

THROUGH THESE DOORS WALK ONLY THE FINEST PEOPLE – THE CITIZENS OF ESCAMBIA COUNTY. DECISIONS ARE MADE IN THIS ROOM AFFECTING THE DAILY LIVES OF OUR PEOPLE. DIGNIFIED CONDUCT IS APPRECIATED.

CHAMBER RULES

1. IF YOU WISH TO SPEAK, YOU WILL BE HEARD.
2. YOU MUST SIGN UP TO SPEAK. SIGN-UP SHEETS ARE AVAILABLE AT THE BACK OF THE ROOM.
3. YOU ARE REQUESTED TO KEEP YOUR REMARKS BRIEF AND FACTUAL.
4. BOTH SIDES ON AN ISSUE WILL BE GRANTED UNIFORM/MAXIMUM TIME TO SPEAK.
5. DURING QUASI-JUDICIAL HEARINGS (I.E., REZONINGS), CONDUCT IS VERY FORMAL AND REGULATED BY SUPREME COURT DECISIONS.
6. SEE ORDERLY CONDUCT OF MEETINGS. POLICY.

PLEASE NOTE THAT ALL BCC MEETINGS ARE RECORDED AND TELEVISED

AGENDA

Board of County Commissioners

Special Meeting –November 12, 2015– 5:00 p.m.

Ernie Lee Magaha Government Building – First Floor

1. Call to Order.

(PLEASE TURN YOUR CELL PHONE TO THE VIBRATE, SILENCE, OR OFF SETTING)

2. Was the Meeting Properly Advertised?
3. Are there any items to be added to the agenda?

Recommendation: That the Board adopt the agenda as prepared (**or duly amended**).

4. 5:01 p.m. Public Hearing for consideration of approving one of the three proposed sites for the construction of the new Escambia County Jail.

Recommendation: That the Board approve one of the following three proposed sites for the construction of the new Escambia County Jail:

A. Palafox and Airport Boulevard Site;

B. Brent Lane Site: or

C. Mid-town Commerce Site

5. Adjourn.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Special BCC Meeting

4.

Meeting Date: 11/12/2015

Issue: Selection of the Site for the Construction of the New Escambia County Jail

From: David Wheeler, Department Director

Organization: Facilities Management

CAO Approval:

Information

RECOMMENDATION:

5:01 p.m. Public Hearing for consideration of approving one of the three proposed sites for the construction of the new Escambia County Jail.

Recommendation: That the Board approve one of the following three proposed sites for the construction of the new Escambia County Jail:

A. Palafox and Airport Boulevard Site;

B. Brent Lane Site: or

C. Mid-town Commerce Site

BACKGROUND:

A PowerPoint Presentation entitled "Escambia County Jail Site Evaluations" was presented by David Wheeler, Facilities Management Director, and Tim Gibson and Andy Cupples of the DLR Group at the Board of County Commissioners' (BCC) Committee of the Whole Workshop on October 15, 2015. The presentation included comparative analysis and cost implications of the three proposed sites. The BCC agreed to schedule a 5:00 p.m., Special Board Meeting on November 12, 2015, to hold a 5:01 p.m., Public Hearing to obtain citizen input on the potential sites followed by a vote to select a site.

A Town Hall Meeting to present the three proposed jail sites to the public was held on October 27, 2015, in the Board Chambers of the Ernie Lee Magaha Government Building.

BUDGETARY IMPACT:

N/A

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

N/A

IMPLEMENTATION/COORDINATION:

N/A

Attachments

Town Hall Meeting Presentation Oct. 27, 2015

Town Hall Meeting Speaking Requests

The background image shows a large, empty room with rows of tables and chairs, likely a dining or common area in a jail. The room has a high ceiling with fluorescent lights and large windows on the right side. A semi-transparent red overlay covers the upper portion of the image, containing the text.

Escambia County Jail Site Evaluations Town Hall Meeting

October 27, 2015

Escambia County Jail – Site Evaluations

Agenda

- **Introduction**
- **Overview Of Candidate Sites**
 - **Palafox and Airport Blvd**
 - **Brent Lane**
 - **Mid-Town Commerce**
- **Comparative Analysis and Cost Implications**
- **Recommendations**

A wide-angle photograph of a large, empty school cafeteria. The room is filled with rows of light-colored, hexagonal tables and matching chairs. In the background, a staircase with a metal railing leads to an upper level. The walls are lined with lockers, and large windows on the right side let in natural light. A semi-transparent red rectangular overlay covers the upper portion of the image, containing the word "Introduction" in white text.

Introduction

Escambia County Jail – Site Evaluations

Introduction

July 16, 2015 – Committee of the Whole Meeting

The Board eliminated two of the five potential sites and directed staff to renegotiate an agreement with the DLR Group. Scope of Services to include:

- Evaluate the three remaining sites (Palafox & Airport, Palafox & Brent, and Mid -Town Commerce) and prioritize using objective criteria. Provide block diagrams depicting a 700 bed facility with core space to support 1476 inmates, and future bed space expansion to full build out at each of the three sites.
- Phase 1 – Design Criteria Package to construct a 700-bed correction facility with core services to support future housing build outs.
- Phase II – Design Criteria to construct the stage follow on housing unit to reach the 1476 inmate capability.

Escambia County Jail – Site Evaluations

Introduction (continued)

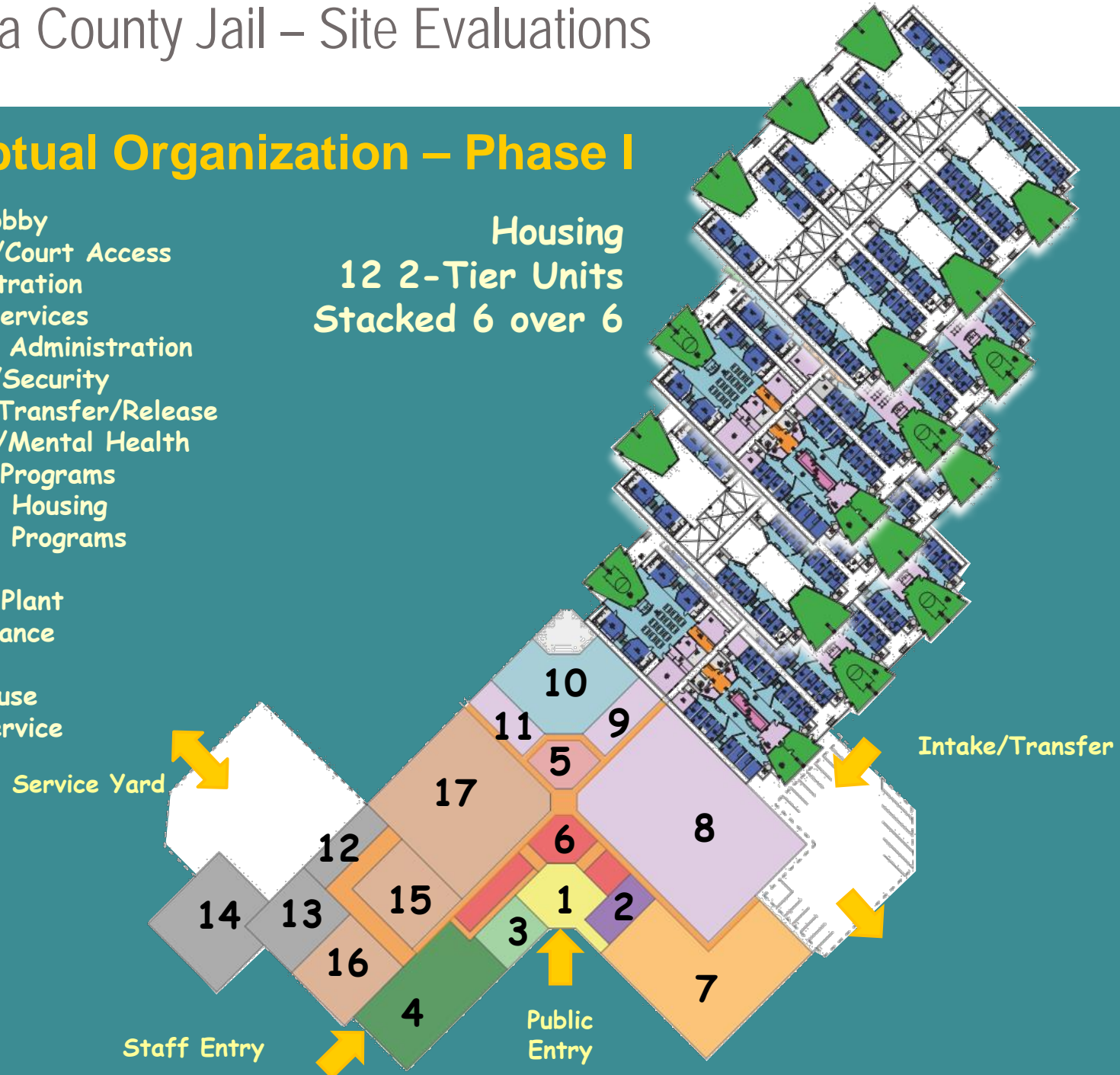
- **August 20, 2015 – Board awarded the Design Criteria Professional contract to The DLR Group/Bay Design.**
- **September 11, 2015 – Purchasing issued a Notice to Proceed to The DLR Group/Bay Design.**
- **September 14, 2015 – First series of meetings with Staff and The DLR Group/Bay Design commenced.**
- **October 15, 2015 – Staff and The DLR Group briefed the Board at the Committee of the Whole Meeting.**

Escambia County Jail – Site Evaluations

Conceptual Organization – Phase I

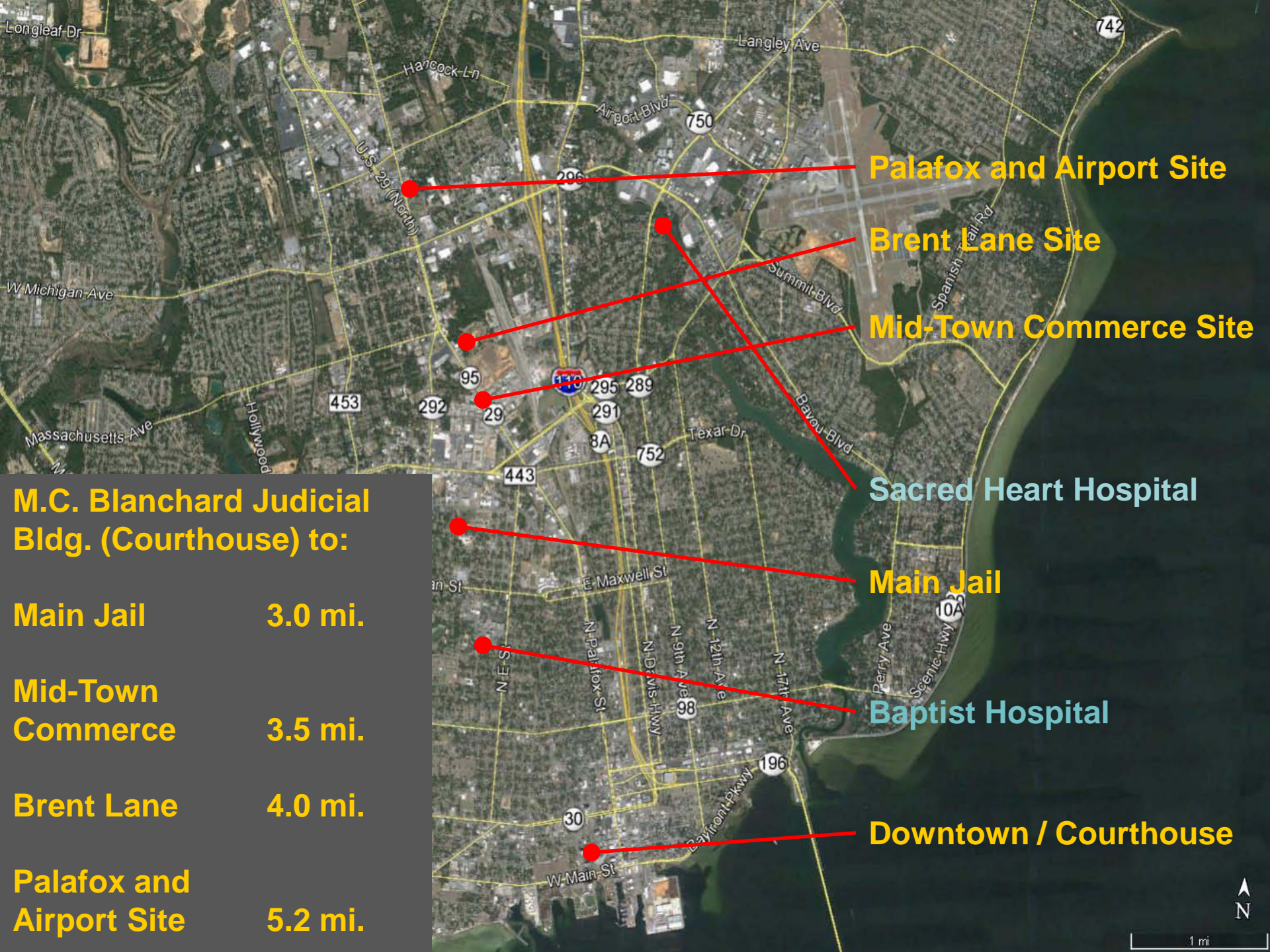
- 1. Pubic Lobby
- 2. Visiting/Court Access
- 3. Administration
- 4. Staff Services
- 5. Custody Administration
- 6. Control/Security
- 7. Intake/Transfer/Release
- 8. Medical/Mental Health
- 9. Inmate Programs
- 10. Juvenile Housing
- 11. Juvenile Programs
- 12. Dock
- 13. Central Plant
- 14. Maintenance
- 15. Laundry
- 16. Warehouse
- 17. Food Service

Housing
12 2-Tier Units
Stacked 6 over 6



Overview of Candidate Sites

The image shows a large, empty school cafeteria. The room is filled with rows of light-colored, square tables and matching chairs. The tables are arranged in a grid pattern, extending towards the back of the room. In the background, a staircase with a metal railing is visible. The walls are light-colored, and there are large windows on the right side. A prominent red semi-transparent overlay covers the upper portion of the image, containing the text "Overview of Candidate Sites" in white. The floor is a light, polished surface.



Palafox and Airport Site

Brent Lane Site

Mid-Town Commerce Site

Sacred Heart Hospital

Main Jail

Baptist Hospital

Downtown / Courthouse

M.C. Blanchard Judicial Bldg. (Courthouse) to:

Main Jail	3.0 mi.
Mid-Town Commerce	3.5 mi.
Brent Lane	4.0 mi.
Palafox and Airport Site	5.2 mi.

1 mi



Escambia County Jail – Site Evaluations

Common Factors for All Sites

- Railroad line to the East that creates access boundary
- Vehicular access from Palafox
- Multiple adjacent land usages
- Access to Water, Sanitary and Electrical Utilities
- Requirement for re-zoning
- Located outside City of Pensacola limits
- Located within 5 miles or less from the Downtown Courthouse
- Public Transit available with Future Bus Stop
- **Visitor Traffic will be limited on all sites**



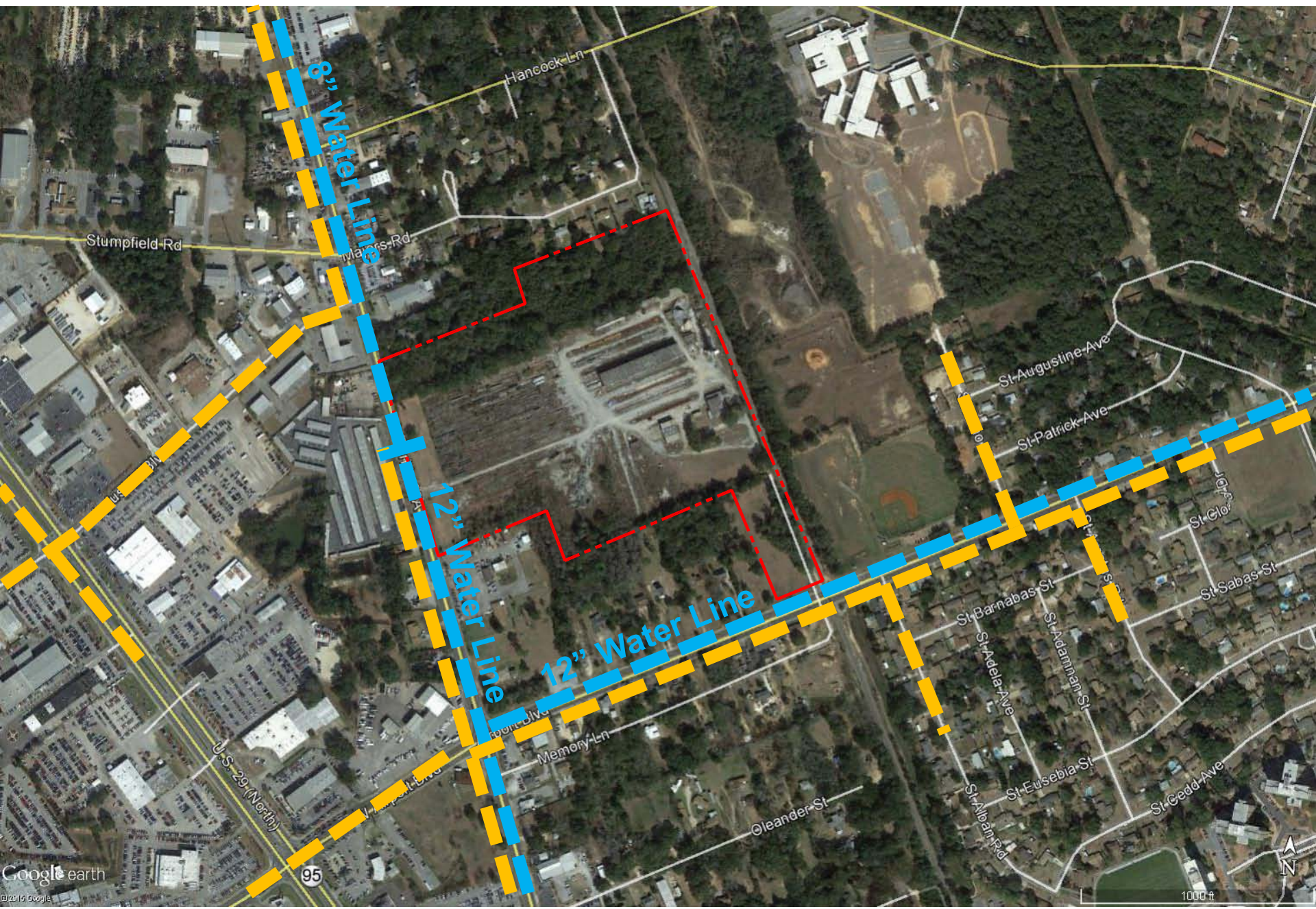
Palafox and Airport Blvd. Site



Palafox and Airport Blvd. Site

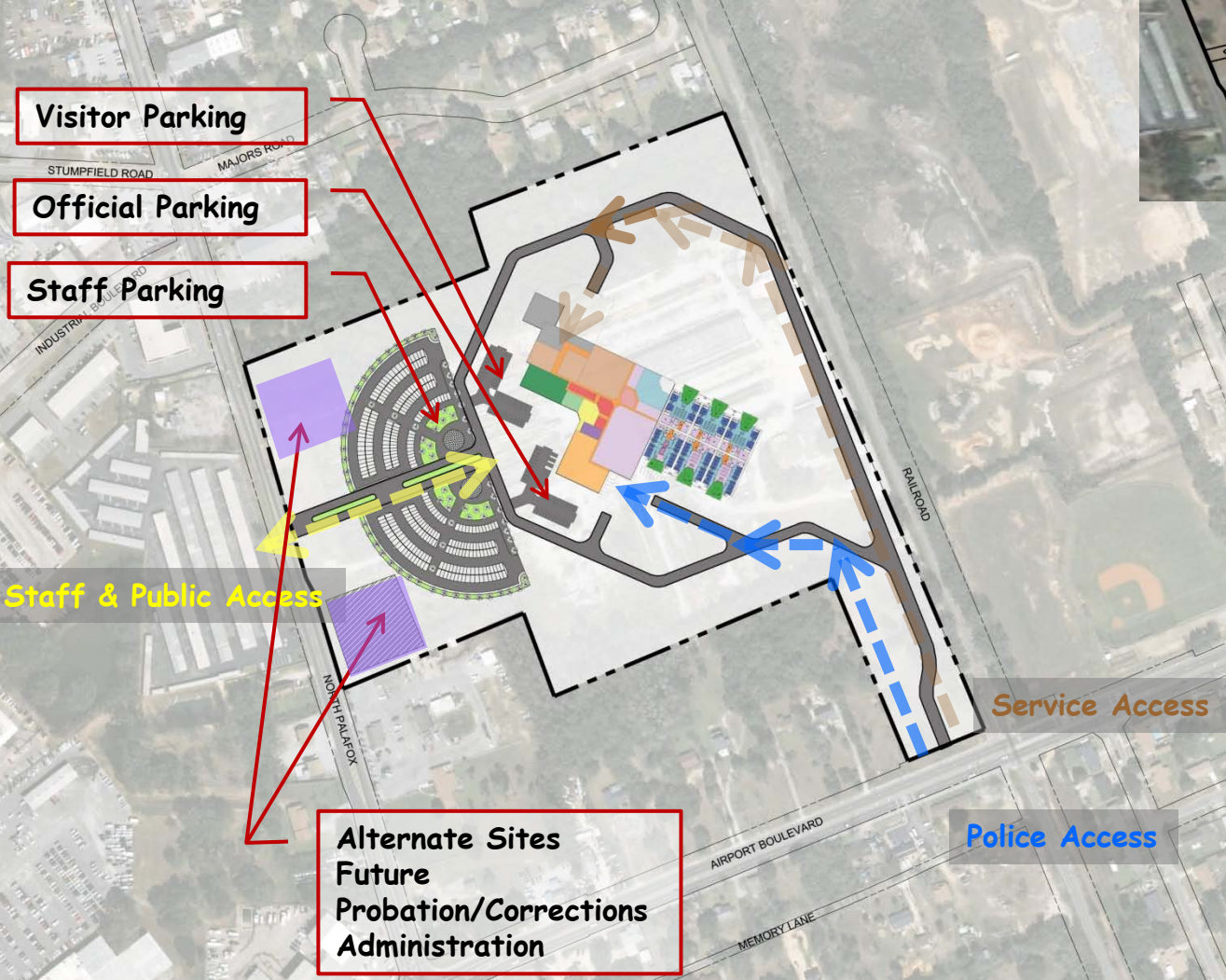
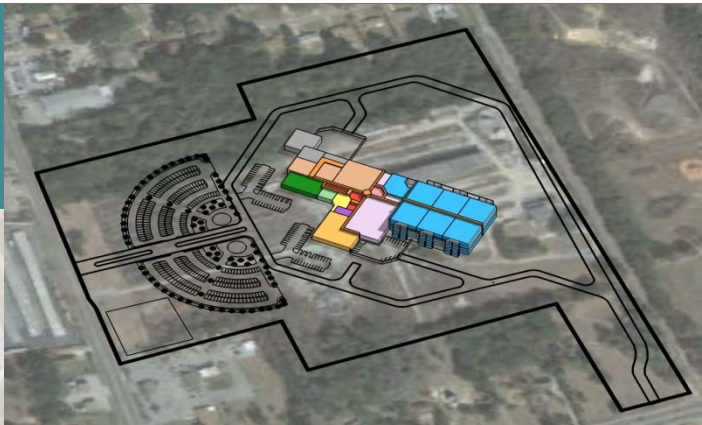


Palafox and Airport Blvd. Site



Escambia County Jail – Site Evaluations

Palafox and Airport Blvd. Site Phase I Development – 720 Beds



Visitor Parking

Official Parking

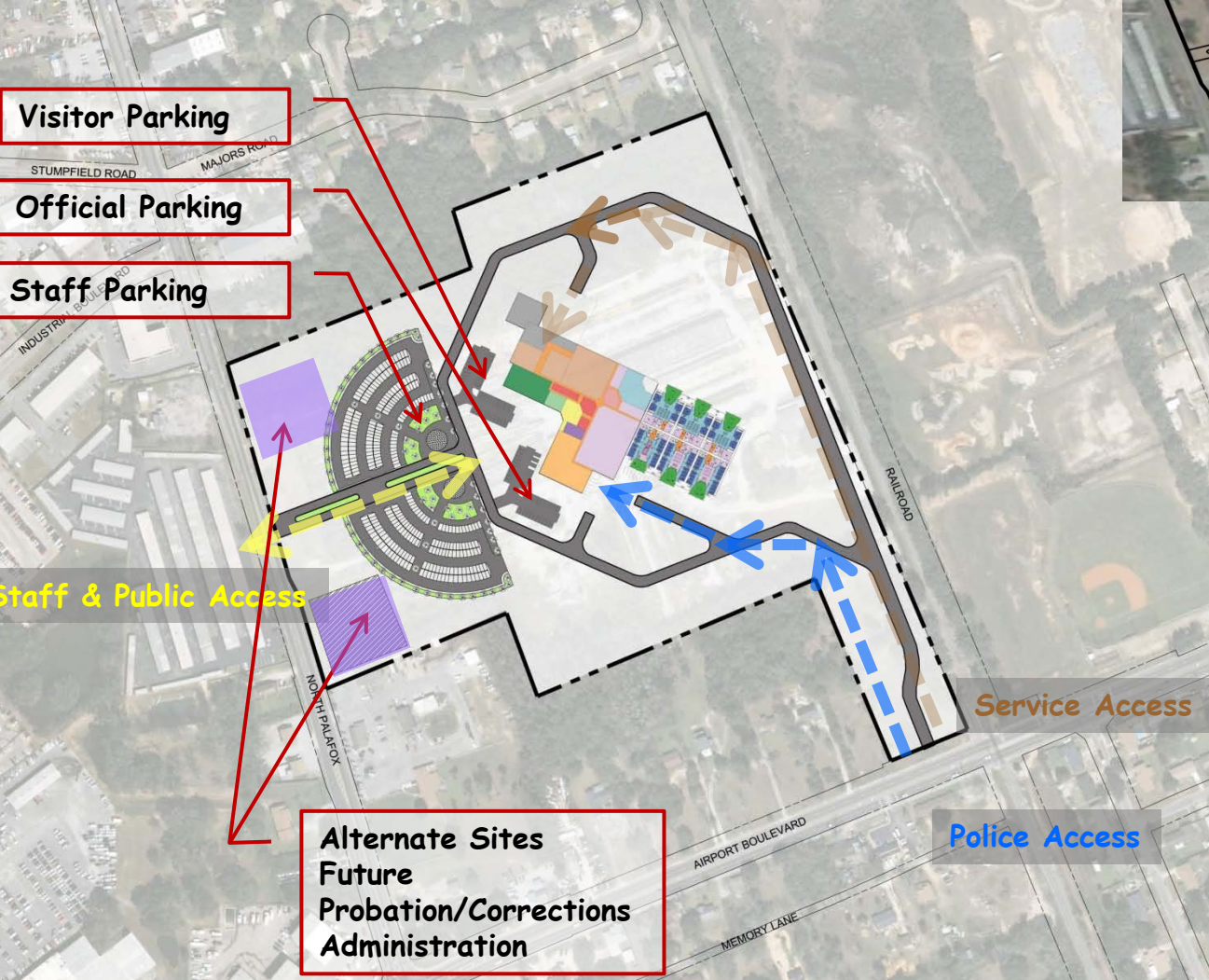
Staff Parking

Staff & Public Access

Alternate Sites
Future
Probation/Corrections
Administration

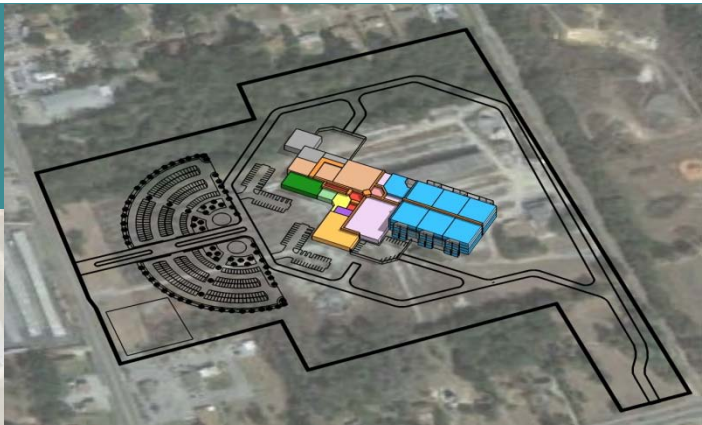
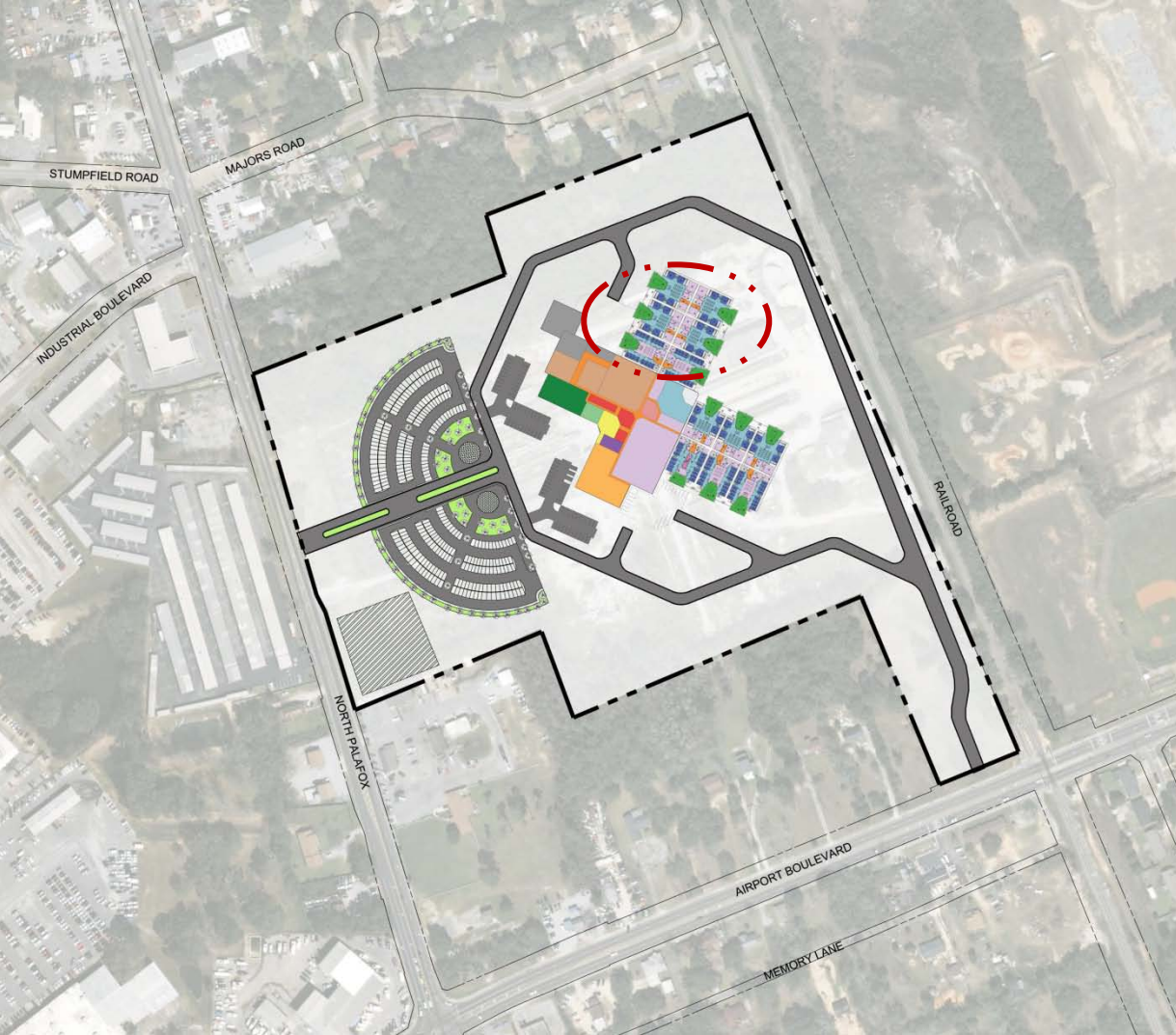
Police Access

Service Access



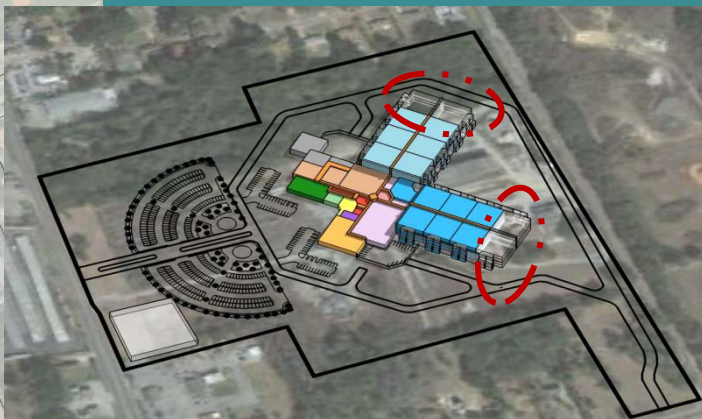
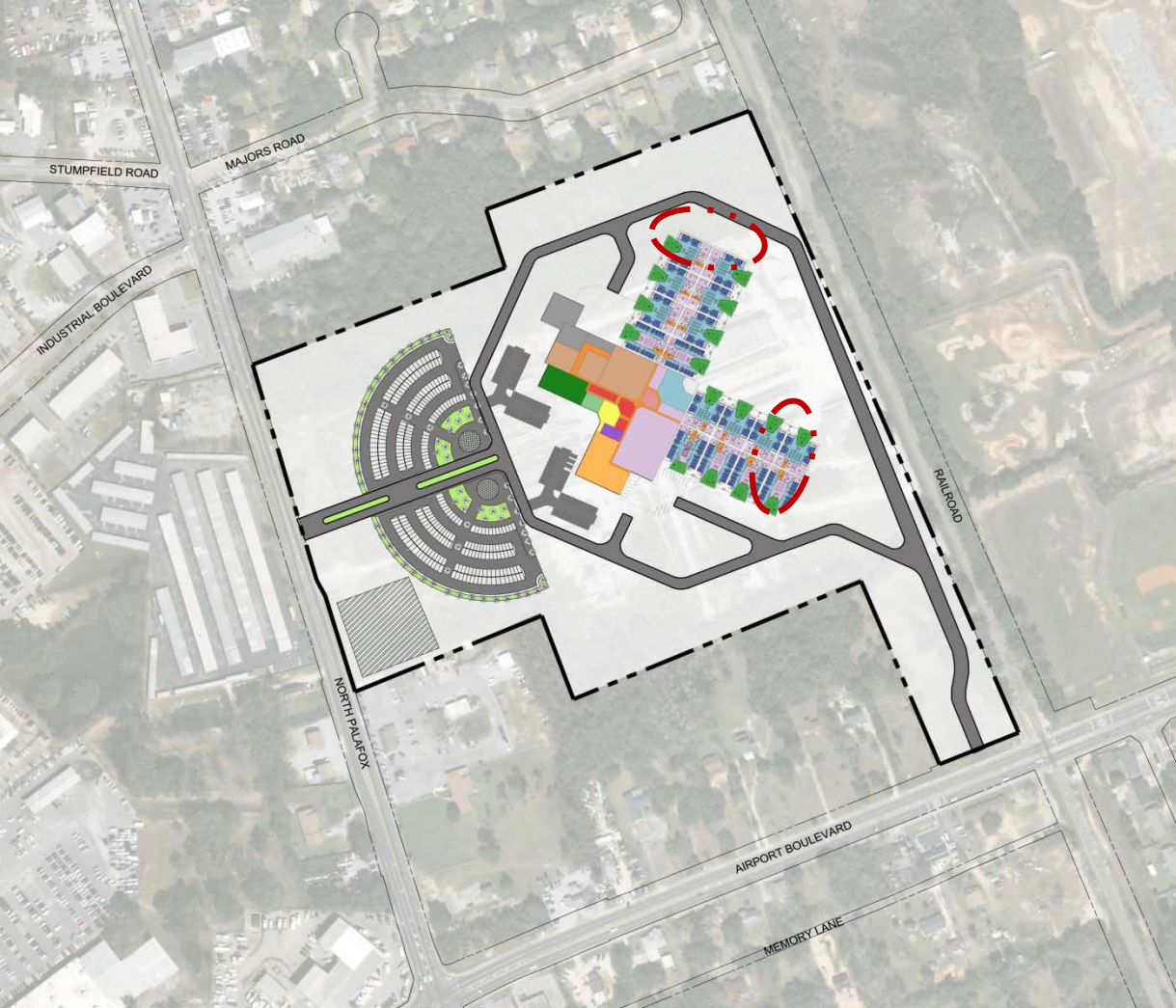
Escambia County Jail – Site Evaluations

Palafox and Airport Blvd. Site Phase I & II Development – 1,424 Beds



Escambia County Jail – Site Evaluations

Palafox and Airport Blvd. Site
Phase I & II Development + Future???
Expansion 1,904 Beds



Escambia County Jail – Site Evaluations

Palafox and Airport Blvd. Site

Facts

- **35.90 acres for two parcels**
- **Former use – Precast concrete plant**
- **Acquisition costs = \$3.51 million (avg. appraised value)***

Pros

- **Two separate entrance points to the site**
- **Limited impact to neighboring properties**
- **Open stormwater basin = smaller retention areas**
- **Northside wooded area provides visual barrier to residential neighbor**

Cons

- **Small Wetland area that may require mitigation**
- **Demolition of existing buildings & structures required**
- **Phase 2 Environmental Site Assessment (ESA) is recommended**
- **Brown Barge Middle School to the East**

Brent Lane Site



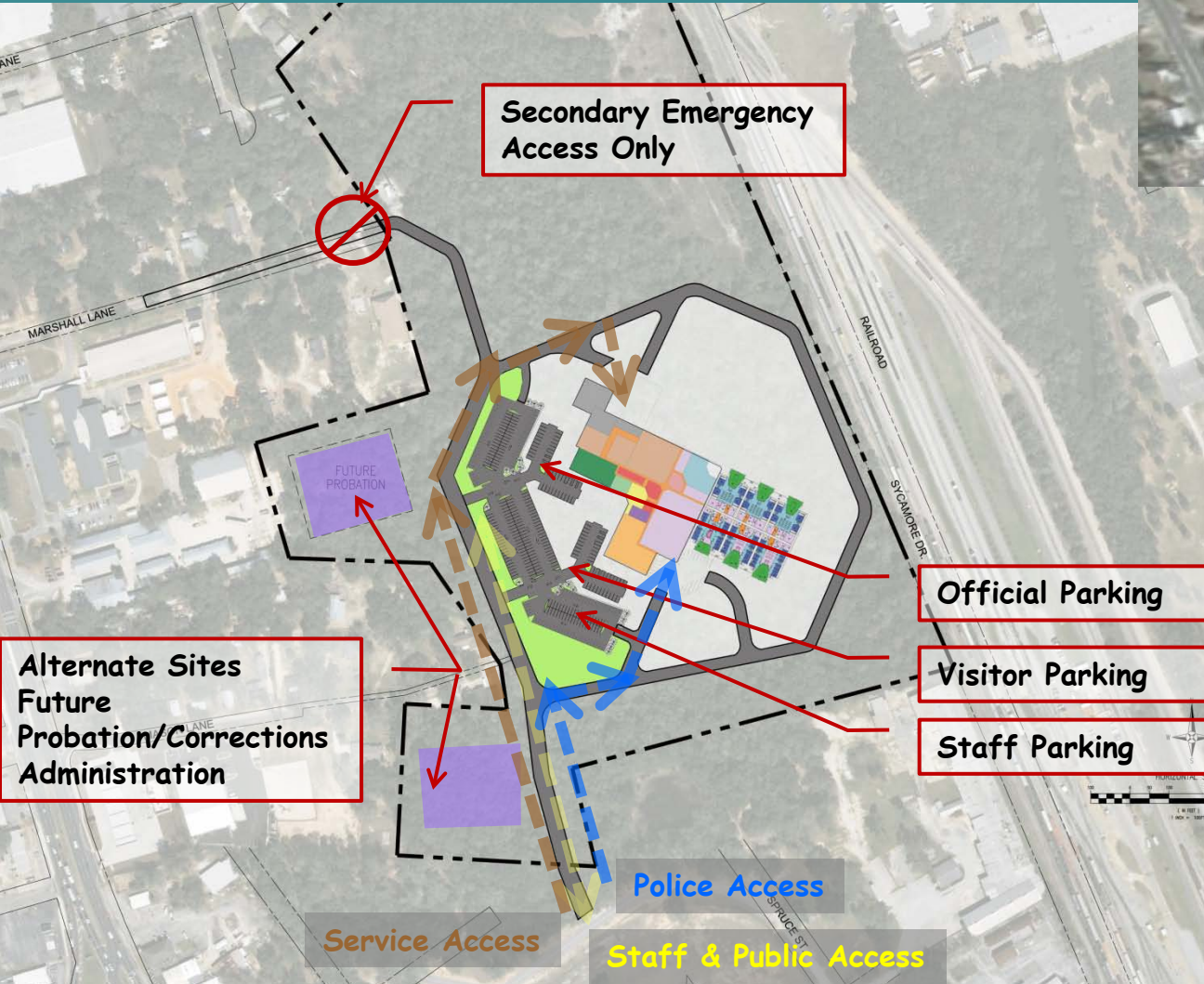
Brent Lane Site



Escambia County Jail – Site Evaluations

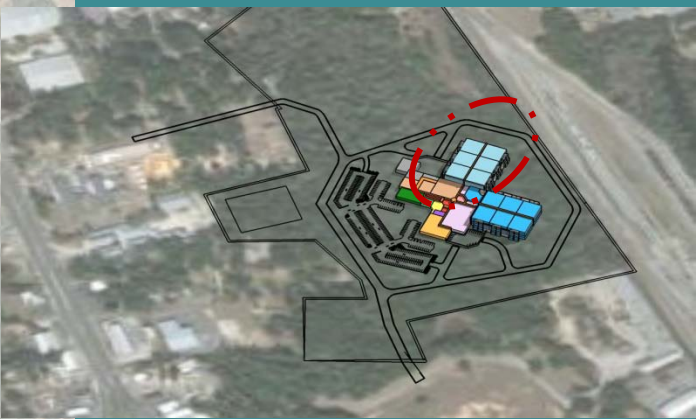
Brent Lane Site

Phase I Development – 720 Beds



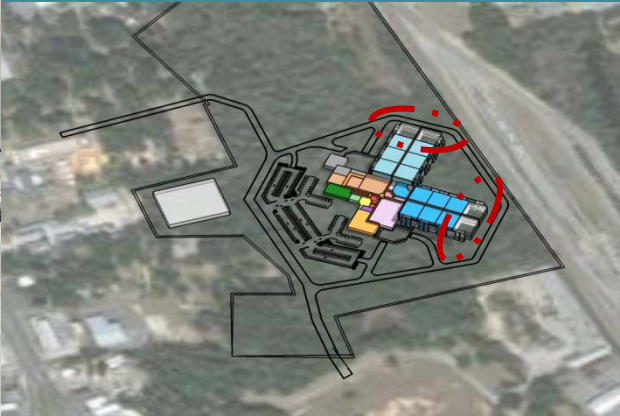
Escambia County Jail – Site Evaluations

Brent Lane Site Phase I & II Development – 1424 Beds



Escambia County Jail – Site Evaluations

Brent Lane Site
Phase I & II Development + Future ???
Expansion – 1,904 Beds



Escambia County Jail – Site Evaluations

Brent Lane Site

Facts

- 54.13 acres from multiple parcels
- Heavily wooded and previously undeveloped
- Acquisition costs = \$2.825 million (avg. appraised value)*

Pros

- Largest Site
- Existing trees provides a visual buffer to neighbors
- Adjacent to County Property

Cons

- Linear Development of the building required
- Sanitary Lift Station Required
- Unknown site conditions – no previous development
- Closed Stormwater basin – larger retention area required
- Site populated with large heritage oak trees
- Adjacent to multiple land uses – retail and residential
- Limited access from Marshall and Mason Lane
- Brentwood Elementary School to the West

Mid-Town Commerce Site

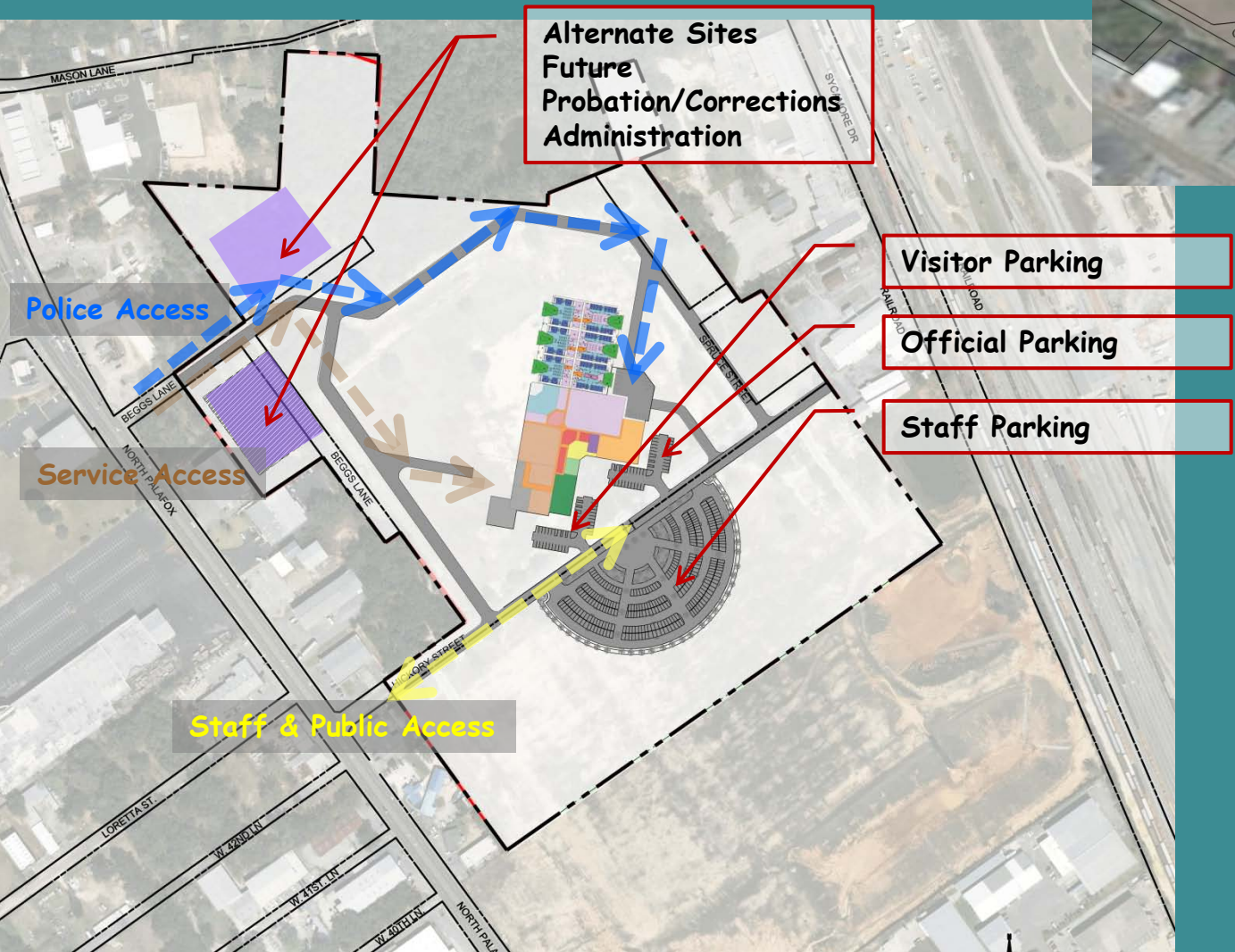


Mid-Town Commerce Site



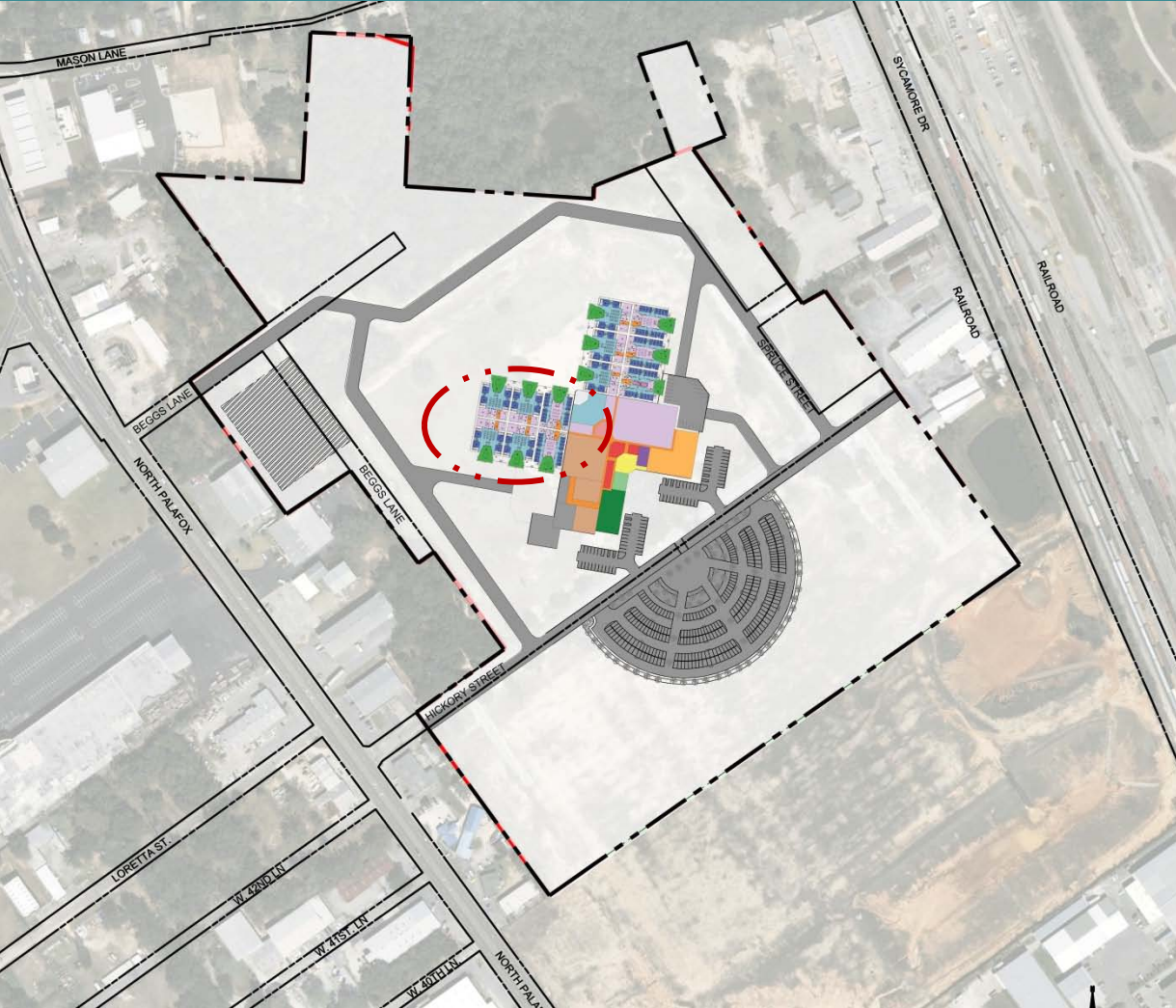
Escambia County Jail – Site Evaluations

Mid-Town Commerce Site Phase I Development – 720 Beds



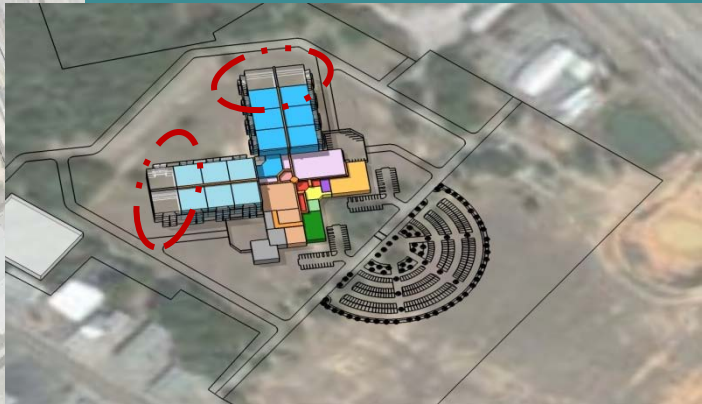
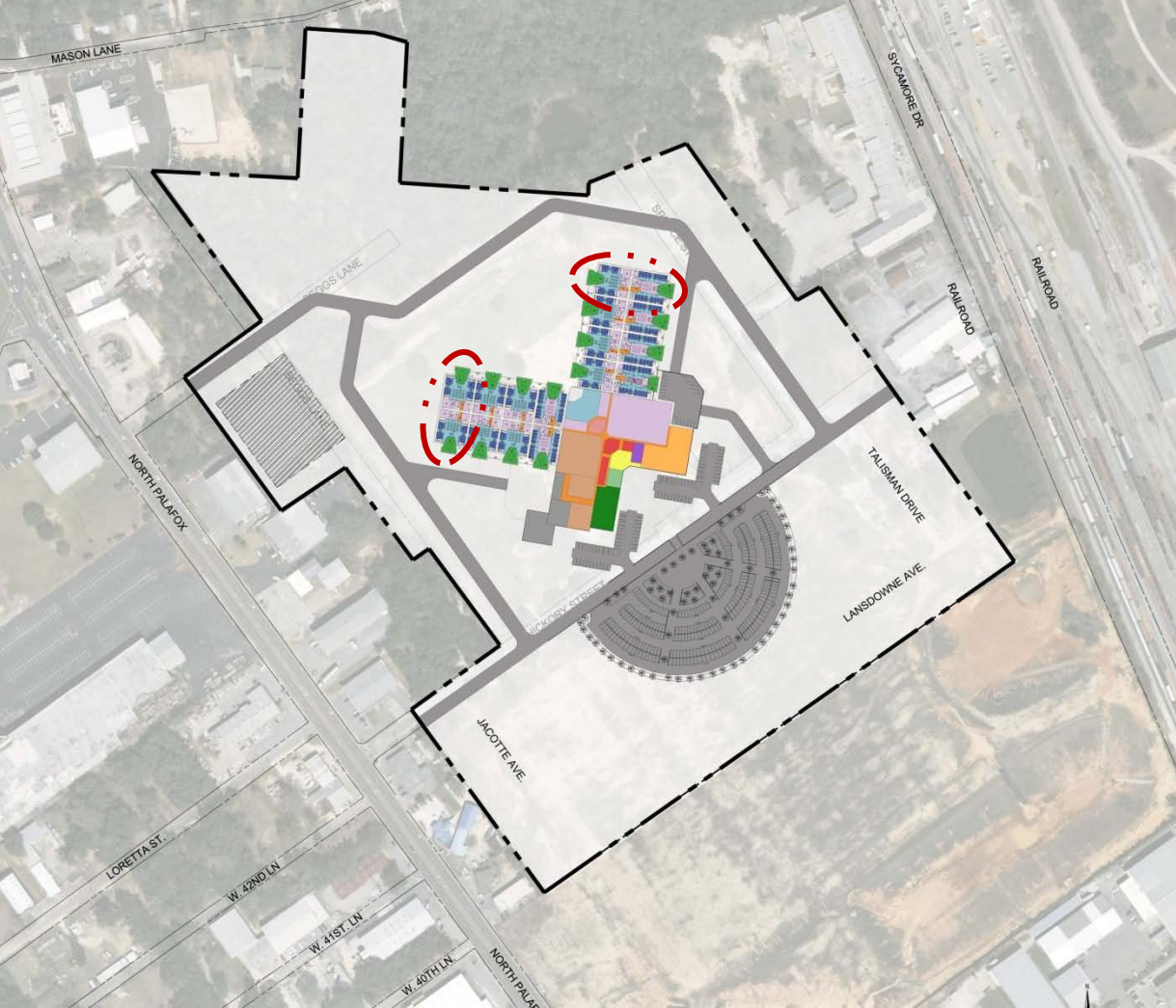
Escambia County Jail – Site Evaluations

Mid-Town Commerce Site Phase I & II Development – 1,424 Beds



Escambia County Jail – Site Evaluations

Mid-Town Commerce Site
Phase I & II Development + Future??? Expansion
1,904 Beds



Escambia County Jail – Site Evaluations

Mid-town Commerce Site

Facts

- 50.31 acres
- Superfund cleanup site – safe for use as jail
- Acquisition Cost = \$0 + \$1.74 million*
 - * \$45,000 annual monitoring for 30 years (CPI of 1.7%)

Pros

- Has multiple access points (Beggs and Hickory St.)
- Limited site acquisition costs
- Not directly adjacent to the railroad
- Site has been extensively remediated and is monitored

Cons

- Negative perception of institutional reuse
- Closed Stormwater basin – larger retention area required
- EPA capped areas have restricted use
- Beggs Lane access to adjacent property must be maintained (potential acquisition of property – appraised value = x)



Comparative Analysis and Cost Evaluation

Escambia County Jail – Site Evaluations

EVALUATION CRITERIA	Potential Site 1 Palafox & Airport Blvd.	Potential Site 2 Brent Lane	Potential Site 3 Mid-Town Commerce
Total Site Area (acres)	35.9	54.1	50.3
Buildable Site Area (acres)	28.7	40.6	30.2
Site Capability	Good	Poor	Good
Site Location	Fair	Fair	Good
Community Context	Fair	Fair	Fair
Environmental Considerations	Fair	Poor	Good
Ease of Development	Fair	Fair	Good
Site Acquisition Cost (millions)	\$3.51	\$2.83	\$1.74
Site Differential Cost (millions)	\$1.79	\$2.50	\$1.50
Total Site Cost (millions)	\$5.30	\$5.33	\$3.24

Site Ranking

1

Mid-Town Commerce



2

Palafox and Airport Blvd.



3

Brent Lane



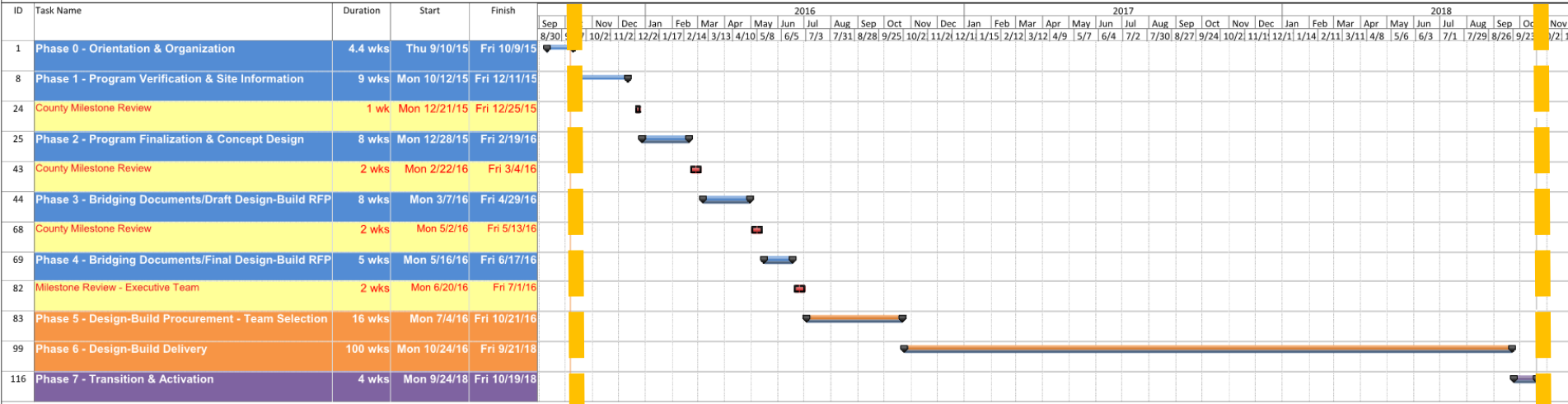
Recommendations

The image shows a large, empty school cafeteria. The room is filled with rows of white tables and chairs, arranged in a grid pattern. The walls are light-colored, and there are large windows on the right side. A staircase is visible in the background. A prominent red overlay covers the upper portion of the image, with the word "Recommendations" written in white text across it.

Escambia County Jail – Site Evaluations

Project Schedule

Escambia County Jail DCP - Overall Timeline Schedule



37 MONTHS

“Moving forward with Site Selection & Acquisition is critical to meeting the overall schedule and is exacerbated by the projected 120 day window required for rezoning and state approval of land use change”

Escambia County Jail – Site Evaluations

Next Steps . . .

In order to maintain the project schedule...

1. Obtain BOCC decision for site selection
2. Negotiate and enter into purchase agreement pending outcome of zoning & special studies if needed
3. Begin re-zoning process
4. Undertake any special studies if needed
5. Obtain a full site survey of the selected property
6. Obtain geotechnical and soil information of the selected property

Comments from Audience

The image shows a large, empty school cafeteria. The room is filled with rows of white tables and chairs, arranged in a grid pattern. The walls are light-colored with a grid of windows. A red semi-transparent banner is overlaid across the top half of the image, containing the text "Comments from Audience" in white. In the foreground on the right, there is a white podium or desk. The lighting is bright, and the overall atmosphere is clean and organized.



**TOWN HALL MEETING
New Jail Site Presentations**

Board Chambers
Ernie Lee Magaha Government Building – First Floor
221 Palafox Place

Tuesday, October 27, 2015

Speaking Request
Print Clearly

Notice: All meetings of the Escambia County Board of County Commissioners are televised live on ECTV and recorded for rebroadcast on the same channel. Refer to your cable provider's channel lineup to find ECTV.

NAME: Dorothy Dubuisson PHONE: 904-864-4041
Pronunciation of Name: Doo bwee zow
ADDRESS: 1308 N. Barcelona



TOWN HALL MEETING New Jail Site Presentations

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NAME: Rhonda Robinson PHONE: 8506074203
Pronunciation of Name: Rhonda
ADDRESS: 697 Shinn Drive Pensacola FL 32503



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NAME: Larry Williams **PHONE:** 904.226.0405

Pronunciation of Name: _____

ADDRESS: Wedgewood



TOWN HALL MEETING New Jail Site Presentations

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NAME: Dr. Joyce Hopsan PHONE: 850 313-3031
Pronunciation of Name: Dr. Joyce Hopsan
ADDRESS: 3910 Potosi Rd Pensacola FL 32504



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NAME: Sonny Reid **PHONE:** 444-9052

Pronunciation of Name: _____

ADDRESS: 1901 SAINT MARY AVE



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New Jail Site Presentations**

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NAME: Kathy Summerlin **PHONE:** 207-7944

Pronunciation of Name: _____

ADDRESS: 3001 Cedarwood Village Ln 32514