



Project Name: Harris County Detention Facilities – IPC Reconfiguration

Precinct(s): 2

Investment Area: Public Safety & Justice

Managing Entity: OCE (FPM)

Add'l Investment Requested: \$250,000

Requesting Entity: Harris County Sheriff's Office

Total Estimated Cost: \$67,875,075

Requesting Entity Head: Ed Gonzales, Sheriff

Project ID (if applicable): TBD

Vendor Legal Name (if applicable): N/A

MWDBE Participation (if applicable): N/A

Request Summary:

..title

Request for approval of Preliminary Investment Memo for the Harris County Sheriff's Office for the Harris County Detention Facilities – IPC Reconfiguration project for \$250,000 and request for approval of commercial paper funding for OCE the project in the initial amount of \$250,000.

..end

Project Description:

The Harris County Inmate Processing Center (IPC) at 1201 Commerce Street is a three-story building that currently houses storage and staff offices. The 43,668 square foot building is a concrete structure with a brick exterior. The building has existing tunnels and bridges connecting the facility to the 1200 Baker Street Jail and extends across Commerce to the Criminal Justice Center. The building will be renovated to create a medical facility for inmates, as a part of larger efforts to repair & upgrade Harris County Detention Facilities.

Current Approved Budget	\$0
Requested Budget Increase	\$250,000
New Total Budget Request	\$250,000



Justification:

It has been determined by the Harris County Sheriff's Office and Harris Health that there is a demand for additional facilities to service the healthcare needs of the current prison population. The limited available space at Ben Taub has forced inmates into the corridors of the county hospital, making it a risk to public safety and a hardship on the medical staff to properly care for the patients. Because of the location of the old IPC (Inmate Processing Center) facility and its existing connectivity to the jails, it is advantageous and cost effective to renovate this building into a medical facility. Inmates will continue to go to the hospital for acute services, and the new facility will accommodate quarantined patients and lower acute services such as radiology and orthopedic. Capital improvements are still required for the existing jail infirmaries to accommodate the Harris Health standards of care.

Strategic Objectives:

- SO2 – Provide quality care needed to patients in a timely manner.

Performance Metrics:

This project will:

- provide additional medical treatment facilities for inmates.
- reduce time for County hospital stays.
- reduce congestion at County hospital.
- provide more timely treatment of inmates.
- improve public safety.

Project Scope:

The proposed reconfiguration of the facility will require an extensive effort with Harris Health and the Texas State Jail Authority, along with an extensive team of experts in determining if the existing structure will accommodate the 100 patient beds, radiology and medgas systems.

HCSO is currently asking for \$250,000 in funding for the programming phase of this project. The programming phase will utilize the process of continuously collecting information to secure accuracy in size and budget. This phase will occur over the course of approximately two (2) months and will entail at least one budget re-evaluation by the program general contractor and several site visits which require time for travel. The program analysis will also include:

- 100 patient beds
- Radiology department with X-Ray and CT
- Orthopedic department
- Physical therapy area
- Quarantine / isolation area
- Pharmacy distribution
- Secured ground transfer areas for inmates
- Administration area

Upon completion of the programming phase, budgets for design & construction will be revisited.



Alternatives and Engagement:

At one time, Little Baker Street Jail was assessed as an alternative, but that option has been eliminated.

1307 Baker, AKA Little Baker, is a minimum security only building. Neither maximum nor medium security inmates would be allowed to be housed in that building without bringing it up to current Maximum Security Design standards as outlined by the Texas Commission on Jail Standards and administrative code. In order to make that transition from minimum security to maximum security, it would almost take a demolition of the building and start over. That may be a little drastic but the money to convert it would be extreme.

Secondly, Little Baker is not connected to the tunnel. Any movement to and from Little Baker would be above ground and staff intensive. With the old IPC connected to the tunnel, it made more logistical sense to utilize that building as; 1) it is connected to all of the buildings via the tunnel to include 1200, 701, JPC and the Courts; 2) Any and all classification of inmates can be housed in that area; 3) It is more accessible to the medical staff if emergencies arise. If needed, medical staff from 1200, 701 and JPC can respond with relative ease. It could possibly be detrimental if medical staff from 1200 were delayed trying to get out of the secured perimeter of 1200, run across the street and then try to gain access through the secured perimeter of 1307 as security takes precedence; and 4) The Old IPC also has a secured sally port to where inmates can be safely loaded in an ambulance or security van while preventing exposure to the general public.

Anticipated Project Expenditures and Timeline:

Scope of Work	Estimated Cost*	Timeline
Facility Planning and Programming	\$250,000	Q3 2021—Q4 2021
Facility Design	\$6,476,359	Q4 2021—Q2 2022
Facility Construction / Renovation	\$61,148,716	Q4 2022—Q1 2025
HCSO / HarrisHealth occupy facility		Q1 2025
Total	\$67,875,075	

Construction costs were established using cost history from several renovation healthcare facilities. Design costs were estimated as a standard percentage of overall construction costs. See attached exhibit. The budget numbers will be reconfirmed after facility programming by the detention capital improvement program CMAR.

A potential delay or risk to project completion could exist in establishing the current structure's viability and the proximity to the 500-year flood plain.

This reconfiguration should greatly reduce the Sheriff's operation cost as this facility is directly connected to the jail facilities and inmates can be transported without having to leave secured facilities. As the facility is mostly unoccupied, there would not be a utility cost reduction, in fact additional utility



HARRIS COUNTY

CIP Preliminary Investment Memo

9/14/2021

operation cost would be substantial. This may be offset if pulling existing utilities from the County's North Central Plant is possible. The utility demand can be calculated at programming and determined if the existing plant can support the new load.

Currently the building is housing the inmate medical records and the field office for the detention facility maintenance staff. These records would either need to be relocated or space allocated into the project for long term storage.

Previous Court Action: No previous Court Action related to IPC Reconfiguration

Commercial Paper Requested: \$250,000

Department Approval by: <Requesting department employee approving request>, <Date>

OMB Approval by: William McGuinness, 9/2/2021



Special guidance for Preliminary Investment Memos:

The PIM lays out the initial project plan, conceived before full design. Writing should be succinct and relevant for Commissioners Court, with an individual project memo targeted as 2-3 pages in length. Detailed estimates and/or quotes for design should be attached, though implementation/construction costs can be estimates.

Special guidance for Final Investment Memos:

The FIM is the end result of Detailed Design and is submitted for Commissioners Court review and approval. Similar to the PIM, priority would be placed on succinctness and relevancy for Commissioners Court, with an individual project memo targeted as 3-5 pages in length. For a FIM the following items should be considered for each section with supporting addenda, including third-party reports, as appropriate.

Section	Contents to Consider
Project Description	<ul style="list-style-type: none">• Project Description
Justification	<ul style="list-style-type: none">• Needs Assessment• County strategic objectives met
Project Scope	<ul style="list-style-type: none">• Scope changes between PIM & FIM• More detailed scope description
Alternatives and Engagement (with input from OCE, US, Purchasing, and others as appropriate)	<ul style="list-style-type: none">• Alternatives considered• Stakeholder input• Equity considerations• Environmental impact
Anticipated Project Expenditures and Timeline (with input from OCE, US, Purchasing, OMB, and others as appropriate)	<ul style="list-style-type: none">• Project timeline• Project phases• Project phase or component budget breakdown• County human and financial resource requirements• Maintenance capital expenditure estimate• Estimated impacts to operating budgets when project completed• Sources of funding• Ongoing operating budget impact

Special guidance for Change Investment Memos:

A CIM should focus on what's changing since the last Investment Memo as approved and why these changes are necessary. Depending on the nature of the change and project stage, these can be anywhere from 2-5 pages long, with projects in implementation/construction or with larger changes in budget will require more explanation and receive more scrutiny. Focus should be on what is relevant for Court to understand these changes.



Harris County Commissioners Court

Request for Court Action

Department: Management and Budget

Department Head/Elected Official: David Berry, County Administrator

Regular or Supplemental RCA:

☒ Regular RCA

☐ Supplemental RCA

Type of Request: Commercial Paper

Project ID (if applicable): TBD

Vendor/Entity Legal Name (if applicable): N/A

MWDBE Participation (if applicable): N/A

Request Summary (Agenda Caption):

..title

Request for approval of commercial paper funding for Engineering for the IPC Renovations project in the initial amount of \$250,000 contingent upon project approval in the amount of \$250,000.

..end

Background and Discussion:

Commercial Paper Series D-2 can be used for (1) construction of public works, (2) the purchase of automobiles, equipment and machinery, including computers, materials and supplies for the operation of the County's precincts and departments (3) Professional services, including services provided by engineers, architects, attorneys, auditors, financial advisors, and fiscal agents, in connection with the contractual obligations described in (1) and (2).

Commercial Paper is being requested for the IPC Renovations project and is expected to be repaid within the next three fiscal years either through bonds, budgetary means or pay-as-you-go sources.

HB 1869 compliance. Confirmed by: Michael James, Assistant County Attorney, August 25, 2021.

Expected Impact:

The Harris County Inmate Processing Center (IPC) at 1201 Commerce Street is a three-story building that currently houses storage and staff offices. The building will be renovated to create a medical facility for inmates. This reconfiguration should greatly reduce the Sheriff's operation cost as this facility is directly connected to the jail facilities and inmates can be transported without having to leave secured facilities.

Alternative Options:

At one time, Little Baker Street Jail was assessed as an alternative, but that option has been eliminated.



Alignment with Goal(s):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Justice and Safety | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Economic Opportunity | <input type="checkbox"/> Flooding |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Environment |
| <input type="checkbox"/> Public Health | <input type="checkbox"/> Governance and Customer Service |

Prior Court Action (if any): N/A

Location:

Address (if applicable list below):

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Countywide | <input type="checkbox"/> Precinct 3 |
| <input type="checkbox"/> Precinct 1 | <input type="checkbox"/> Precinct 4 |
| <input type="checkbox"/> Precinct 2 | |

Fiscal and Personnel Summary

Service Name	-	FY 21-22	Estimates	
			FY 22	Next 3 FYs
Incremental Expenditures				
	Labor Expenditures	-	-	-
	Non-Labor Expenditures	-	-	-
	Total Incremental Expenditures	-	-	-
Funding Sources (General Fund, PIC Fund, Debt or CP, Grants, or Other – Please Specify)				
Existing Budget		-	-	-
		-	-	-
		-	-	-
Total Current Budget		-	-	-
Additional Budget Requested	Commercial Paper	\$250K	-	-
		-	-	-
		-	-	-
Total Additional Budget Requested		\$250K	-	-
Total Funding Sources		\$250K	-	-
Personnel (Fill out section only if requesting new PCNs)				
Current Position Count for Service		-	-	-
Additional Positions Requested		-	-	-
Total Personnel		-	-	-

Anticipated Implementation Date: September 14, 2021

Emergency/Disaster Recovery Note:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Not an emergency, disaster recovery, or COVID-19 related item | <input type="checkbox"/> Emergency Item |
|---|---|

☐ COVID-19 related Item

☐ Disaster Recovery related Item

Contact(s) name, title, department: Amy Perez, Director, Financial Management, Office of Management and Budget

Attachments (if applicable): N/A