



FULTON COUNTY JAIL

NO SMOKING
ALLOWED IN
THIS AREA
STOP!

FULTON COUNTY JAIL REFURBISHMENT

rfp FOR program Management Services

July 10, 2024

Agenda

- Background & Key Assumptions
- Financials
- Scope of Work
- Timeline
- Considerations & BOC Request

Background & Key Assumptions

- **Background of the Jail RFP**

- RFP for program management services for a proposed replacement jail facility issued on May 13
- Board of Commissioners voted to rescind the RFP at the May 15 meeting with direction to revise and reissue
- Finance Department directed to identify the maximum available budget for the project

- **Key Assumptions**

- Scope of work will include renovations of Rice Street and South Annex and estimates for a new special purpose facility
- Project funding will not require a millage rate increase
- Plan for inmate relocations will be required
- Renovations will improve conditions and extend the useful life of facilities
- Conduit bond issuance through South Fulton Jail Authority

Financials

- \$10 million originally appropriated in the 2024 budget for debt service to support the replacement jail pre-construction costs (Design, A&E, Program Manager, etc.) can be repurposed to support jail refurbishment and rehab of the existing facilities
- \$10 million is anticipated to generate \$85 - \$150 million in bond proceeds with a term ranging from 10 - 30 years
 - Proceeds impacted by market interest rates
- Repurpose returned TAD increments to debt service to support additional bonds.
 - Current estimates indicate a potential \$9.7 million in returned tax increment in 2025 available to support additional debt service if repurposed from current use
 - These repurposed funds could support an additional \$85 - \$150 million in bond proceeds with a term ranging from 10 - 30 years

Scope of Work

- A single procurement will be conducted with the scope of work comprising two phases:
 - **Phase I:** Facilities assessment with recommendations on renovations, a new facility, and movement of inmates during construction
 - Conduct facility assessments of Rice Street and South Annex
 - Advise on prioritization of findings from the assessment
 - Provide options/scenarios of what can be delivered within the maximum allowable budget
 - Develop plan for inmate housing during construction
 - Provide estimate for future special purpose building
 - **Phase II:** Management and oversight of the delivery of the project
 - Provide oversight and management of the planning, design, and construction phases of the project

Timeline

• Program Manager Procurement Timeline



• Phase I Delivery Timeline



Considerations & BOC Request

- **Project Considerations**

- Desired renovations may exceed available funding
- Maximum bonding capacity dependent on expected returned TAD increments being repurposed to support debt service
- Bond market sensitive to funding jail-related projects
- Outsourcing options may be limited
- Department of Justice investigation may impact renovation scope of work

- **Request to the Board of Commissioners**

- Authorize the release of the RFP for Program Management Services with a maximum allowable budget of \$170 - \$300 million