

EVIDENCE STORAGE FACILITY

Laurens County Sheriff's Department
Capital Sales Tax Committee



LAURENS COUNTY

CAPITAL PROJECT SALES TAX ("CPST") COMMISSION

PROJECT PROPOSAL SUBMISSION FORM

GENERAL INFORMATION:

Only statutorily qualified entities may request funding through the CPST. Qualified entities include county and municipal governments, special purpose districts, and, in conjunction with another qualified entity, school districts.

Entities requesting CPST funding bear the responsibility of providing reliable cost estimates and other critical information concerning their project proposals. This Project Proposal Submission Form, completed to include all requested information, must accompany each project proposal submission to the CPST Commission. Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the CPST; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

SUBMISSION INFORMATION REQUIREMENTS:

Project proposal submissions must respond to all matters addressed in the sections and subsections below.

1. Project Description

a. ANSWER

This project provides for a new Evidence Facility for the Sheriff's Department. The current facility resides in the "Old Jail" which is adjacent to the current Courthouse Annex (Sheriff's Department). The current evidence location has deteriorated to the point that safe keeping of evidence is very difficult. Also, as state standards and procedures has evolved, it is difficult to meet current requirements. This Project proposes a new facility on county-owned property designed to comply with current requirements and provide a safe, efficient working environment for employees.

(a) In general terms, describe the intent of the project, including the program(s) to be associated with it, population(s) to be served by it, and its intended geographic location.

a. **ANSWER**

It is the requirement of the justice system to maintain all evidence while a citizen is maintained in the criminal system. For example, if someone is sentenced to 25 years for a serious crime, the evidence used in that criminal trial must be maintained for at least 25 years, or, until the detainee is released out of the judicial system. This new facility will insure the evidence is properly maintained in properly conditioned storage to prevent deterioration of evidence.

(b) Cite the specific portion of Code Section 4-10-330(A)(1) of the South Carolina Code of Laws under which the project qualifies for CPST funding.

a. **ANSWER:**

Section (a) provides for capital expenditures to be used on correctional facilities. The paragraph is as follows:

- (a) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;

2. Site Acquisition and Preparation Budgeting

(a) Provide plats and/or tax maps of all property involved. Include a preliminary engineered drawing indicating the proposed locations of all structures associated with the project, including buildings, interior roadways, turning lanes, parking lots, utilities, etc.

a. **ANSWER**

See Attachment I

(b) Who owns the property required to undertake the project? Indicate the property owner's willingness to sell and terms of sale, including purchase price, for providing the property for this project. If the property is not owned by the sponsoring entity, provide a suitable purchase option that will guarantee the property's purchase price and availability for the project. Purchase options must also include a due diligence period to assess any geotechnical or environmental concerns.

Demonstrate all access points to be used by the public in utilizing the project. Will vehicular access by the public require encroachment permits, turning lanes, etc.? If so, demonstrate approval by the appropriate agency, e.g. County, SCDOT.

a. **ANSWER**

Not Applicable

- (b) List all utilities, i.e. water, sanitary sewer, electricity, natural gas, storm sewerage, etc., needed to serve the project. Verify through utility providers sufficient capacity and willingness to serve the project. What costs will the project incur in connecting to the required utilities?

a. **ANSWER**

All utilities are located on site to include water, sewer, natural gas, and electricity. Sufficient capacity exists given the limited consumption expected due to primary demand being restroom facilities. The estimated cost to connect to the required utilities is \$12,000.

- (c) Demonstrate the topography of the property and provide cost estimates for all clearing, grading, drainage, permits, and other site preparation expenses associated with the project.

a. **ANSWER**

The parcel where the facility is to be constructed is not topographically challenged. I estimate the grading cost to range from \$50,000 to \$75,000. **Attachment II** includes a topo map with the location shown in black ink.

- (d) Has a Phase One Environmental Site Assessment been completed for the property/project? (The CPST Commission highly recommends investment in a Phase One assessment.) If so, please list any environmental costs associated with developing the property for this project, and indicate what source(s) of funding will pay for these items. Does the submitting qualified entity acknowledge that it will be responsible for any cost overruns related to expenses of this kind?

a. **ANSWER**

The parcel already contains the Detention Center. A Phase One Assessment would most likely not be required. However, if so, the County is willing to be responsible for environmental assessment cost.

- (e) Is the land use associated with the proposed project allowed under current land use/zoning restrictions? Do any existing covenants, easements, setbacks, or other restrictions prevent the proposed uses? What provisions are being made to overcome any prohibitions in this regard? Describe the prevailing land uses in the general and on adjacent parcels. Would the proposed use create any negative spillover effects, such as light, noise, traffic, parking, etc.?

a. **ANSWER**

Laurens County does not have Land Use/Zoning. However, the Evidence Facility is cohesive with the Detention Center already housed on site.

Estimate the number of persons and the number of vehicles that will be on or in the general vicinity of the property at times of peak usage.

a. **ANSWER**

Given the use and purpose of the facility, use by the public will be very limited. Use of the facility will be primarily accessed by 2 to 3 full time employees and law enforcement personnel depositing evidence collected at crime scenes/incidences.

- (i) Describe the capacity of the property to accommodate future expansions of the intended use.

a. **ANSWER**

The total acreage of the parcel is +/- 118 acres. The Detention Center is located on approximately 12 acres. While this facility will be designed to add phases such as a Law Enforcement Center, Coroner's Office, and Coroners Evidence Storage/Morgue, there is sufficient acreage for the additional phases.

3. Construction Planning and Budgeting

- (a) Describe the structures to be built/renovated on the property, construction type, estimated cost per square foot, and total construction cost.

a. **ANSWER**

The building would consist of reinforced concrete block with metal studs on the interior. A locker system will be utilized whereby law enforcement personnel will deposit evidence, enclose the key with the evidence disallowing access to deposited evidence by arresting officer. This system maintains the requirements for Chain of Custody. General Storage will utilize a High-Density Shelving system which maximizes the use of space. The attached estimate provides a range starting at \$250 per square foot (Low Range) to \$350 per square foot (High Range). For the purpose of this proposal I used \$300 per square foot. See **Attachment III** for projected cost estimates.

- (b) Estimate costs for engineering/design and construction management.

a. **ANSWER**

The attached estimate of cost assumes 20% of project for design and construction management, and geotechnical services. Based on \$300 per square foot construction cost; design, construction management and other related cost would be approximately \$290,920.

(c) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping, and any other similar services that may apply.

a. **ANSWER**

Exterior lighting will be provided by the power provider with a monthly rental cost. Security will be installed in-house by our IT Department (\$10,000). Fiber/Connectivity should be about \$2,000. Utility connections are budgeted at \$2,500 and landscaping (In-house) at \$12,000. Total expenses for this section are estimated at \$26,500.

(d) Provide cost estimates for furnishings, computers, equipment, appliances, etc.

a. **ANSWER**

Furnishings, computers, and appliances are estimated at \$7,000.

(e) If the voters approve the CPST referendum and funding is made available, when do you anticipate design work for this project beginning, and how long will it take to complete the design work? When would construction commence, and how long will it take to complete construction?

a. **ANSWER**

Upon approval by the voters, design should start no later than January 2021. Construction, bidding process included, is projected at 18 months. Completion should be no later than October 2022.

4. Project Cost Summary

Site Acquisition \$ 0.00

Clearing/Grading/Drainage Site Preparation \$ 50,000

Paving (include parking, turn lanes) \$ 25,000

Construction/Renovation \$ 1,542,600

Engineering/Design/Construction Management \$ 290,920

Testing/Geotechnical \$ 10,000

Phase One Environmental Testing \$ 0.00

Environmental-related Development Costs \$ 0.00

Permits \$ 0.00

Landscaping \$ 12,000

Fencing \$ 0.00

Exterior Lighting \$ 0.00

Fiber/Connectivity \$ 2,000

Security Systems \$ 25,000

Furnishings/Equipment/Computers \$ 7,000

Other (please describe by attachment) \$ 0.00

Total \$ 1,964,520

5. Statement of Project Submission and Support

Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the CPST; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

6. Project Proposal Submission Deadline

Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 p.m. on Thursday, April 28, 2020. Proposals may be submitted by US Mail, courier, or hand delivery to:

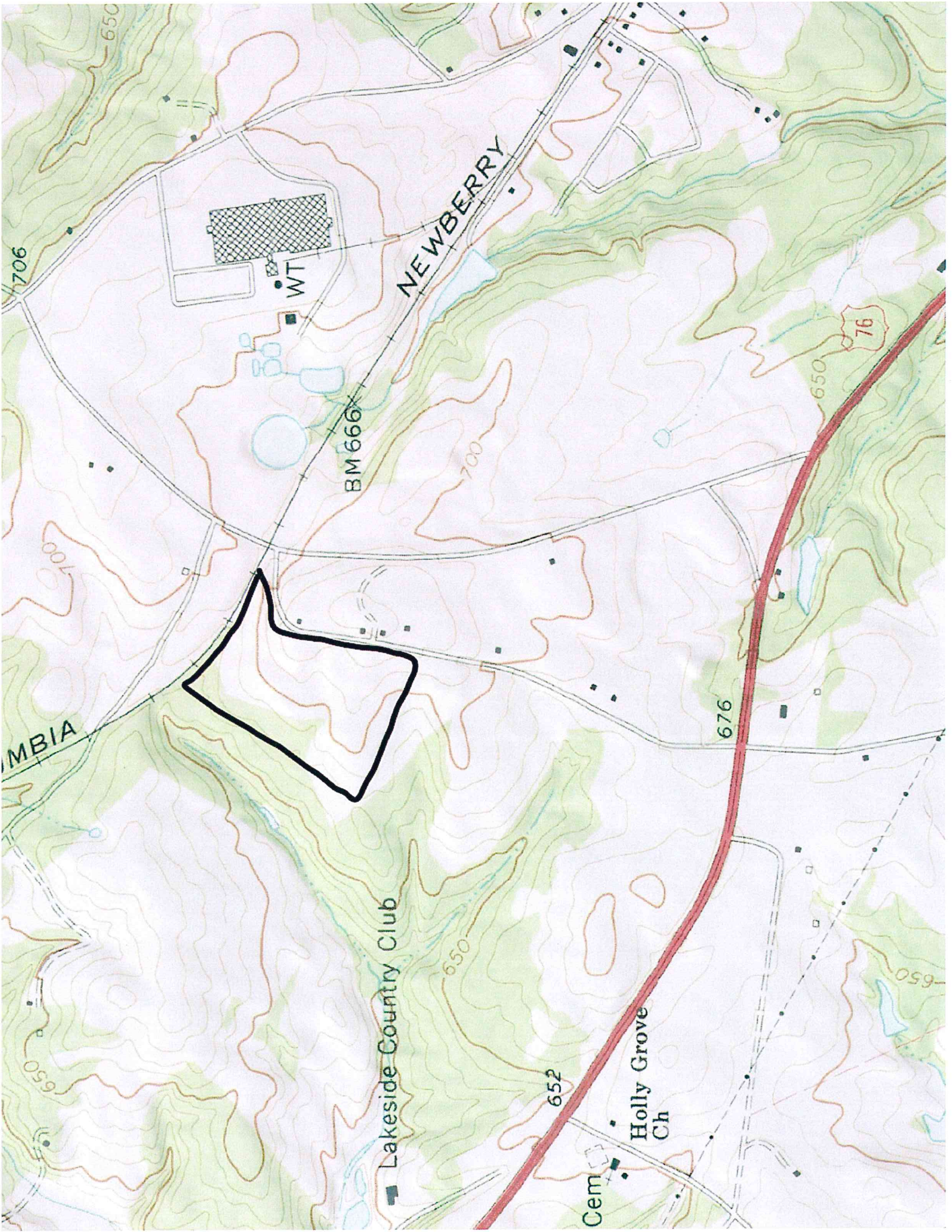
Mailing LCCC Attention: CPST Commission PO Box 248 Laurens, SC 29360

Physical Laurens County Chamber of Commerce 291 Professional Park Road Clinton, SC 29325

ATTACHMENT I
Ariel View Potential Location



ATTACHMENT II
Topographical Map



706

650

WT

NEWBERRY

BM 666

700

76

650

676

650

652

Holly Grove Ch

Cem

Lakeside Country Club

MBIA

Laurens County Sheriff's Office

rev 4/21/20

Evidence	Size	Size	Size
Single Vehicle Evidence Bay	560	560	560
Deputy's Evidence Bag and Tag Area	140	140	140
Pass-Through Lockers (Refrigerated, Large and Small Lockers)	24	24	24
Pass-Through Large Evidence Rooms 2 @ 3x4 each	24	24	24
Return Evidence Lockers	24	24	24
Evidence Outtake Room	100	100	0
Evidence Processing Room	180	180	180
Evidence Technician Offices (Off of Processing and Corridor) 2@420sf each 2@100sf each	240	240	200
Evidence Storage			
General	2,000	2,000	1,200
Weapons	500	500	300
High Value	300	300	200
Narcotics	500	500	300
CSI Office	100	100	100
ID Lab with Drying Cabinet, Fume Hood, Fuming Chamber	364	364	364
Electronics Lab	120	120	100
Storage	64	64	64
Laundry Room	100	100	100
Subtotal	5,340	5,340	3,880

Evidence Only		rev 4/21/20
Total Evidence Net Square Feet	5,340	3,880
Mechanical / Circulation 40%	2,136	1,552
Total Evidence Gross Square Feet	7,476	5432
Projected Base Construction Costs		
Low Range - New Construction Costs	250 \$/sf	1,869,000
High Range - New Construction Costs	350 \$/sf	2,616,600

Dale Satterfield

From: Stumbo, James <jstumbo@scn-architects.com>
Sent: Tuesday, April 21, 2020 12:33 PM
To: Dale Satterfield
Cc: Newell, Ken
Subject: RE: Project Cost Summary

Dale,

I am using construction ONLY numbers. We generally see the "Soft" cost vs "Hard" (construction) cost as 80/20.

Therefore the full project costs should be budgeted at:

Evidence Only		rev 4/21/20	
Total Evidence Net Square Feet		5,340	3,880
Mechanical / Circulation 40%		2,136	1,552
Total Evidence Gross Square Feet		7,476	5432
Projected Base Construction Costs			
Low Range - New Construction Costs	250 \$/sf	1,869,000	1,358,000
High Range - New Construction Costs	350 \$/sf	2,616,600	1,901,200

Projected Project Cost (Assuming 80% Hard vs 20% Soft Costs)			
Low Range - New Project Costs		2,336,250	1,697,500
High Range - New Project Costs		3,270,750	2,376,500

Within the 20% soft costs I would project the A/E costs to be around 8 to 9%. The other costs that would be incurred within the 20% is the surveying, special inspections, Geotech, attorney cost for contract prep, telecom, security systems, etc. The construction cost would include the on-site utility connections (not off site extensions) earthwork, paving and landscaping, along with the physical building.

Please let me know if you have other questions.

Thank you,

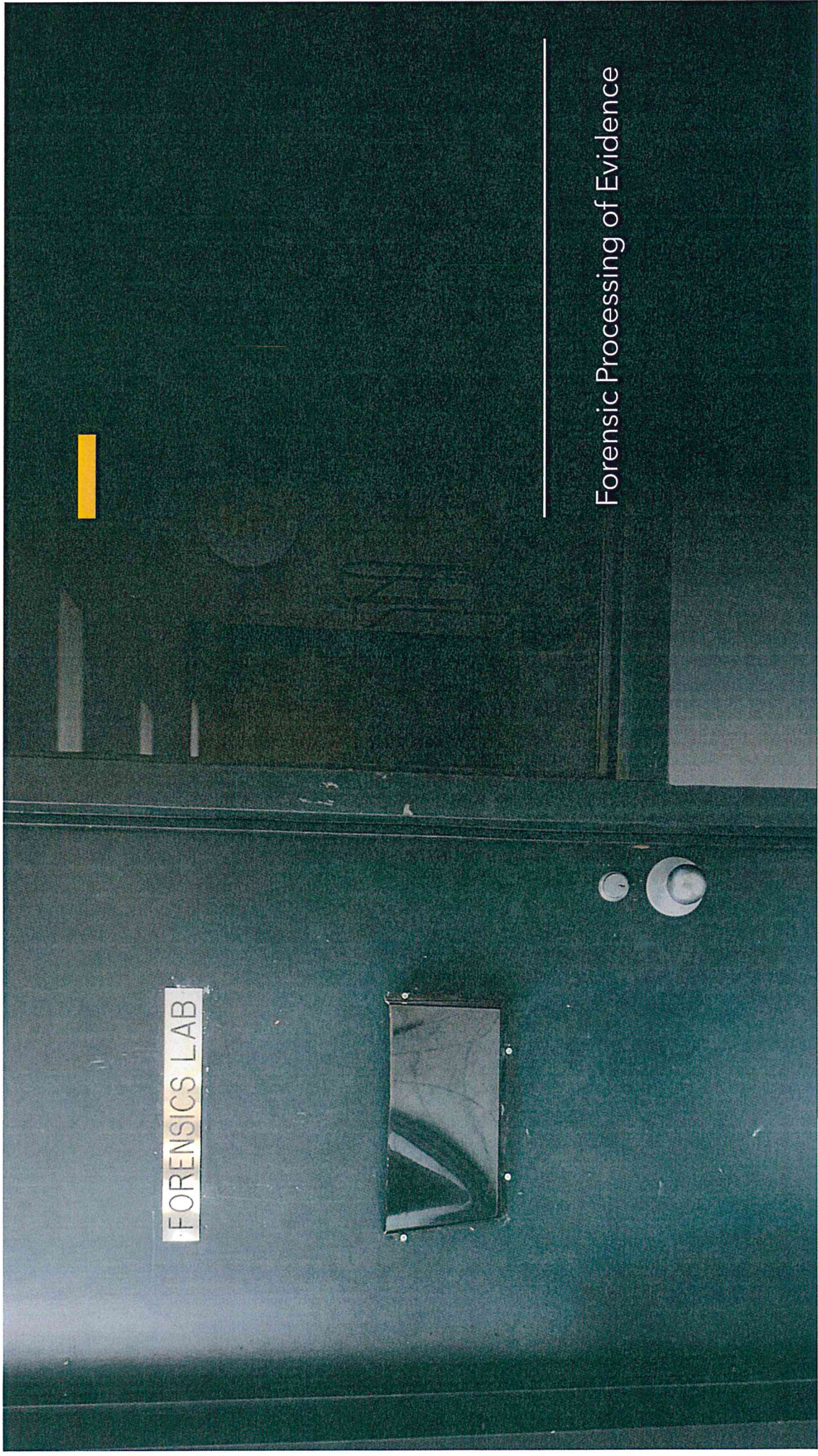
Jlm

James R. Stumbo, AIA, LEED AP BD+C, NFPA
Principal



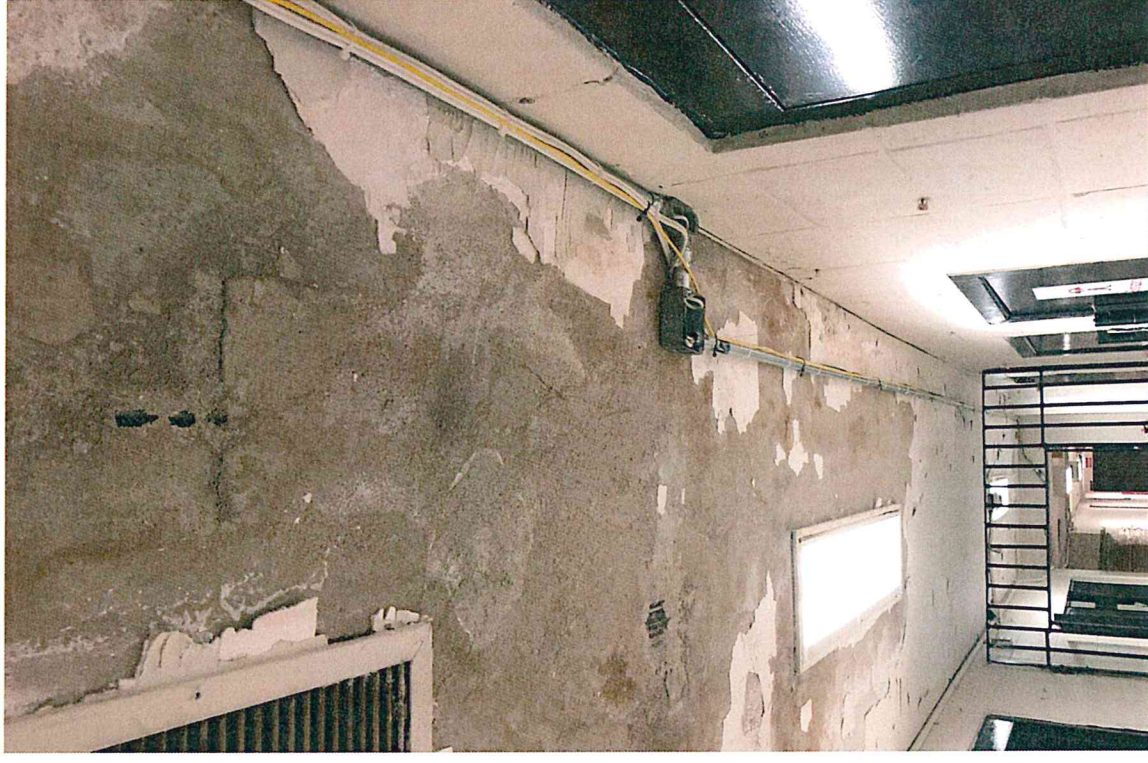
Stewart · Cooper · Newell
Architects

ATTACHMENT IV
Current Facility Photos



Forensic Processing of Evidence

Main Hallway



Evidence Storage Rooms

