Enforcement Center + PSAP (Gov't Center Site) - 125,337 gsf Joint Training Center (repurpose existing jail once vacated) - 54,774 gsf. Several configurations were considered for the jail, which included 1, 2, & 3 story buildings. A number of site layouts were completed using these different configurations to weigh the feasibility and implications of each option on the existing site. Due to site and operational considerations, we have ruled out the 1-story and 3-story options and focused on the 2-story option in more detail. The options presented in the following slides are similar in terms of site layout, but differ mainly in terms of where the planned expansion will occur, the resulting upfront construction cost, and how the facility will operate once it is occupied. OPTION 2A - FEATURES: Two stories with two story expansion. Expansion occurs on two floors, extending corridor into expansion on both levels. Allows for minimal disruption during expansion one double loaded corridor, approximately 525' Slight angle to the corridor minimally restricting views Female housing units are separated from male housing units All male housing located on the second floor. OPTION 2B - FEATURES: 1.5 stories with housing expansion on 2<sup>nd</sup> level Expansion occurs above existing structure Have to build structural support into 1<sup>st</sup> floor up front (\$\$) Preferred by jail staff to have less housing on 2<sup>nd</sup> level as long as possible (still 312 beds on this level) Lower risk (med-min) inmates on 2<sup>nd</sup> level One double loaded corridor, approx 545' Slight angle to corridor minimally restricts views.

	Option 2A (2 story)	Option 2B (1.5 Story)
<i>Direct Construction Cost</i>	\$89.6 million	\$93.1 million
<b>Total Project Cost (2014)</b>	<b>\$120.0 million</b>	<b>\$124.7 million</b>
<i>Construction Cost / sqft</i>	\$342/sqft	\$356/sqft
<i>Project Cost / sqft</i>	\$477/sqft	\$496/sqft

Construction Costs/SF are in alignment with escalated industry averages for jail construction; Speed to market will be the great deterrent for thwarting escalation impacts; This estimate assumes the use of modular precast housing units at the jail; Contingencies have been used to offset unknown design details. 48 bed housing pod = ~11,000 gsf. Jail project cost = \$496/sqft. 11,000 gsf \* \$496/sqft = \$5,450,000 / pod. TRAINING FACILITY - Repurpose vacated Hays County Detention Center. Includes training for San Marcos Police Department, Fire Department, and Hays County Sheriff's Office. Offices for training staff, San Marcos Fire Department Admin, and Hays County EMS. STAND ALONE TRAINING CENTER - CoSM Stand Alone Facility 37,864 BGSF. Hays Co Stand Alone Facility 32,766 BGSF. Total Stand Alone Facilities - 70,630 BGSF. COMBINED TRAINING CENTER - Joint Program Facility 54,774 BGSF. Net Savings of 15,856 Square Feet.



Agency	%	BGSF	Cost
San Marcos	54.25%	29,717	\$6,968,528
Hays Co Sheriff's Office	38.36%	21,012	\$4,927,252
Emergency Medical Services	7.39%	4,045	\$948,617
<b>Total</b>	<b>100.00%</b>	<b>54,774 sqft</b>	<b>\$12,844,397</b>

<b>Training Center</b>	
Direct Construction Cost	\$8.9 million
<b>Total Project Cost (2014)</b>	<b>\$12.2 million</b>
Project Cost / sqft	\$234 / sqft

LAW ENFORCEMENT CENTER - Identified Shareable Spaces: Public lobby and public meeting room Staff services – locker rooms, break room, staff entrance, patrol workstations. Evidence processing and storage Facility services: warehouse, restrooms, loading dock. STAND ALONE LE FACILITIES - SMPD Stand Alone Facility 52,643 BGSF. Sheriff Stand Alone Facility 47,172 BGSF. Total Stand Alone Facilities 99,815 BGSF Joint Program Facility 89,725 BGSF. Net Savings of 10,090 Square Feet. LEC & PSAP FACILITIES TOTALS - Combined LEC Facility 89,725 BGSF. PSAP Program 35,612 BGSF. Total LEC and PSAP Facility 125,337 BGSF.

Agency	%	BGSF	Cost
<b>San Marcos</b>	36.38%	45,593	<b>\$16,259,765</b>
<b>Hays Co Sheriff's Office</b>	35.21%	44,131	<b>\$15,738,406</b>
<b>PSAP</b>	28.41%	35,612	<b>\$12,700,197</b>
<b>Total</b>	<b>100.00%</b>	<b>125,337 gsf</b>	<b>\$44,698,368</b>

<b>LEC + PSAP</b>	
Direct Construction Cost	\$34.0 million
Total Project Cost (2014)	\$44.7 million
Project Cost / sqft	\$364 / sqft

Project	Project Cost Estimate
Jail Option 2A / 2B	\$120.0 – 124.7 million
Joint LEC (+ PSAP)	\$44.7 million
Joint Training Center	\$12.8 million
Vehicle Storage Facility (Jail site)	\$3.9 million
Existing Facility Demolition (Jail site)	\$2.5 million
<b>ESTIMATED BOND TOTAL</b>	<b>\$183.9 – 188.6 million</b>

TOTAL COST ESTIMATE

Agency	Estimated Cost
Hays County	\$ 148,587,881
San Marcos	\$ 26,406,106
PSAP	\$ 12,700,197
EMS	\$ 948,617
<b>TOTAL</b>	<b>\$ 188,642,801</b>

PROJECT SCHEDULE – Proposed Schedule: Hays County Jail – Planning & Approval – 3 Months; Procurement & Pre-Design – 6 Months; Design – 8.5 Months; Construction – 16.5 Months. Projected occupancy date – November 2016. Combined Training Facility – Procurement – 2 Months; Design – 6 Months; Construction – 10 Months. Projected occupancy date – September 2017. Joint LEC & PSAP – Procurement – 2 Months; Design – 6.5 Months; Construction – 10 Months. Projected occupancy date – June 2017.



A motion was made by Commissioner Jones, seconded by Commissioner Whisenant to adjourn court.

I, LIZ Q. GONZALEZ, COUNTY CLERK and EXOFFICIO CLERK OF THE COMMISSIONERS' COURT, do hereby certify that the foregoing contains a true and accurate record of the proceedings had by the Hays County Commissioners' Court on August 18, 2014.



LIZ Q GONZALEZ, COUNTY CLERK AND EXOFFICIO  
CLERK OF THE COMMISSIONERS' COURT OF  
HAYS COUNTY, TEXAS

