

# Cuyahoga County Council

## Public Safety & Justice Affairs Committee

### Cuyahoga County Central Services Campus Update

Cuyahoga County Council Chambers  
June 3, 2025  
1:00 PM



# Agenda

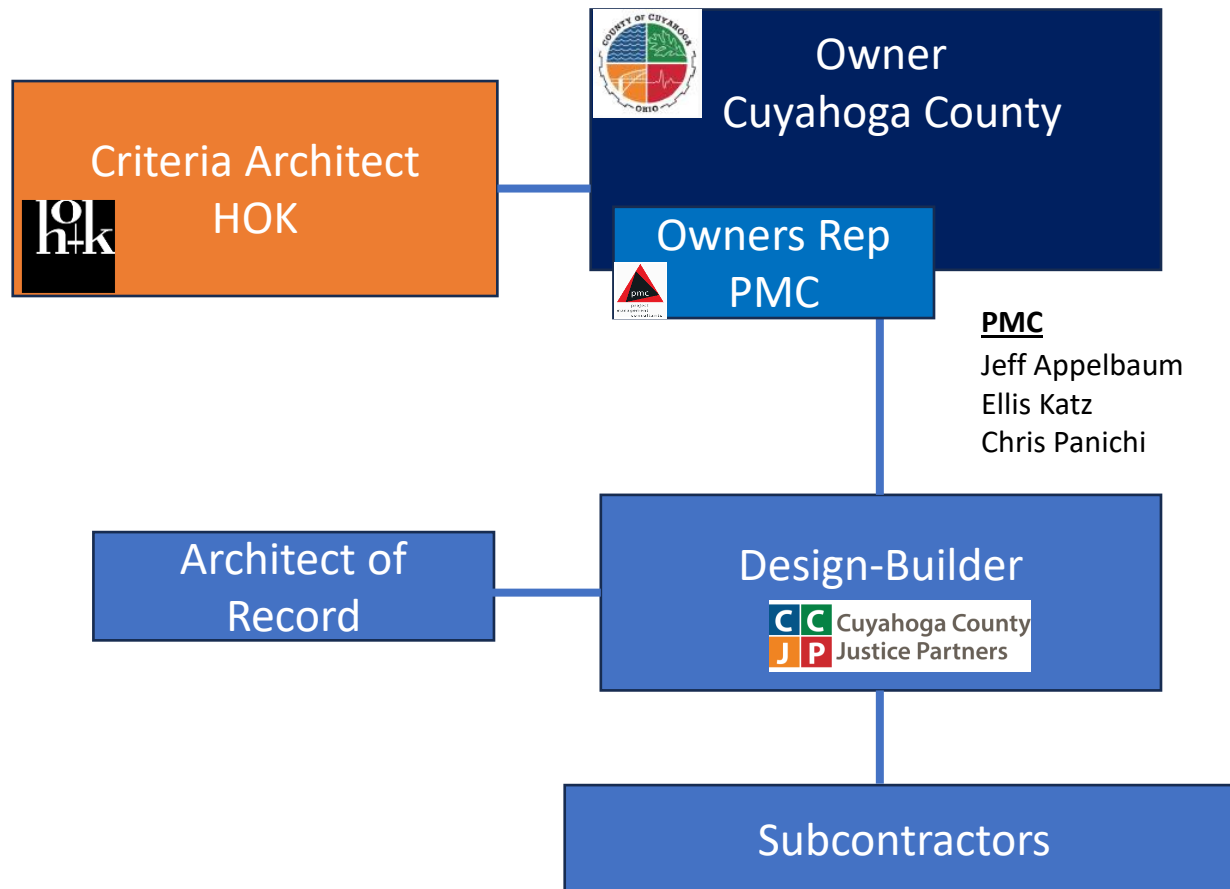
- Brief Background and Process Review
- Schematic Design Review
- Schematic Design Cost Reconciliation
- Schedule Update and Next Steps
- Q & A

# Brief Background

# Process – Where We Are?



# Project Team



## County Core Project Team

Nichole English  
Laurel Domanski-Diaz  
AW Phillip Christoper  
Lt. Russ Jaenke  
Cpt. Rich Peters

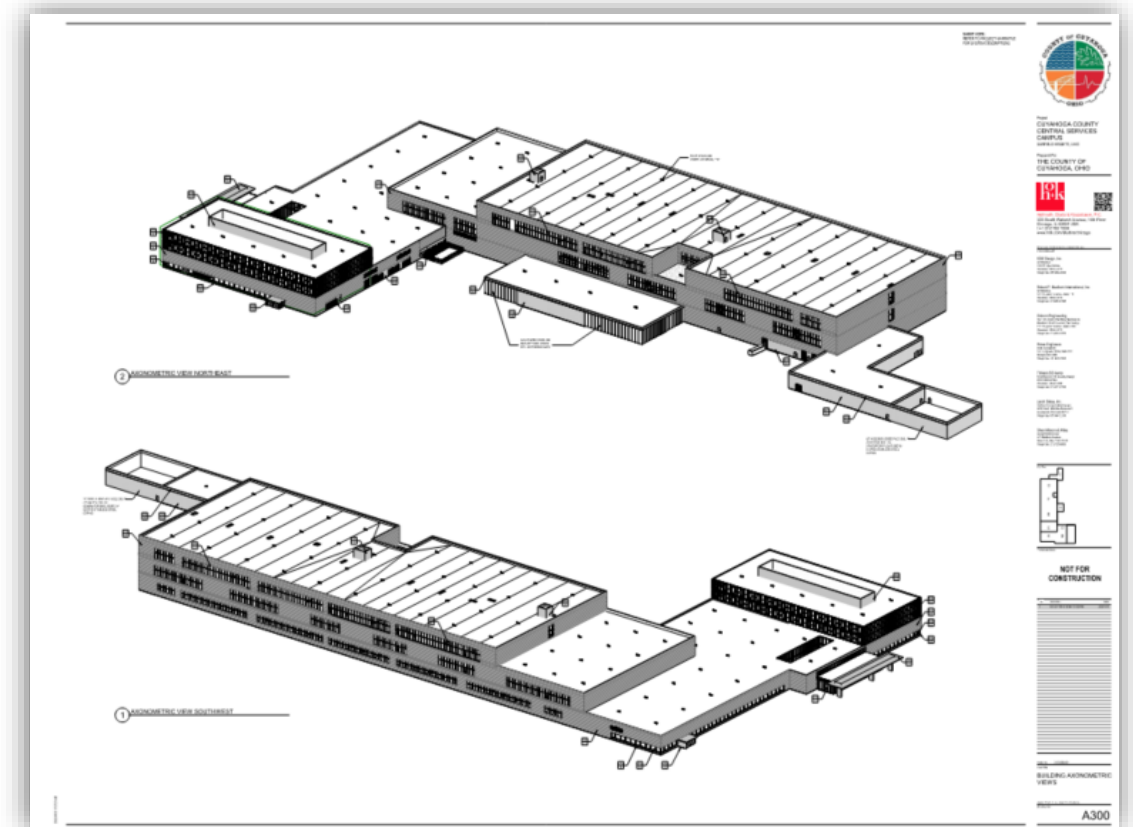
## PMC

Jeff Appelbaum  
Ellis Katz  
Chris Panichi

# Schematic Design Work Activities

## Design Activities

1. Establishing main goals and requirements for each trade.
2. Initial drawings for building safety features, such as fire exits and emergency systems, were started.
3. Overall building layout and structural grid.
4. Department locations, furniture, equipment, and circulation shown on floor plans.
5. Building sections and elevations.
6. Materials and finishes for interiors were delineated.
7. Coordination of building systems—including elevators, mechanical, electrical, fire protection, plumbing, and security—was completed with engineering teams.
8. The site plan was developed, including utilities, parking, traffic flow, and initial landscaping concepts.

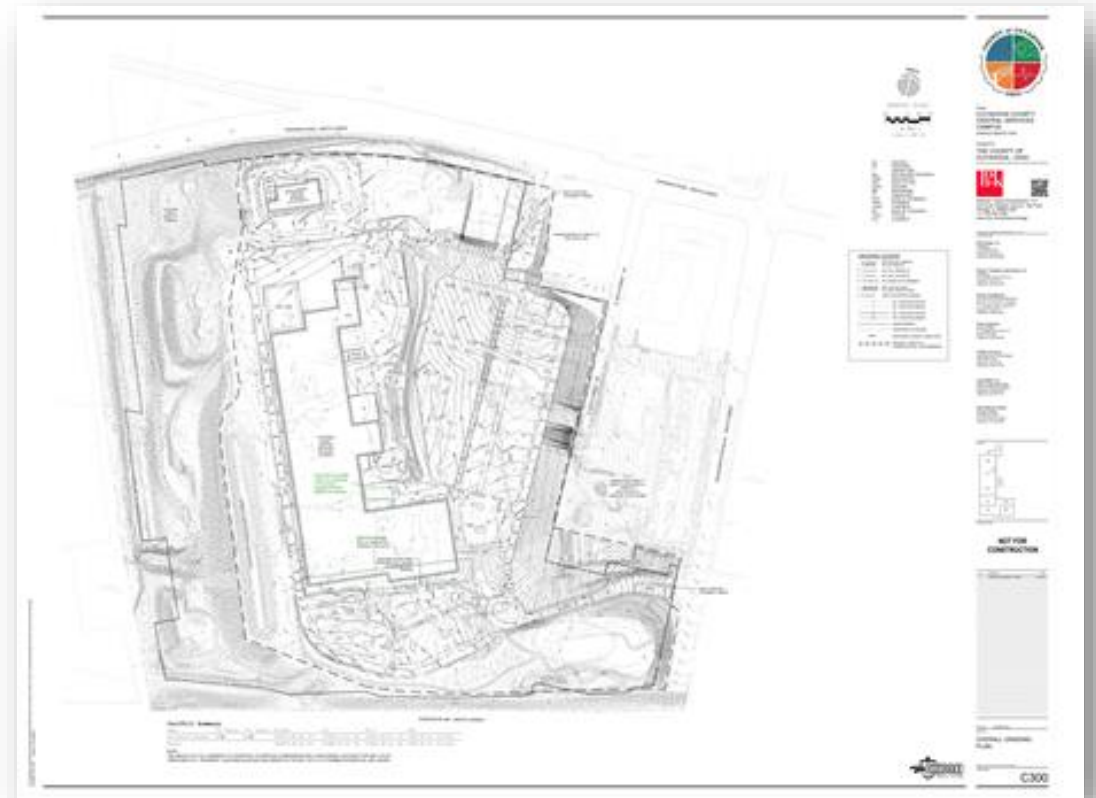




# Schematic Design Work Activities

## Budget/Cost Reconciliation and Site Activities

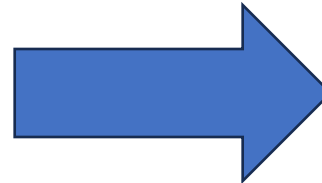
1. Detailed SD cost estimates were prepared.
2. Cost estimates were reviewed for alignment with schematic design plans.
3. Value engineering to identify cost-savings without compromising quality.
4. The process of inviting and interviewing design assist subcontractors was initiated.
5. Fencing installation has begun to secure the site and define project boundaries.



# Project Scope – What Are We Building?

## • Building Metrics

- Program Size – 892,177 ft.<sup>2</sup>
  - Main Campus Building – 873,577 ft.<sup>2</sup>
  - Professional Development Center – 18,600 ft.<sup>2</sup>
- Housing
  - Rated Capacity - 1886 Beds
    - 52 Housing Units
    - 24 Classifications
  - Operational Capacity – 85%
- Core Support Facilities
  - Facilities designed for expansion up to 2400 beds
- Sheriff's Administration and Professional Development Center



## • Operational Analysis

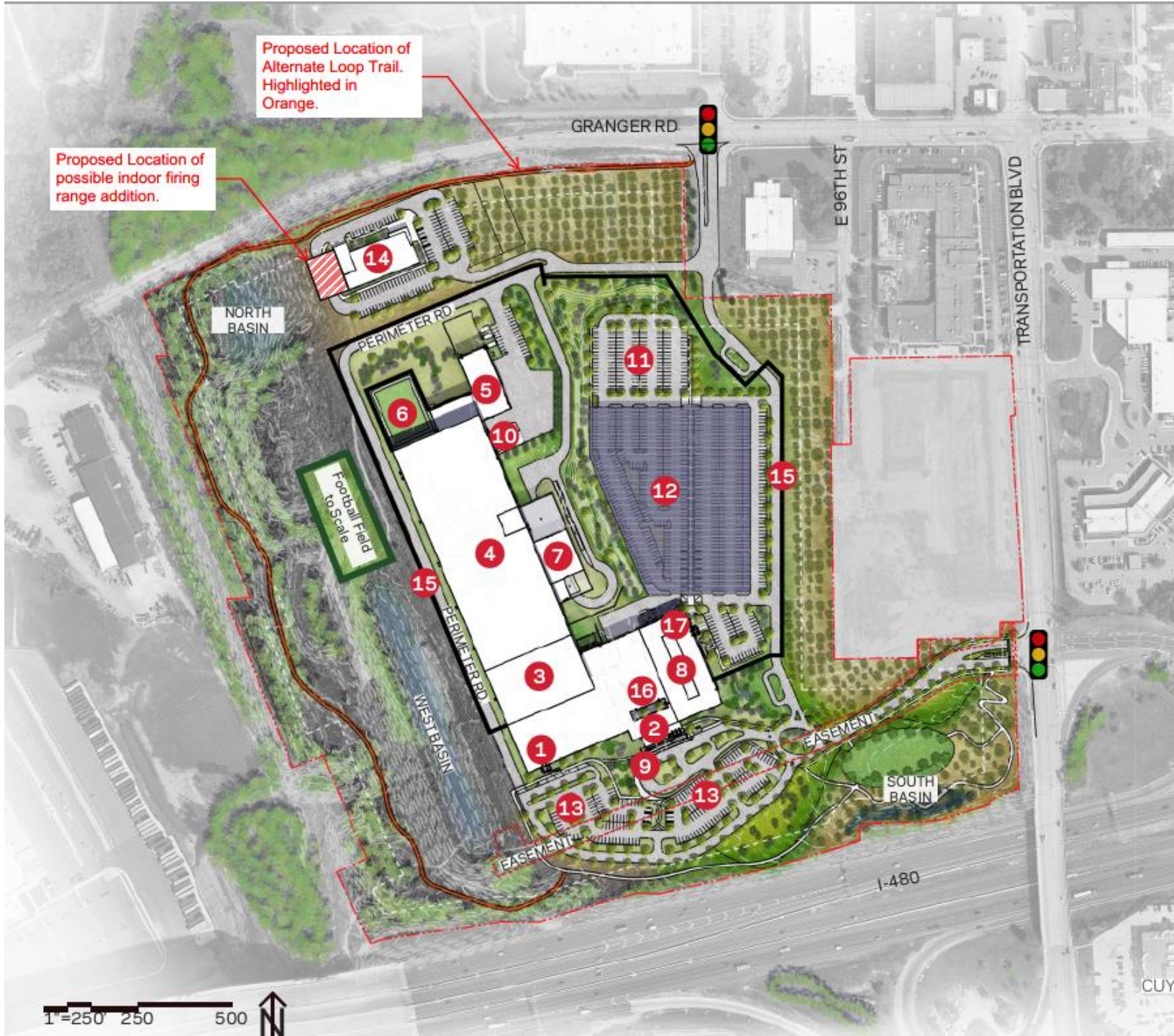
- Practical Solutions for Public Safety (Karen Albert) retained by Sheriff's Office to perform operational analysis of current jail
- Amendment processing for evaluation of the new facility

Housing Unit	Type	Beds per Unit	Total Units	Total Beds
Intake Males	Single Cells	48	3	144
Intake Males	4 Bed Cells	48	3	144
Intake Females	Single Cells	48	1	48
GP Minimum Male	4 Bed Dorms	48	6	288
GP Minimum Female	4 Bed Dorms	48	1	48
GP Medium Male	4 Bed Cells	48	6	288
GP Medium Female	4 Bed Cells	48	1	48
GP Maximum Male	Single Cells	48	4	192
GP Flex Male	Single Cells	48	1	48
GP Restrictive Male	Single Cells	48	2	96
GP Restrictive Female	Single Cells	24	1	24
Youth Male	Single Cells	10	1	10
Youth Female	Single Cells	2	1	2
Youth Flex	Single Cells	24	1	24
Mental Health Acute Male	Single Cells	24	4	96
Mental Health Acute Female	Single Cells	12	1	12
Mental Health Chronic Male	Single Cells	24	2	48
Mental Health Chronic Male	4 Bed Cells	24	2	48
Mental Health Chronic Female	Single/4 Bed Cells	24	1	24
Mental Health Transitional Male	Single Cells	24	1	24
Mental Health Transitional Male	4 Bed Dorms	24	1	24
Detox Male	4 Bed Dorms/Cells	48	1	48
Detox Female	4 Bed Dorms/Cells	24	1	24
Medical Male	Single Cells	24	1	24
Medical Male	Double Cells	32	1	32
Medical Female	Double Cells	18	1	18
BCC Male	4 Bed Rooms	12	1	12
BCC Male	4 Bed Rooms	24	1	24
BCC Female	4 Bed Rooms	24	1	24
<b>TOTAL</b>				<b>1886</b>
TOTAL MALE				1590
TOTAL FEMALE				296
Infirmary	Single/Double Beds	28	1	28



## SITE DESIGN Updates

- 1 Release Program
- 2 Lobby
- 3 Behavioral Care Center
- 4 Housing
- 5 CUP
- 6 "Grass Under Foot"
- 7 Sallyport
- 8 Sheriff's Admin
- 9 Entry Plaza + New RTA Stop
- 10 Loading Dock
- 11 Staff Parking
- 12 Covered Parking w/PV
- 13 Visitor Parking
- 14 Professional Development Center
- 15 Perimeter Fence
- 16 Interior Courtyard
- 17 Staff Entrance





## CONCEPT OVERVIEW

### CONTEXT

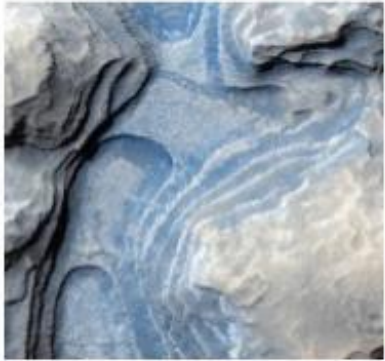




# CONCEPT OVERVIEW

## CONTEXT

### •WATER - CONNECTION



### •FOREST - PLACE



### •MEADOW - MOVEMENT



# FINISH + FURNITURE

## CONTEXT PALETTE | WATER

### Specialty

Mural Wallcovering of an abstract watercolor visual of water

### Ceilings

Wood tone patterned ceilings giving more of a residential warmth to the dayrooms.

### Walls

Acoustic panels of wood tones to provide warmth and sound attenuation. Also coordinating the wood tone for the door panel paint.

### Millwork

Solid Surfaces for the beverage stations & the officer stations.

### Paint Colors

Water inspired hues for walls, door frames and stair railings.

### Flooring

A mix of resilient concrete finishes with 2 options for resilient woven floor tiles that resemble carpet but are much more sustainable in durability and cleaning.





## CONTEXT PALETTE | FOREST

Mural Wallcovering of an abstract watercolor visual of a forest or vegetation.

Wood tone patterned ceilings giving more of a residential warmth to the dayrooms.

Acoustic panels of wood tones to provide warmth and sound attenuation. Also coordinating the wood tone for the door panel paint

Solid Surfaces for the beverage stations & the officer stations.

Earthy & nature inspired hues for walls, door frames and stair railings.

A mix of resilient concrete finishes with 2 options for resilient woven floor tiles that resemble carpet but are much more sustainable in durability and cleaning.



## FINISH + FURNITURE

### CONTEXT PALETTE | MEADOW



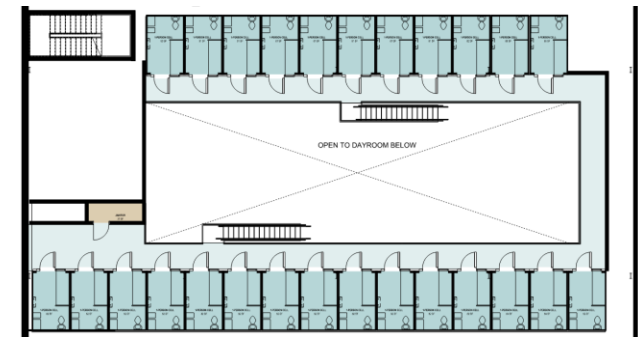
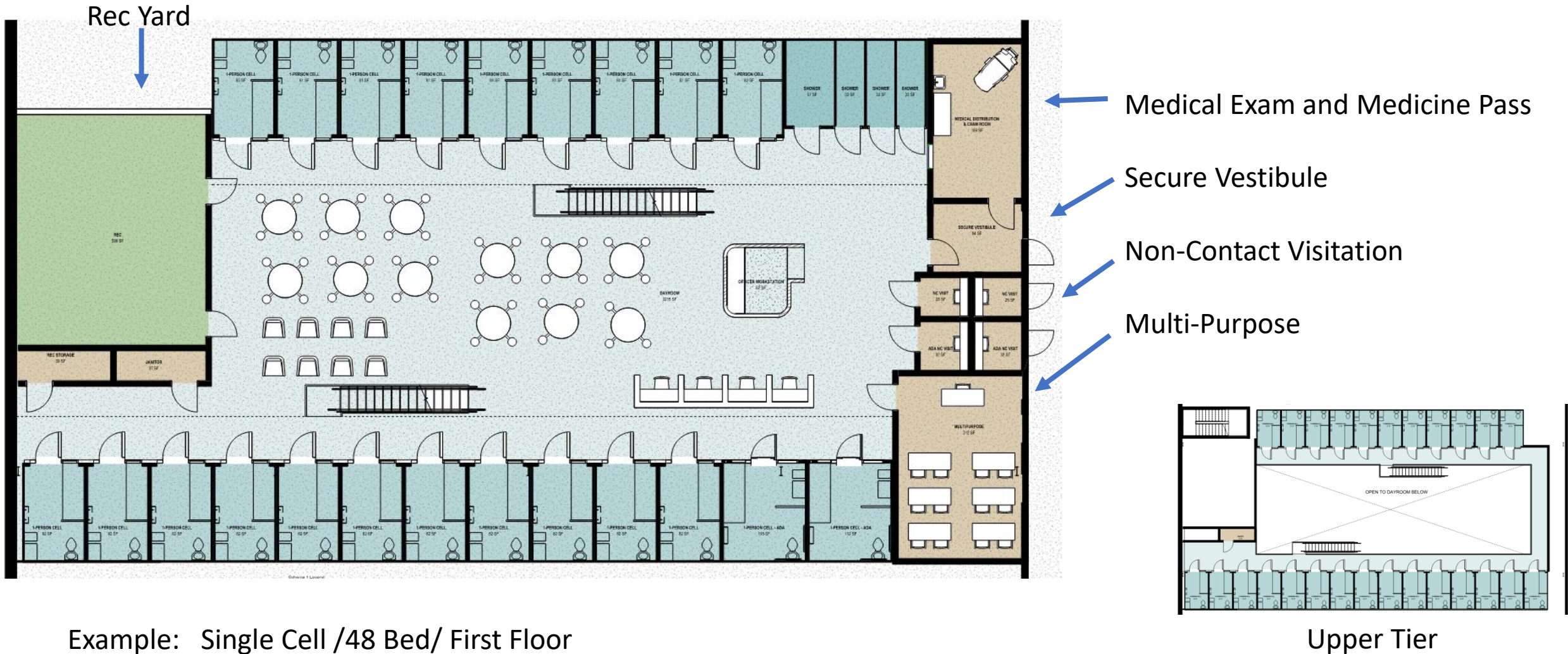


•COLOR CONCEPTS

•FINISH PALETTE APPLICATION STRATEGY



# Project Scope— Housing Units





## WATER | DESIGN EXPRESSION

### TIERED SINGLE CELL GP UNIT

#### DESIGN ELEMENTS:

1. Acoustical wall mural behind officer station.
2. Compact high-pressure phenolic surround at officer station and visitation booths.
3. Accent painted stairs, stringers, railings, and support posts.
4. Painted wood-tone at all cell doors, showers, and restrooms.
5. Contrasting accent paint at all door frames.
6. TVs mounted at catwalks.



## FOREST | DESIGN EXPRESSION

### MEDICAL DETOX

#### DESIGN ELEMENTS:

1. Acoustical wall mural at bulkhead above dormitories.
2. Accent wall paint at low height walls at dormitory entries.
3. Recessed TVs with secure enclosure at bulkhead above dormitories.
4. Compact high-pressure phenolic surround at officer station, visitation booths, and hydration station.
5. Painted wood-tone at all doors.
6. Contrasting accent paint at all door frames.





## DESIGN EXPRESSION

BCC | FOREST

### DESIGN ELEMENTS:

1. Fluted acoustical felt above cell entries.
2. Accent wall paint at cell entry wall.
3. Accent wall mural and recessed TVs with security enclosures at media wall.
4. Compact high-pressure phenolic surround at officer station, visitation booths, and hydration station.
5. Painted wood-tone at all doors.
6. Contrasting accent paint at all door frames.



## MEADOW | DESIGN EXPRESSION

### TIERED 4-BED DORM GP UNIT

#### DESIGN ELEMENTS:

1. Acoustical wall mural behind officer station and media wall.
2. Accent wall paint at vertical wall bump-outs with TVs.
3. Recessed TVs with secure enclosure.
4. Compact high-pressure phenolic surround at officer station, visitation booths, and hydration stations.
5. Accent painted stairs, stringers, railings, and support posts.
6. Painted wood-tone at all cell doors, showers, and restrooms.
7. Contrasting accent paint at all door frames.





# Reconciled Project Budget Based on the SD Estimate

## **DESIGN- BUILDER COSTS**

**\$758,414,359**

Estimate include:

- Trade Costs (Labor/Materials/Equipment)
- Design-Builder Contingency
- General Conditions (including Staff)
- Insurance
- Payment and Performance Bond
- Architect / Engineer of Record Fees
- DB Fee

## **COUNTY COSTS**

**\$131,852,101**

Estimate include:

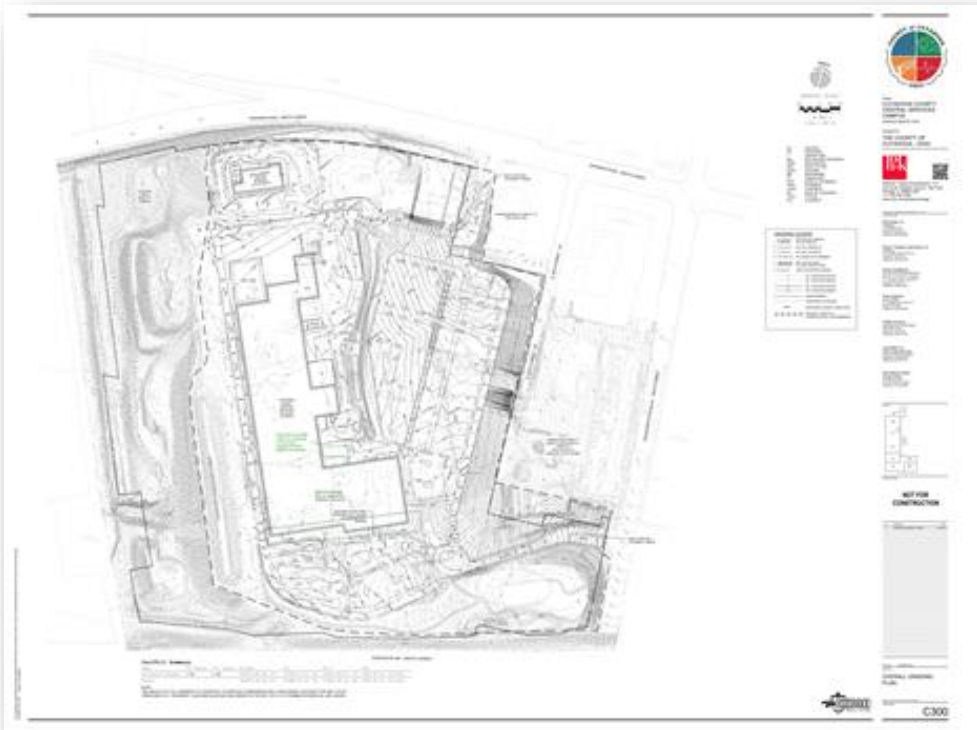
- Permits
- Design Architect Fees
- FF&E/OS&E Costs
- Precon Service Fees
- Misc. Consultant Fees (Testing, PMC, Geotech, Survey, Commissioning, etc)
- Insurance
- Operational Costs such as Utility Service and Utility Consumption Costs
- County Hard/Soft Cost Contingencies

## **TOTAL DEVELOPMENT BUDGET**

**\$890,266,460**

# Next Steps

- Design Development
- Now until October 2025



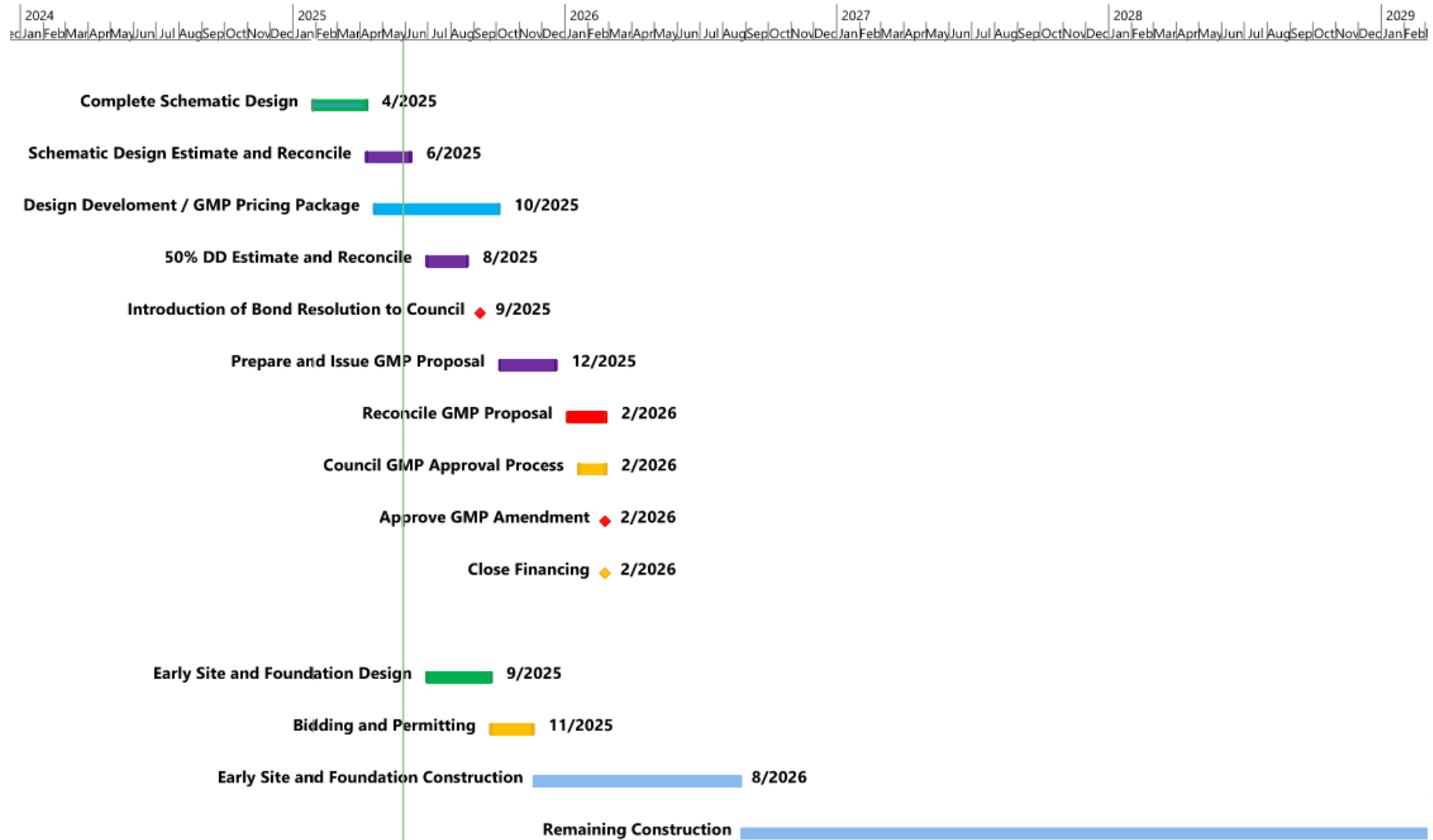
## DESIGN DEVELOPMENT WILL INCLUDE:

- Refinements to Life safety
- Define scope of camera locations, door by door access control
- Define all door types and hardware
- Material refinements
- Enlarged plans
- Typical details, elevations and sections of building and interior
- Detailing of casework and interior elevations
- Refinement of Furniture, Fixtures and equipment placement and system needs.
- Accessibility compliance
- Development of specifications
- Defined all Building Systems with Engineers (elevators, mechanical, electrical, fire protection, plumbing, security electronics, low voltage/technology)
- Defined Site scope inclusive of key detailing and site sections, related to utilities, grading, hardscape and landscape.

## Design Development Workshops

- Security Electronics Cameras and Access Control
- Door by Door and opening types and access.
- Department room discussions focused on engineering system coordination, interior design material applications and furniture.
- Site Design advancements
- Building Architecture refinements

# Project Schedule



# Questions?