

Genesee County
Jail Project updates – as of 1/13/2020

Jail Meeting

August 9, 2018

The Chairman of the Legislature requested that a steering committee be formed to head up the Jail Project. Genesee County Sheriff Sheron and Assistant County Manager, Matt Landers will chair the committee.

Purchasing Director, Eve Hens was tasked with creating an RFP for Architectural and Engineering Planning, Design and Construction Administration Services.

The following individuals were added to the committee:

Matt Landers, Assistant County Manager - Chair
William Sheron, Sheriff – Chair
Kevin Andrews, Deputy Treasurer
Felipe Oltramari, Planning Director
William Zipfel, Jail Superintendent
Steve Zimmer, IT Director or if not available, Deputy IT Director
Robert Bausch, Legislature Chair
Rochelle Stein, Legislator
Jay Gsell, County Manager
Greg Walker, Under Sheriff

Other members will be added to the committee as needed.

Chairman, Matt Landers would like the consultant RFP to be issued in September 2018 with a possible award in October 2018.

Jail Meeting

October 24, 2018

Assistant County Engineer, Laura Wadhams was added to the committee.

4 proposals were submitted and forwarded to the group for review. The committee was asked to review and rank the proposals prior to this meeting.

The committee chose 2 finalists to bring in for interviews.

The committee was asked to develop questions for the finalists and submit them prior to the interviews.

Jail Meeting

November 14, 2018

The committee met with one of the finalists.

The vendor gave their presentation and answered questions from the committee.

The vendor was asked to provide a cost proposal with a list of assumptions and allowances for unexpected issues.

Jail Meeting
November 15, 2018

The committee met with the other finalist.

The vendor gave their presentation and answered questions from the committee.

The vendor was asked to provide a cost proposal with a list of assumptions and allowances for unexpected issues.

Jail Meeting
November 29, 2019

The committee discussed the presentations given by the two finalists.

Chair, Matt Landers and Laura Wadhams attempted to do a cost comparison between the two vendors.

It was determined by the committee that more information was needed. Eve Hens will send out a request to both finalists for additional information and request a best offer.

Sheriff Sheron and Jail Superintendent Bill Zipfel will call their colleagues for references.

Jail Meeting
January 7, 2019

Legislator Stein and Chairman of the Legislature Bausch reported on their inquiries to other municipalities that have built or are in the process of building a jail.

Jail Superintendent Zipfel reported on his inquiries to colleagues around the State that have built or are in the process of building a jail.

The additional information that was requested from the two finalists was reviewed. The committee determined that it is difficult to do a cost comparison between the two firms due to the different pricing structures that were submitted and the TBD and extra costs.

Matt Landers and Laura Wadhams will develop a pricing grid to send to each of the finalist to complete. This will make it easier for the committee to compare the cost for each vendor.

The committee discussed the number of beds the County should consider building in the jail.

Undersheriff Brad Mazur replaced Greg Walker as a committee member.

Jail Meeting
January 17, 2019

The Committee reviewed the pricing grid that was submitted by each of the finalists. Eve Hens put together a comparison sheet for the committee to review.

The Committee had a lengthy discussion about each of the finalists and the pros and cons of each.

The Committee took a vote based on the evaluation criteria with cost being 10% of the evaluation criteria. The committee voted and the consensus was to recommend awarding the contract to SMRT.

The Committee's recommendation will be brought to the February 19th Public Service Committee Meeting.

Jail Meeting (Conference Call)

March 6, 2019

The Chairs of the Committee along with Undersheriff Brad Mazur discussed via telephone with Graham Vickers and Arthur Thompson of SMRT administrative details such as pre-architectural work and community outreach.

Construction Manager Services tentative schedule

- SMRT to develop draft RFP for County review by 3/8
- County issues RFP by 3/15
- Proposals due by 4/8
- Interview with possible CM firms 4/16-4/17
- Committee Recommendation of CM firm made to Public Service Committee 5/13

First Community Outreach session tentatively scheduled for 4/16

SMRT will begin reviewing the preferred project site.

County, SMRT and Rod Miller will review how the governors proposed changes to the Justice system will impact the bed needs projections.

SMRT to begin developing a project program based on the current numbers and assumptions to work through with the County at the first workshop on 3/26.

Evaluation of the existing Jail building will be done to determine the current condition of the building systems and assemblies and provide recommendations on how to most economically repurpose the buildings for future use.

Jail Meeting

March 26, 2019 and March 27, 2019

The County will schedule a meeting with GAM to give update on the Jail Project. The County website – Jail Project page will be set up to have the ability to send email to the Chair of the Committee for public input.

SMRT will recommend milestones to invite and share with commission staff

Discussion regarding establishing the overall operational principals for the facility and the operational scenarios for each functional area was had. As well as establishing the architectural program for each functional area addressing space needs, adjacencies, and design criteria.

Discussion Topics: Wick's law requirements, Phasing contractual requirements/strategies, pricing assistance allowed, bidding requirements, security electronic controls procurement.

Internal Jail Transition team to be on board by the time ground breaks. Correctional officer and maintenance professional to be involved in early design discussion when appropriate.

County will coordinate visits to other area jails. SMRT will coordinate with St. Lawrence County for a jail visit.

Bed needs projection update discussion – projection revisions due to increase in ADP, opioid epidemic, and various other drugs. SMRT/CRS to update bed needs report and share with group for their use.

Site evaluation discussion – County to reach out to abutters for abutters for possibility of purchasing more land, SMRT/Hunt to determine approximate cost for extending utilities farther off the road to utilize property to the rear.

Construction Manager interviews to occur April 22, 2019
Full day programming and bed needs session on April 23, 2019

Jail Meeting

April 22, 2019 and April 23, 2019

Attendees: Kevin Andrews, Deputy Treasurer; Bill Carney, SMRT; Jay Gsell, County Manager; Eve Hens, Purchasing Director; Matt Landers, Assistant County Manager; Undersheriff Brad Mazur; Tim Michalak, Probation Director; Rod Miller, CRS; Vicky Muckle; Felipe Oltramari, Planning Director; Sheriff Sheron; Art Thompson, SMRT; Cathy Uhly, Genesee Justice Coordinator; Graham Vickers, SMRT; Laura Wadhams, Assistant County Engineer; Steve Zimmer, IT Director; William Zipfel, Jail Superintendent

Construction Manager Firms were interviewed by Committee. Evaluation forms were completed by committee members. After the interviews there was a general consensus of the committee as to which firm they would recommend to the Public Service Committee on May 13, Ways and Means Committee on May 15 and the full Legislature on May 22. SMRT will develop a draft CM AIA for the County to review with a goal of bringing the CM under contract as soon as possible following Legislature ratification.

Updated bed projections show extreme increase in the data due to the spike in new data – concluded this should be treated as a bump in numbers rather than an upward trend.

The County will engage several members of the judiciary system to discuss expectations of bail reform. Current analysis by Jail Superintendent shows a slight reduction in actual ADP from bail reform for Genesee County.

Program discussion of functional areas were reviewed and updated.

Jail Meeting – Bail Reform

May 14, 2019

Attendees: Bob Bausch, Legislator; Jerry Ader, Public Defender; Melissa Cianfrini, Assistant District Attorney; Jay Gsell, County Manager; Matt Landers, Assistant County Manager; Gary Maha, Legislator; Tim Michalak, Probation Director; Rod Miller, CRS (via telephone); Vicky Muckle; Sheriff Sheron; Shelley

Stein, Legislator; Art Thompson, SMRT; Cathy Uhly, Genesee Justice Coordinator; Hon. Charles Zambito, County Court Judge; William Zipfel, Jail Superintendent

Committee Members, Rod Miller (CRS), and members of the Justice System met to discuss bail reform and the projected impact it may have on bed needs. After lengthy discussion it was determined that the long term effects are unknown.

Jail Meeting

May 15, 2019

Attendees: Jay Gsell, County Manager; Matt Landers, Assistant County Manager; Tim Michalak, Probation Director; Vicky Muckle; Sheriff Sheron; Art Thompson, SMRT; Cathy Uhly, Genesee Justice Coordinator; Graham Vickers, SMRT; Laura Wadhams, Assistant County Engineer; William Zipfel, Jail Superintendent

Co-Chair Matt Landers gave the Committee a summary of the Bail Reform Meeting held on May 14, 2019. The consensus of the Committee is to build the jail with enough flexibility to meet the population demand now and in the future.

The Committee discussed the information that needed to be presented at the public information session. SMRT/CRS to put together a PowerPoint presentation for the public information session.

Public Information Session

May 16, 2019

Rod Miller (CRS) gave a brief overview of the County's current jail situation, why the County must build a new jail and how the process started several years ago.

Panel members (Rod Miller, Graham Vickers, Arthur Thompson, Matt Landers, Sheriff Sheron, Bill Zipfel, and Jay Gsell) fielded questions and suggestions from community members. The Jail Needs Assessment was available for the public. Cathy Uhly from Genesee Justice was on hand to provide written material and answer questions regarding the services that Genesee Justice provides.

Jail Meeting

July 10, 2019

Attendees: Bob Bausch, Legislator, Mark Bolin, Pike; Bill Carney, SMRT; Jay Gsell, County Manager; Matt Landers, Assistant County Manager; Undersheriff Brad Mazur; Vicky Muckle; Paul Osborn, Deputy Highway Superintendent; Sheriff Sheron; Shelley Stein, Legislator; Art Thompson, SMRT; Graham Vickers, SMRT; Laura Wadhams, Assistant County Engineer; William Zipfel, Jail Superintendent; Lori Schroeder, Kitchen and Laundry Consultant

Committee discussed project updates and reviewed preliminary construction cost estimates based on building program. Reviewed draft floorplan, 3D view of housing areas and exterior options; Reviewed building systems such as plumbing, electrical and smoke evacuation. Met with kitchen and Laundry consultant and discussed the possibility of including the meals on wheels program into the kitchen area. Site discussion included, wetlands review, survey, SEQR requirement, etc. Once final site selection is completed, County will approach Town of Batavia, for a possible public information meeting.

Jail Meeting

August 27 – August 28, 2019

Attendees: Jay Gsell, County Manager; Matt Landers, Assistant County Manager; Gary Maha, Legislator; Undersheriff Brad Mazur; Jonatha Meade, Hunt; Rod Miller, CRS Inc.; Vicky Muckle; Felipe Oltramari, Planning Director; Paul Osborn, Deputy Highway Superintendent; Shelley Stein, Legislator; Art Thompson, SMRT; Graham Vickers, SMRT; Laura Wadhams, Assistant County Engineer; William Zipfel, Jail Superintendent

Due to the committee's understanding of the cost constraints of the project the group is recommending a 4 pod facility to the Legislature for their consideration. The preference of the group is a 5 pod facility which will allow more flexibility for housing the female population. However, preliminary pricing shows this to be unfeasible. SMRT will provide a list of alternatives for pricing to discuss in the 90% SD design. Genesee Justice administrative space and cost was discussed. The group continued their site discussion. Phase I ESA complete. Will reach out to NYS DOT to discuss increased traffic flow. Archeological survey has been sent to SHPO for review. Geotech has been completed – preliminary report shows favorable infiltration conditions on site.

Jail Meeting

December 16 – December 17, 2019

Attendees: Mark Bolin, Pike; Matthew Burgett, Sr. Correction Officer; Bill Carney, SMRT; Jay Gsell, County Manager; Matt Landers, Assistant County Manager; Undersheriff Brad Mazur; Vicky Muckle; Paul Osborn, Deputy Highway Superintendent; Jason Queal, Sr. Correction Officer; Sheriff Sheron; Art Thompson, SMRT; Graham Vickers, SMRT; Laura Wadhams, Assistant County Engineer; William Zipfel, Jail Superintendent. Bob Bausch, Legislator; Gary Maha, Legislator; Shelley Stein, Legislator; Kevin Andrews, Deputy County Treasurer; Eve Hens, Purchasing Director; Felipe Oltramari, Planning Director; Cathy Uhly, Genesee Justice Coordinator; Jonatha Meade, Hunt; John Casper, Mechanical Engineer; Lori Schroeder, Kitchen and Laundry Consultant

Co-Chair, Sheriff Sheron invited 2 Sr. Corrections Officers to join the meeting. These officers will be part of the transition team. Final review of the Schematic Design was completed and transitioned into Design Development. Project Estimates and Alternates were discussed. Security containment and perimeter locations and attributes reviewed. Interior finish options were presented and exterior materials and entrance treatment reviewed. Electrical, Mechanical, Food and Laundry Service were also discussed. Discussed site access, layout and existing pole location.