

Sales Tax Oversight Board
April 23, 2020 minutes

Attendees:

Conrad Griggs	Debra Shantz-Hart	Tina Phillips	Justin Hill
Bernie Dana	John Twitty	John Russell	Donna Barton
George Dietz	Jeff Scott	Chris Coulter	Kevin Barnes
Britton Jobe	Mike Cagle	Cindy Stein	Rob Rigdon

Conrad called the meeting to order once all Board members had called into the tele-meeting, and asked all attendees to identify themselves if they wanted to break in with a question or to comment on the discussion at hand.

Conrad recognized the next meeting date of the Board as July 23rd, 2020, at 2:00pm, and expressed his hope that the Board would be able to meet face-to-face at that time. The pending location for that meeting per the agenda would be room 212 in the Historic Courthouse. There were no objections or concerns for that date and time.

Conrad then addressed the issue of Board vacancies, recognizing that the Board position previously held by Samuel Knox was still unfilled. In addition, the current terms of John Twitty, Debra Shantz-Hart, and Conrad Griggs are due to expire at the end of July 2020. Conrad asked John and Debra if they wished to stay on the board for another term. John and Debra both stated that they were opting to step down to give someone else a chance, with Debra adding that it would help with the transparency of the Board. Conrad stated that he had previously had a conversation with Presiding Commissioner Bob Dixon and had decided to stay on for another term, but expressed his appreciation to both John and Debra, and his respect for their decisions to step down at this time. Conrad asked that if anyone had any recommendations for filling vacant Board positions, that they send those to him, and he would forward them on to the County Commission. Commissioner John Russell agreed that this would be okay with the Commission.

Conrad moved to item 4 on the agenda, which was the first-quarter 2020 update. Conrad indicated that he had sent some questions to Budget Officer Jeff Scott prior to the meeting. The first question concerned whether the Board was performing its duties within the intent of the Commissioners, and he stated that Commissioner Dixon said that they were.

The next question concerned the \$1 million paid to Burrell Behavioral Health for the formation of a drop-in mental health center. Conrad referred to Jeff, who had the original question in front of him. That question, stated verbatim, was, "According to the attached updates you stated that in February the County entered into a contract with Burrell Behavioral Health and paid \$1,000,000.00 to Burrell. Please help me but I do not recall this transaction being discussed with the Tax Oversight Committee. How is this contract going to work?" Jeff stated that the \$1 million was part of the annual \$2,016,000 as provided for in the Resolution for mental health spending, and that the Healthy Living Alliance worked on the plan for a drop-in center with Commissioner Harold Bengsch, who is an active member of the Alliance (not on the call). CJ who works with Burrell had also given an update on the center at the Commission briefing earlier that morning. The County entered into a contract with Burrell to set up a mental health walk-in center. An example of an immediate benefit to the County would be that officers with the Springfield Police Department or deputies with the Greene County Sheriff's Office who apprehend a person exhibiting symptoms indicative of mental health issues, but who doesn't necessarily

need to be put through booking process into the jail, would have a place to drop off people taken into custody who were in need of such services.

Commissioner Russell added that this was a 23-hour crisis center, and that medical professionals at the site would evaluate incoming persons, and that those people could be walk-ins from the community, law enforcement, or the emergency room, and that all patient walk-ins were voluntary. Evaluation at the site would make it easier for those needing further treatment to get that treatment. The center has been based on other models around the country, and Burrell has held community visits to some of these other centers. The contract with Burrell for the \$1 million is a one-year contract that is subject to annual review, and that Burrell is required to furnish metrics to the Commission to show if the center is working as desired, which would be evaluated annually prior to renewing the contract. The center is behind schedule for opening due to the COVID-19 pandemic. Burrell is looking for a limited opening of services on May 4th, with a full opening of all services June 1st.

Conrad asked if the facility was already in place, if County funding was part of the facility or for the operations, and if the Sheriff's Office is to use the drop-in center before taking a person to the Jail immediately if they feel a person needed to be triaged. John said that the facility is one that Burrell already owns or leases, but not for use as a drop-in center, so it is being repurposed for that use. John also pointed out that there are also other funding sources that Burrell is utilizing for the center, including the Missouri Foundation of Health. Jeff added that County funding was for the operation of the facility, and that per CJ's earlier report, Burrell had already hired 22 people for staffing, and are planning on hiring 13 more positions.

Conrad's next question concerned the groundbreaking on the Greene County Jail/Sheriff's Office construction project on April 16th. Conrad said that he had talked with Commissioner Dixon about this, who had said that this was a difficult time and was concerned with some negative feedback, and that there was no way to have an official ribbon-cutting, so the decision was made to go ahead with some limited media coverage.

Bernie Dana came back to the Burrell issue, and a report that was compiled by the original sales tax task force, and asked if item 16 of that task force's recommendation, "To establish a bridge clinic that provides walk-in or referral-based care to people recently released from in-patient facilities or the criminal justice system," was part of the Burrell plan. Jeff replied that it was, and that in addition to the Burrell payment, there is another \$250,000 in funding to the Springfield-Greene County Health Department to fund mental health advocates who will work specifically with this group of people to help ensure smoother transitions back into society. That hiring hasn't occurred yet due to COVID-19, but it is expected later this year.

Another question from Conrad, based on information given in the news media, concerned the decision by the Commission on County employee health insurance coverage, and the intention of the Sheriff and the Prosecuting Attorney to have their departments withdraw from the new coverage selected by Commission. Conrad is concerned that this will skew the overall experience, and that financial burdens could arise from the County utilizing health insurance from two different entities. Conrad stated that he found out later from Commissioner Dixon that they can't do that, and that there are a lot of other issues that should be taken into consideration, and that this was actually more amenable and less controversial than had been originally depicted. Commissioner Russell stated that he feels the County is in a better position as a result of the decision, with an expanded network for employees including both Cox and Mercy, and \$900,000 in premium savings in year 1 which will be put into a reserve to provide for future

years' stability in insurance increases. Conrad's initial concern was that any increase in insurance costs would have to be funded through GR II.

Bernie raised an issue about the funding areas in the list of priorities for which decisions had not yet been made, citing the future juvenile court and detention facilities, the new courtroom, the animal control facility, and the remaining funds in mental health.

Jeff stated that juvenile facilities are part of current Commission campus master planning, hoping for an estimated cost by the end of this year. The County has budgeted money to contribute to an animal facility in 2020, and Chris Coulter stated that the City has located a potential piece of property for the animal control facility and is going through phased research for utilization, with phase 1 completed and is now waiting for the current COVID-19 situation to abate before continuing with phase 2.

Jeff stated that some Courts projects have already been completed, such as securing judges' parking. Kevin Barnes stated that the relocation of the Family Justice Center to the Tefft building is underway once renovation is complete by the end of April/first of May, with the exception of the chair lift to be completed by the end of May. Bidding on construction for two new courtrooms will then open in May with construction to begin in June of this year.

Jeff stated that the old Building Operations building is currently undergoing demolition, and Kevin said that this should be complete by the end of next week. Jeff said the final demolition project would be for the existing juvenile facility, which would take place once the new facility is constructed.

Conrad asked about parking space on campus, and whether with this demolition and the moving of Jail staff to the new site of the Jail upon completion of construction, whether the County would have more parking than what was needed, and if so would there be new construction on top of this. Kevin stated that there was not going to be an immediate surplus of parking due to the temporary jail expansion being placed on top of existing parking for the next two years, and wasn't sure how the County would respond to a scenario of surplus parking since the County has never had that issue.

Bernie then addressed what he called a 'wrap-up' question. Would we say that regarding the GR II priorities and the budget for them – have all decisions, or pathways towards future decisions, been made? Jeff said that we've been working to achieve them, and there have been deviations to make adjustments for those priorities, with a major one in particular being the accommodation of a larger Jail/Sheriff's Office construction budget. The most outstanding concern is an accurate estimate for the future juvenile facility so that we can ensure we have the proper funding sources in place for them to do what we need to do financially. Bernie asked about flexibility in the plan's open issues to make future decisions, and Jeff felt that this was a good segue to lead into the next agenda item on the impact of COVID-19 on sales tax revenues (item 5 on the meeting agenda, handout previously distributed to the Board prior to the meeting).

Jeff stated that the Commission and County finance team (Budget, Auditor's, and Treasurer's Offices) had summarized the impact by industry and categorized 96 industries that comprised 91.7% of total dollar volume. In particular, the impact on GR II has been estimated to be about \$1,345,000, which is based on 3 full months of the estimated COVID-19 impact, with the understanding that actual impact may occur as 1 full month with 3-5 months of stair-stepped impact on account of the gradual re-opening of various economic sectors. This impact would be about 22.43% of sales tax revenue in that time frame, which would be equivalent to about 5.61% of annual revenue. One of GR II's provisions was to provide

general revenue stability in the form of adding \$9 million to cash reserves, along with ongoing growth. That has occurred. Sales tax impact across all general revenue and LEST (law enforcement sales tax) funds has been estimated at \$3,230,000, but Treasurer Justin Hill has analyzed all other revenues as well, for an overall impact number of \$4.1 million across all GR and LEST funds. Jeff said he is confident that current reserves will allow the County to manage the impact, but the County must be fiscally responsible in finding the means to replenish that reserve and absorb that impact over time across department budgets. The Budget Office has developed a couple of methodologies for the means of disbursing the impact among County departments, whether in equal amounts to each department (which he acknowledged wouldn't be possible for smaller departments) or in proportion to each department's reliance on general unallocated revenues, which is where general revenue sales tax falls. Jeff and Justin will be presenting these methodologies to department heads and office holders in the next office holders' meeting next Tuesday to gather feedback and input, and anticipate that a final means of impact absorption will be something that falls somewhere in the middle of the two methodology philosophies. Jeff also stated that the \$4.1 million impact across all GR and LEST funds is optimistic, because we don't want to be so conservative with an impact estimate so as to take away resources from departments which may need them at this time. Because of the timing with taxpayer remittances and the processing of the State, we will not know the full economic impact of COVID-19 upon sales tax in April until as late as October, after the impact has actually passed. Part of the Budget Office's impact proposal is to try to have departments absorb perhaps 50% of the potential impact in this year's budget, with revised projections in 2021 and absorbing the remaining impact in 2021.

Conrad asked whether there was any anticipation of furloughs. Jeff replied that the County hasn't gotten quite that far, and that the Missouri Department of Economic Development has been asking counties about the potential impact of the pandemic upon them, primarily to determine the risk of default on bond payments. Greene County has been fortunate with having the GR II sales tax and the ability to put away a proper reserve amount. The County also has had a low COVID-19 infection rate in comparison to other places. In regards to the models, Jeff pointed out that each has drawbacks, which is why the final solution will be something in the middle. As two examples, he pointed out the example that the Sheriff's budget is the largest at \$30.7 million, with a proportionate share of \$1.7 million in potential cuts in theory. However, 88.1% of the Sheriff's budget is in personnel. Example two concerned the Prosecuting Attorney's Office which has the third-largest County budget of \$6.5 million and would have a proportionate budget cut share of \$600,000; however, personnel costs make up 91.2% of that budget. Jeff said the cuts that would have to be made will ultimately be reflected in the reduction of some services to the public. There is also the possibility of looking at smaller reductions over 3 years. Jeff stressed that all of this impact absorption is still in the preliminary phase, with nothing having been finalized, and that all department heads and office holders will be involved in the process.

Justin added that, based on the way that other fiscal difficulties have been handled in the past, mandatory furloughs aren't something that will be on the table early on. Strategies such as hiring freezes, freezes on step increases and COLA adjustments, and voluntary furloughs would be utilized before mandatory furloughs would be considered.

John Twitty suggested the friendly admonition that the County needs to establish a simple, 2- to 3-point presentation to help the public understand how the COVID-19 impact will affect County services, to avoid a perception of initial government overspending prior to the pandemic.

The next agenda item was an update on the construction of the Jail and Sheriff's Office. Kevin stated that the Commission accepted the base bid and bid alternate 1 for a 100-bed dorm, and deferred

decisions on alternates 2-4 for an evidence and training building, a vehicle storage building, and a water management control system. The total of the base and alternate 1 was about \$127 million. Work started 2 weeks ago to remove unsuitable soils, with preparation of the concrete pad. Work on the pad is expected to be complete by May 1st, which is about 2 weeks ahead of schedule. Under-slab work will start next. The cemetery and funeral home nearby requested a berm to mitigate noise from the nearby railroad and quarry, and the County has been able to move the unsuitable soils to create a berm for them as opposed to incurring additional costs to have it hauled off, so that has been a win-win for both the County and the nearby businesses. Weather days are built into the 26-month schedule, but the weather so far has cooperated.

Jeff stated that the drafted document from JE Dunn/Dewitt breaks down the costs by cost category, but only about 80% of it has been bid out, and was created by them in order for them to create the guaranteed maximum price (GMP), with the other 20% of the line items being estimates. Commissioner Russell stated that the GMP that was approved was lower than the previously estimated cost by about \$8.5 million. The deferred alternates amounted to about \$6.5 million, should they be accepted in the future. Conrad asked to confirm that these costs included utility hookup. John Twitty stated that costs would depend on the need for extensions of utility services to allow for hookup. Kevin said that City Utilities wanted a gas and water loop to serve Springfield Underground and to bring the loop to Division Street, and the County was able to provide the easements to allow for the service loop so it was another win-win for both CU and the County.

Jeff stated that another sheet of soft costs (total of \$31,430,000, also not finalized) was provided to the Board. Kevin said that some things not normally considered as soft costs (certain employee salaries, for example) are included. Soft costs included design fees, sanitary sewer, survey and geotech, moving expenses, property purchase, etc. Jeff stated that owner contingency is currently stated at \$6,669,000, and that it is hoped that any spending of contingency would be minimized due to the amount of planning that has gone into the project. We are still trying to tie the project to the total \$150 million approved by Commission, and that the current soft cost figure is a top-end total, so savings will be looked for as the project continues in order to meet the approved budget. Conrad inquired about the contingency, and Kevin pointed out that the construction bid included their own contingency, and that whatever owner contingency was being held would only apply to scope changes made by the County and items outside the construction manager's scope. Commissioner Russell asked Kevin if he thought spending on owner contingency could be held to \$1 million or less, and Kevin stated that that was his belief.

John Twitty offered another friendly admonition about being up-front and forthcoming about all soft costs, and that whenever the County gets the opportunity to talk about the costs, to include those as part of the overall cost. John Twitty then left the call and Conrad mentioned that it would be his last meeting as a Board member.

(After John Twitty left the call, Jeff pointed out that appointments are set to expire on July 31, so he would still be on the Board when the Board meets again in July. Conrad said he would let John know he still had one more meeting to attend.)

The next agenda item concerned the expanded temporary jail project. Kevin stated that this project is for a 309-bed facility [sic – it is a 390-bed facility] that will buy the County time until the permanent Jail construction is complete. Commission signed a lease agreement on April 2, and as soon as the old Building Operations is demolished, work will begin on installation of utilities and base pad construction.

The target opening date is July 1, but this will be refined after an upcoming meeting with the jail pod manufacturer.

Jeff commented that the 2020 budget accounted for a 312-bed facility, but design changes and the need for more beds have increased this to a 390-bed facility, due in large part to an increasing number of Federal inmates being held in the Jail. The 2020 budget had been built using a basis of 200 Federal inmates held daily. However, through the year that average has been closer to 270. Per conversations with Major Denny at the Jail, we have been ensured that that level of Federal inmates will be viable, with perhaps even more being held. The increase in revenues from holding Federal inmates will help allow for the funding of a larger temporary jail, which will help keep reciprocity costs down in turn and allows for the increase of 48 additional municipal inmates in November of this year.

Bernie brought up a final issue in regards to July being the meeting at which a final end-of-year report for 2019 would be agreed to by the Board for presentation to the Commission. Bernie stated that he feels that the oversight role of the Board is diminishing, because all or most major decisions have been established at this point. He said that he is considering asking the Commissioners to deactivate the Board, and has drafted a resolution to this effect. Bernie said that he is not sure whether the Board should be considering bringing on new members, or at best go to semi-annual meetings as stated in the original resolution. He expressed that this should be something that should be discussed at the July meeting with all Board members, officers, and staff, about the value of the Board continuing. Conrad asked Bernie to distribute a copy of his draft for everyone's review and internal discussion. Conrad said that having a tax oversight committee is a healthy thing from a political standpoint, but the practicality of depends on whether it's needed. Bernie agreed to distribute it, and Conrad said that there could be a discussion or determination prior to July 1 and the July regular meeting.

With that, Conrad adjourned the meeting.

Agenda
Greene County Sales Tax Oversight Board
April 23, 2020
2:00 p.m.

CALL-IN INSTRUCTIONS

- A. Call 417-799-1555, or 1555 from a County Phone
 - B. Input the meeting number, 1446#
 - C. Input the attendee access code, 278755#
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- 1. Conrad Griggs – Welcome
 - 2. Next Meeting Date – Thursday, July 23, 2020
2 p.m. Room 212, Historic Courthouse
 - 3. Current and upcoming board vacancy
 - 4. First Quarter 2020 update
 - 5. Sales Tax discussion
 - 6. Jail/Sheriff Office Update – Resource Management Director, Kevin Barnes and Project Manager, Rob Rigdon
 - 7. Temporary Jail Update – Resource Management Director, Kevin Barnes and Project Manager, Rob Rigdon
 - 8. Questions and Discussion
 - 9. Adjournment

EXHIBIT A (of the Original 102 Resolution) – October 2, 2017

The Greene County Commission commits to provide funding, in whole or in part, for the following projects upon passage of the one half (1/2) of one (1) percent county-wide general sales tax, submitted to the voters of Greene County on November 7, 2017.

1. Expansion and/or renovation of the Greene County Justice Center to add 806 beds, bringing capacity to not exceed a total of 1,407 beds. The design of the facility will be to allow future additions, if needed.
2. Up to 334 new correction officers and staff and operations for the Justice Center.
3. Fund Federal and State mandates for storm water management.
4. Community mental health programs to assist with the justice system.
5. Staff and operations for the Prosecuting Attorney's Office.
6. Establish best practice treatment programs such as Drug treatment Court, DWI Court, Veterans Court, etc.
7. Community trunked radio system for emergency communications.
8. Juvenile courts building and detention facility.
9. Community animal control facility.
10. Community animal control officer and equipment.
11. Community partnership law enforcement specialty units.
12. Outlying municipal projects.
13. Support staff (budget, purchasing, human resources, information systems, public information office).
14. Courts renovation.
15. Building maintenance and staffing.
16. Equipment replacement (servers, desktop computers, etc.).
17. Demolition and parking lot construction.
18. Utilities.
19. Restricted reserve to ensure positive bond rating.

1. Expansion and/or renovation of the Greene County Justice Center to add 806 beds, bringing capacity to not exceed a total of 1,407 beds. The design of the facility will be to allow future additions, if needed.

- Commission authorized a budget increase to a total of \$150 million, with a minimum of 1,254 beds.
- Guaranteed maximum bid of \$126,959,472 for a 1,242-bed facility was accepted, with soft costs of \$24,760,100 to bring total budget to \$151,719,572.
- Project expenses through March (funded by bond draws) were \$1,760,433, for a total to date of \$9,387,344.
- Jail Advance Team salaries and benefits through (funded by cash) were \$77,744, for a total to date of \$539,987.
- Total project expenditures to date are \$9,927,331.

2. Up to 334 new correction officers and staff and operations for the Justice Center.

- Salaries/benefits and operating costs through March were \$328,648.
- Anticipated reciprocity cost has increased from \$1.1 million in budget to \$1,574,910 due to higher count of inmates held out-of-County, with \$407,550 in spending through March.
- Temporary jail expansion has increased in capacity and cost in February from original 2020 budget
 - Lease payments (moved to GR II this year from the LEST II sales tax fund) originally budgeted at \$1,794,773 now expected to be \$2,271,298. Current spending through March was \$277,909.
 - Temp jail staffing costs expected to increase by \$417,345 from budget.
 - Additional operating costs expected to increase by \$66,077 from budget.
- Additional temp jail costs are expected to be offset by an increase in Federal boarding revenue due to increasing number of Federals held. Expected revenue increase in 2020 is \$2,044,000 above budget.

3. Fund initiatives for environmental and storm water management.

- Salaries and benefits totaled \$120,133.
- Operating costs, capital purchases, and community awareness initiatives totaled \$112,606.
- Storm water projects (1 demolition thus far) came to \$33,237.
- Total expenditures for Environmental through March were \$265,976.

4. Community mental health programs to assist with the justice system.

- Four new mental health related positions created (1 in Pretrial, 3 in the Jail). Salaries and benefits through March were \$2,458.
- In February, the County entered into an agreement with Burrell Behavioral Health for the operation of a 24-hour drop-in center for acute mental health-related screenings, treatment, and observation. County funding for the agreement was \$1 million.

5. Staff and operations for the Prosecuting Attorney's Office.

- Salaries and benefits through March total \$266,504.
- Other associated operating costs were \$29,700.

6. Establish/maintain best practice treatment programs such as Drug Treatment Court, DWI Court, Veterans' Court, etc.

- The Court created a new Drug Court Social Worker position and provided wraparound services (temporary housing and treatment services) totaling \$10,070 through March.
- Pretrial staffed two RANT Screener positions which, together with operating costs, came to \$69,067. This includes \$45,313 for two months of SCRAM/GPS monitoring.
- The Prosecuting Attorney's Office staffed a Senior APA to the Drug Treatment Court, at a total in salaries and operations of \$23,760.
- Total expenditures for treatment programs and early release services through March were \$102,897.

7. Community trunked radio system for emergency communications.

- Budgeted spending of \$1,025,741 is expected to occur in or around August.

8. Juvenile courts building and detention facility.

- There will be no anticipated spending for this project until 2021 or 2022.

9. Community animal control facility.

- \$1.45 million was budgeted for construction. There has been no distribution through March.

10. Community animal control officer and equipment.

- Expenditures of \$104,743 through March funded staffing of an animal control officer along with related operating costs and ongoing equipment maintenance.

11. Community partnership law enforcement specialty units.

- The Family Justice Center is a partnership among the Prosecuting Attorney's Office, the Sheriff's Office, and the Springfield Police Department.
 - Total expenditures for the FJC were \$65,139.
 - Tefft renovation is expected to be complete in April or May. Renovation funding will come from savings in FJC operating costs.
- The Fugitive Apprehension Unit is a partnership between the Sheriff's Office and the Prosecuting Attorney's Office. Funding for the FAU comes from increased US Marshals Service revenues transferred from GR I.
 - Total expenditures for the FAU came to \$128,627.

12. Outlying municipal projects.

- Local projects are funded from GR II for all seven municipalities based on submitted proposals.
- Five municipalities received \$14,285, and two received \$64,285, with the larger allotments to be rotated among the municipalities on a regular basis.
- The total in expenditures for these projects was \$199,995.

13. Support staff (Budget Office, Purchasing, Human Resources, Information Systems, and Public Information Office).

- The addition of support staff to various departments, and the related costs in new equipment and operational expenses, totaled \$103,673 through March in the following departments:
 - Budget Office: \$18,147.
 - Purchasing: \$14,308.

- Human Resources: \$19,623.
- Information Systems: \$48,302.
- Public Information Office: \$1,107.
- Operations Center building and liability: \$2,186

14. Courts renovation.

- Court project costs funded by the 2018 Certificates of Participation totaled \$2,045 through March for Courtroom architect fees, and \$612.20 for completion of the security fencing project.
- Courtroom construction won't begin until the Family Justice Center is able to move out of the Judicial Courts Facility after completion of the Tefft renovation.

15. Building maintenance and staffing.

- The Judicial Courts Facility had an unbudgeted emergency replacement of an electric generator for \$42,008. No other spending has yet been incurred on budgeted projects.

16. Equipment replacement.

- Equipment expenditures across the County are broken down as follows:
 - Medical Examiner: \$3,412 for assorted equipment and supplies.
 - Information Systems: \$11,455 for time and attendance software.
 - Building Operations: \$70,000 for HVAC controls replacement.
 - Purchasing: \$1,050 for a new laptop computer.
 - Emergency Management: \$2,595 for matrix card and voyager box replacement.
 - Pretrial: \$1,647 for a computer for new staff (unbudgeted).
- Total equipment replacement expenditures through March 2019 were \$90,160.

17. Demolition and parking lot construction.

- Demolition of the old Building Operations at 933 N. Boonville will begin in the second quarter of 2020.
- Spending through March was \$735.00 for asbestos inspection services in the building to be torn down.

18. Utilities.

- Through March, \$7,327 in utilities expense was incurred at 1107 N. Boonville Avenue and the Operations Center. (\$3,079 in utilities cost at the Tefft building is included in the FJC total.)

19. Restricted reserve to ensure positive bond rating.

- Per the Resolution, GR II is scheduled to transfer \$580,208 to cash reserves, a portion of which will go to a special 27th pay period reserve.
- Cash is also restricted on a monthly basis for the annual bond payments on the 2018 Certificates of Participation. These restrictions totaled \$1,334,067 through March.

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1. Expansion and/or renovation of the Greene County Justice Center to add 806 beds, bringing capacity to not exceed a total of 1,407 beds. The design of the facility will be to allow future additions, if needed.
2. Up to 334 new correction officers and staff and operations for the Justice Center.
3. Fund Federal and State mandates for storm water management.
4. Community mental health programs to assist with the justice system.
5. Staff and operations for the Prosecuting Attorney's Office.
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19. Restricted reserve to ensure positive bond rating.

1. Expansion and/or renovation of the Greene County Justice Center to add 806 beds, bringing capacity to not exceed a total of 1,407 beds. The design of the facility will be to allow future additions, if needed.

On June 17, 2019, the overall jail construction budget was increased to \$150 million, predicated on the condition that the new facility would have a minimum of 1,254 beds. This will require the issuance of a second bond in late 2020 or early 2021, which had already been accounted for in the financing plan for new facility construction.

On March 26, 2020, Commission accepted the guaranteed maximum price (GMP) proposal from JE Dunn and Dewitt consisting of the base bid of \$123,793,893 for the Sheriff's Office and Jail (1,142 beds), and the alternate bid of \$3,165,579 for an additional 100-bed dormitory, for a total of \$126,959,472 for a 1,242-bed facility. As of March 19th, Resource Management had estimated soft costs of construction at \$22,935,100 plus \$1,807,000 to cover Advance Team/Project Manager salaries and Sheriff's Office vehicle purchases, for a total of \$24,760,100. Together with the GMP from Dunn and Dewitt, this places the total Jail construction budget at \$151,719,572.

Through March, expenditures posted to the project account in 2020 totaled \$1,760,432.61, with \$1,410,988.27 in architect fees, \$349,241.84 in pay-app construction fees, and \$202.50 in legal fees. This spending brings the project balance-to-date (excluding Jail Advance Team salaries and benefits) to \$9,387,344.15.

Salaries, benefits, and operating expenses for the Jail Advance Team through March 2020 were \$76,744.18, bringing the balance-to-date to \$539,986.62.

As of March, total project expenses to date, including both salary and non-salary expenses, were \$9,927,330.77.

2. Up to 334 new correction officers and staff and operations for the Justice Center.

The majority of additional staff for the Justice Center won't begin to be hired until construction is closer to completion, with advance hiring to allow for necessary training. For 2020, 71 employees were budgeted in GR II, four of which comprise the Jail Advance Team. The cost for the Advance Team is part of the cash outlay portion of the overall Jail construction budget. Of the other 67 employees, 12 are in the Warrants division restructured in 2018, 12 perform Judicial Courts Facility transfers effective 2019, and 43 are new positions created in 2020 to staff the temporary jail expansion.

Salaries and benefits for the non-Advance Team positions through March were \$305,631.99. Other staff costs including pre-employment drug screening and training/meetings were \$3,269.98. Jail operating expenses charged to GR II were \$19,746.12, for a total jail cost of \$328,648.09.

In February, discussions were held regarding an expanded temporary jail facility larger than which had been budgeted for 2020. The 2020 budget was based upon a 312-bed facility to replace the current 108 temporary beds, for a net increase of 204 beds. The current plan calls for a 390-bed facility, for a net increase of 282 beds. At that time, it was determined that costs in regards to temporary inmate housing would be over the 2020 budgeted amounts.

Reciprocity (reimbursement to other counties for holding Greene County inmates) was originally budgeted at \$1,100,000, based on a daily inmate average of 134 at \$45 per day for the first half of the year until the temporary jail expansion opened on July 1. In February, the daily inmate average through 2/20 was 157, and based upon this number together with the jail's estimated additional need to continue housing approximately 19 inmates out-of-County after the opening of the temporary jail expansion, followed by the need to house an additional 48 municipal inmates beginning in November, provided a revised estimated reciprocity cost for 2020 of \$1,574,910, an increase of \$474,910. Actual costs through March were \$407,550.

Temporary jail lease payments were assumed by GR II in 2020, on the existing facility as well as for the expansion. This cost was originally budgeted at \$1,794,773, which included pre-determined contractual lease payments on the existing facility through the end of October, and a \$1.1 million down payment for the expanded facility, part of which would lessen future lease expenditures in the first half of 2021. For the expanded facility, the 2020 cost will be 50% of the annual lease cost, or \$1,576,525. This is an increase over budget of \$476,525. Actual costs through March were \$277,909, which consists of lease payments on the existing facility (the lease payment on the new expanded facility was posted to the general ledger in April).

The offset to these additional expenditures, which also include costs for additional supervision staff (\$417,345) and operating costs (\$66,077), is a sustained increase in Federal boarding revenue. In the 2020 budget, Federal boarding revenue was set at \$5,840,000, based on an average daily Federal inmate count of 200 (the 2019 average was 197). Based on billings to the US Marshals Service, the average daily count in December was 264, and that average has been maintained with averages of 263 in January and 271 in February. During the expanded temporary jail discussions, Federal boarding revenue was re-estimated to be \$7,884,000 based on a daily Federal average of 270. This is an increase of \$2,044,000, which when offset against the estimated cost increases, provides a net of \$609,143 to the County's advantage, which will be used to offset costs of the facility in 2021 and 2022.

3. Fund initiatives for environmental and storm water management.

Salaries and benefits for environmental employees through March came to \$120,133.19, consulting and legal counsel costs totaled \$1,098.50, and miscellaneous departmental operating costs (including code enforcement) were \$3,596.11. In capital purchases, Environmental has purchased an all-in-one scanner/copier/printer, two Panasonic Toughbooks for fieldwork, and a general-use department vehicle, totaling \$42,411.15 through March.

Storm water project expense through March was \$33,237.15, the bulk of which consisted of a demolition at 751 W Farm Road 36. Expenditures for community awareness totaled \$65,500, including \$65,000 in annual funding for the Watershed Committee of the Ozarks, and \$500 in dues to the Tri-State Water Coalition.

In total – salaries, operations and capital, community awareness, and storm water projects were funded at a cost of \$265,976.10 through March. The total budget for Environmental Resource Management for 2020 is \$1,558,481.37.

4. Community mental health programs to assist with the justice system.

Four mental health-related positions were budgeted to be funded by the October 2, 2017 Resolution commitment to community mental health programs for 2020. These consist of a Pretrial Services Officer to work as a liaison between inmates being released from jail and the contacts and assistance they will need in order to establish and improve upon their transition back into the civilian population, and a Psychologist and two Licensed Professional Counselors in the Jail to work directly with those inmates who are in need of counseling and assistance prior to their release. The Jail positions are not budgeted to be filled until July. Salaries and benefits for the Pretrial position were \$2,458.31. Total budgeted salaries and benefits for all four positions are \$161,882.12.

In February, the County entered into a contract with Burrell Behavioral Health, which will operate a 24-hour drop-in assessment, observation, and treatment center for those suffering from acute psychiatric and substance abuse disorders in exchange for County funding of \$1 million, which was paid in February.

Among other services budgeted, additional wraparound service funding was requested and ordered by the 31st Judicial Circuit, budgeted for 2020 at \$290,330.00. The Springfield-Greene County Health Department is

budgeted to receive funds to pay for community health workers and advocates, in the amount of \$250,000. Lastly, \$314,291.88 has been budgeted for other mental health programs that may be initiated through the year, to round out the full amount per the Resolution.

Through March, total spending on mental health programs was \$1,002,458.31.

5. Staff and operations for the Prosecuting Attorney's Office.

Salaries and benefits for GR II positions in the Prosecuting Attorney's Office were \$236,804.26 through March. Operating costs for these positions, including training, dues, supplies, law books and publications, and reimbursements for both victim witnesses and expert witnesses, came to a total of \$29,699.89, for a total departmental cost of \$266,504.15.

The Senior Assistant Prosecuting Attorney position funded from GR II is assigned to the Drug Treatment Court, and all costs for this position are included under the best-practice treatment programs project (item 6 of Exhibit A to the Resolution).

6. Establish best practice treatment programs such as Drug Treatment Court, DWI Court, Veterans' Court, etc.

For 2020, the 31st Judicial Circuit ordered the creation of a full-time Drug Court Social Worker position in place of previously-used contract labor services. This position was filled in February, and salaries and benefits through March were \$5,545.42. Wraparound services such as temporary housing, counseling, outreach services, court-ordered drug testing, and reimbursements to treatment centers were funded by GR II in the amount of \$3,549.92. Attendance at treatment court training conferences has incurred expenditures of \$975.00.

Wraparound services have been provided by the following organizations in previous years:

- City Utilities (bus passes)
- Clean Sweep Ministries
- Freeway Ministries
- Heartland Center for Behavioral Change
- Higher Ground Recovery Center
- Hope Homes of the Ozarks
- Life 360 Community Service
- New Beginning Sanctuary
- Preferred Family Healthcare
- Recovery Chapel
- Recovery Outreach Services
- Timothy House Sober Living Home
- Victory Mission
- Avertest, LLC

In total, Court-ordered spending in treatment courts/programs was \$10,070.34.

Pretrial is staffed with two RANT (Risk and Needs Triage) screener positions, and salaries and benefits for these positions came to \$23,578.93 through March. Miscellaneous operational costs were \$174.88. Spending on SCRAM/GPS monitoring has been \$45,313.00 for two months of services, on a budget of \$225,000.00. Total Pretrial spending for treatment court programs totaled \$69,066.81.

From the Prosecuting Attorney's Office, the Senior Assistant Prosecuting Attorney assigned to the Drug Treatment Court has incurred salaries, benefits, and operational costs of \$23,760.03 through March.

The cost for all services related to treatment programs, early release initiatives, and system efficiencies through March 2020 totaled \$102,897.18.

7. Community trunked radio system for emergency communications.

Budgeted spending for the trunked radio system in 2020 is \$1,025,740.58, and is expected to occur in or around August. This amount is 90.5% of the \$1,133,415 estimated upgrade cost to be P-25 compliant.

8. Juvenile courts building and detention facility.

Construction of the Juvenile Courts and detention facility is anticipated to commence in 2021 or 2022.

9. Community animal control facility.

There is \$1,450,000.00 budgeted in 2020 for funding of the construction of an animal shelter, but no amount has been distributed. The County previously paid \$50,000 in 2018 to assist in the planning of the shelter.

10. Community animal control officer and equipment.

Through March, the County has made two quarterly payments of \$52,371.25, for a total of \$104,742.50, to the Springfield-Greene County Health Department as part of its obligation to fund animal control expenses. These expenses cover the staffing of an animal control officer and ongoing maintenance of animal control equipment previously funded by the County.

11. Community partnership law enforcement specialty units.

The Family Justice Center (FJC) is a partnership between the Prosecuting Attorney's Office, the Sheriff's Office, and the Springfield Police Department. It is currently staffed by three County employees, and utilizes contract services with both Harmony House and The Victim Center. Renovation of the Tefft building continues and is anticipated to be complete by April or May of this year, at which time it will become the central location for all FJC services. The renovation is being funded through operational savings achieved by the FJC in 2018 and 2019, and projected future savings in operating costs from original Resolution allotments.

The Prosecuting Attorney's Office staffs the FJC with a Project Coordinator and a Program Support Specialist. Salary and benefit costs through March totaled \$22,413.67. Contract services provided by Harmony House and The Victim Center were \$12,551.39 and \$3,218.25, respectively, though these represent only 2 months and 1 month of costs. Wraparound services such as public outreach and limited assistance provided to incoming clients totaled \$3,758.35, and miscellaneous operating expenses were \$7,042.21. In total, the Prosecuting Attorney's Office's share of the FJC cost through March was \$48,983.87.

The Sheriff's Office staffs the FJC with a Domestic Violence Investigator. Salary and benefit costs through March totaled \$15,580.72, and other operating expenses came to \$574.89 for a total cost incurred by the Sheriff's Office of \$16,155.61.

In total, the expenditures for the FJC at the end of March were \$65,139.48.

The Fugitive Apprehension Unit (FAU) works to maintain the warrants system and process warrants in conjunction with the timing of case preparedness with the Prosecuting Attorney's office in an effort to minimize potential incarceration times for defendants. The unit consists of six Investigators and one Sergeant, all staffed from the Jail.

Salary and benefits costs through March were \$116,471.17. Operating expenses for the unit, including uniforms, MiFi wireless capabilities, training, mobile communications, and vehicle expense totaled \$5,639.31. In addition, vehicles purchased in 2019 were outfitted with gear, that expense being posted in 2020 for \$6,516.86.

In total, the expenditures for the FAU as of the end of March were \$128,627.34.

The FAU functions similarly to the FJC in terms of the Resolution concept and budget size; however, receipts from the US Marshals Service which are normally deposited to General Revenue I are transferred at year-end to cover the costs of the unit, and only to the extent of the FAU's budget or the Resolution amount, whichever is smaller. By agreement between the County Commission and the Sheriff at the time the unit was approved for formation in 2018, any cost overruns beyond the transfer to cover FAU costs would be reimbursed to GR II from one of the Sheriff's discretionary funds. Thus, the overall effect is that the total cost to GR II for both the FJC and the FAU will be no more than the cost of one unit, as proposed in the original Resolution.

Total partnership law enforcement unit costs through March 2019 were \$193,766.82.

12. Outlying municipal projects.

The municipal project initiative feeds funds back to the individual municipalities to supplement their own project funding. Annual funding is shared equally among the seven municipalities, with two of them receiving a larger stipend on a rotating basis to fund larger-scale projects. In 2020, the recipients of the larger stipends were Strafford and Willard. Each municipality is required to submit a proposal to Commission explaining their use of the funding. Total municipal project expenditures for 2020 were \$199,995.00.

The municipal projects and the amounts allotted to each municipality for 2020 were as follows:

- Ash Grove: \$14,285 – Improvements to city park and construction of a dog kennel/holding area.
- Battlefield: \$14,285 – Police department vehicle.
- Fair Grove: \$14,285 – Orchard Blvd sidewalk project.
- Republic: \$14,285 – General-use city vehicle.
- Strafford: \$64,285 – Old Orchard St improvements (drainage-\$25,000; road widening-\$39,285).
- Walnut Grove: \$14,285 – City Hall window remodeling-\$8,285; road resurfacing-\$6,000.
- Willard: \$64,285 – Police department vehicle-\$14,285; sidewalk expansion-\$50,000.

13. Support staff (Budget, Purchasing, Human Resources, Information Systems, and Public Information).

- Budget Office: Salaries and benefits for one staff position through March were \$18,046.83. Additional operating costs of \$100.00 brought total department spending to \$18,146.83.
- Purchasing: Salaries and benefits for one staff position through March were \$14,308.32. There were no other operating costs.
- Human Resources: Salaries and benefits for two staff positions through March were \$19,622.80. There were no other operating costs.
- Information Systems: Salaries and benefits for three staff positions through March were \$48,101.69. Additional operating costs of \$200.00 brought total departmental spending to \$48,301.69.

- Public Information Office: Operating expenditures funded by GR II included contract labor to assemble materials for the monthly employee newsletter and the Annual Report, membership dues, and event attendance fees, for total departmental spending of \$1,107.49.
- Other support costs included in GR stability included building and liability coverage on the Operations Center, in the amount of \$2,186.00.

Total support staff costs through March 2020 were \$103,673.13.

14. Courts renovation.

The 2020 budget includes construction of a new Division 6 courtroom, along with furniture, computers, and sound equipment at a total cost of \$950,650. Construction will be scheduled to begin once the Family Justice Center is able to relocate its offices out of the Judicial Courts Facility to the renovated Tefft building in April or May of this year.

In 2019, \$17,500.00 had been spent for architect fees in the design phase of the courtroom project. Through March of 2020, additional architect costs of \$2,045.00 were incurred, bringing the total project balance-to-date to \$19,545.00

The remaining spending on Court renovations in 2020 has been for the completion of the security gate and fencing project along Robberson Avenue east of the Judicial Courts Facility, in the amount of \$612.20. Together with 2019 spending, the project-to-date total is \$211,174.03. Once construction retainage is paid, the final project total will be \$220,021.08.

15. Building maintenance and staffing.

Through March, the only spending on special building maintenance projects has been for an emergency electric generator replacement in the Judicial Courts Facility, for \$42,007.97.

In the Historic Courthouse, budgeted projects for 2020 include: carpet replacement in several offices (\$27,000); HVAC unit replacement (\$14,000); new AC and heat in restrooms (\$8,500); and, creation of new office space (\$8,000). The total budgeted cost of these projects is \$57,500.

The following special projects have been budgeted for the Jail: rolling plumbing tool box replacement (\$1,400); movement of an air separator and water feed (\$7,000); carpet replacement (\$8,000); and, converting loading dock back doors to roll up (\$14,000). The budgeted total of all Jail special projects is \$30,400.

The Judicial Courts Facility has been budgeted for several projects in 2020: hot water pump replacement (\$14,000); VAV box replacement (\$10,000); chiller replacement (\$195,962); and, carpet, trim, and paint replacements (\$9,150). The budgeted total of these projects is \$233,112.

16. Equipment replacement.

Equipment replacements budgeted in 2020 for GR II are broken down as follows:

- County Clerk:
 - GR II portion of expenditures for new voting equipment and software - \$57,500.00
- Medical Examiner:
 - Assorted lab equipment, supplies, and capital - \$18,250. *Spending through March: \$3,412.39.*
- Information Systems:

- Cisco network replacements – switch/wireless (end-of-life) - \$30,000.
- Cisco blade server expansion w/licensing - \$80,000.
- Hard disk storage expansion - \$70,000.
- Physical server for tape backup software - \$12,000.
- Windows end-user client licensing - \$35,000.
- CF 54 Panasonic laptop computers (phase 3) - \$140,000.
- Campus security expansions - \$50,000.
- EDEN time and attendance software - \$20,000. *Spending through March: \$11,454.57.*
- Cisco phone unit replacements (end-of-life) - \$40,000.
- Total: \$477,000.
- Building Operations:
 - HVAC control replacement for County buildings - \$75,000. *Spending through March: \$70,000.*
 - Lawn mower replacement for inmate work force - \$1,260.
- Purchasing
 - Laptop w/case - \$1,500. *Spending through March: \$1,050.45.*
- Emergency Management
 - Matrix card and voyager box replacement - \$3,000. *Spending through March: \$2,595.00.*
- Total budgeted equipment replacement - \$672,010.

Other equipment spending not budgeted for 2020:

- Pretrial: Computer for new employee - \$1,647.22.

Total equipment costs through March were \$90,159.63.

17. Demolition and parking lot construction.

The old Building Operations location was at 933 N. Boonville Avenue, across the street from the Greene County Justice Center. The 2020 budget has allotted \$150,000 for its demolition and conversion to additional parking for Greene County customers and employees. The demolition process will take place during the second quarter of 2020 in order to gain parking area, because site preparation of the temporary jail expansion (which will temporarily eliminate some parking) is set to begin this spring after demolition is complete. The only expenditure made through March on this project was for asbestos inspection services, for \$735.00.

18. Utilities.

Utilities expenditures funded by GR II were incurred at the following locations:

- 1107 N. Boonville – the old Wright Auto location purchased in 2018 and now used for temporary evidence storage, Jail Advance Team offices, and Sheriff vehicle rigging,
- 1210 N. Boonville - the Operations Center,
- 1418 E. Pythian - the Tefft building, currently being renovated for use by the Family Justice Center.

Costs for the Boonville locations through March were \$7,327.17. Utility expenses for the Pythian location were \$3,078.73 and have been included as part of Family Justice Center’s operating costs.

19. Restricted reserve to ensure positive bond rating.

In Exhibit B to the Resolution, a total of \$580,208 is scheduled to be transferred to restricted cash reserves - \$267,208 to regular cash reserves and \$313,000 to the special 27th pay period cash reserve established in 2018. In addition, cash for upcoming bond payments is transferred on a monthly basis to a special fund for disbursement. As of March, these restricted bond payment reserves total \$1,334,066.88.

COVID 19 Estimated Impact on Sales Tax

On Thursday April 2, 2020 Commission held a closed session meeting to review State Law protected specific sales tax information from the Missouri Department of Revenue. Also present were the budget department, County Administrator, Auditor, and the Treasurer. The average 12-month remittance per entity was reviewed and summarized by size and industry categories.

The review kept the following points in mind:

- Will this demand be replaced by Internet Sales
- Will this demand be reduced or eliminated
- Will this demand be pent up and happen eventually
- Will this demand be affected by collectability issues
- Is this demand increased by the decrease of another

Review Scope

By size:

- There are 6,448 entities listed in the budget database that remitted something in the past 12 months
- 58.25% of these entities submit, on average, less than \$20 a month on a ½ cent sales tax and make up 0.53% of dollar volume
- 36.32% of these entities submit, on average, between \$20.01 and \$999 a month on a ½ cent sales tax and make up 21.42% of dollar volume

By industry:

- The group met and reviewed the top 15 industries by dollar volume, which comprises 59.85% of total dollar volume.
- Budget department rated another 81 industries bringing the total dollar volume reviewed to 91.70%.

General Findings:

The permanent estimated impact is 22.43% of monthly Sales Tax. County's current estimate is that the duration could last 3 to 5 months with a laddering of reductions in restrictions occurring over time. The net

overall impact is based on the equivalent of 3 full months or 5.61% of total volume. The impact to the County Government is estimated as follows:

General Rev 1:	\$1,007,514.24
General Rev 2:	\$1,344,974.86
Road & Bridge:	\$1,007,514.24
LEST 1:	\$ 372,780.27 – (represents 37% that is not distributed)
LEST 2:	\$ 504,757.12
911:	\$ 326,993.72
Parks 1&2:	\$ 0.00 – (100% distributed – 653,987.43 impact)

The County is beginning discussions to deal with these anticipated revenue short-falls. Current thoughts are dealing with this impact over this year and the next.

Soft Cost Estimate

Property Acquisition	\$ 900,000
Legal Fees & Advertising for Architect & CM Services	\$ 10,000
Design Fees & Reimbursable Expenses (*Not calculated on Soft Costs)	\$ 10,346,400
~Sanitary (Design & CA fees)	\$ 30,300
Specialty Consultants (Commissioning)	\$ 619,000
Survey	\$ 20,000
Geotech	\$ 12,400
Testing / Special Inspections	\$ 130,000
Environmental Phase I Assessment	\$ 1,800
Moving Expense	\$ 10,000
Maintenance Equipment	\$ 400,000
Fixtures, Furnishing and Equipment (Office furniture systems)	\$ 1,343,200
Jail supplies (Mattresses, bedding, bins, etc.)	\$ 252,400
Medical and Dental Equipment	\$ 107,400
Food Service Equipment (Ref.: Estimates from Camacho)	\$ 1,360,500
Laundry Equipment (Ref.: Estimate from Camacho)	\$ 337,000
Package Scanner for Sheriff's Office	\$ 181,700
Offsite Utility Extensions/Improvements: (includes utility taps and impact fees)	
~Gas	\$ 50,300
~Water (Domestic; including temp water)	\$ 59,500
~Water (Fire)	\$ 31,500
~Sanitary	\$ 250,000
Utility Consumption During Construction	\$ 400,000
Street Improvements	\$ 650,000
Information Systems Quote	\$ 4,050,000
Distributed Amplified System (DAS): Motorola	\$ 1,399,700

SUBTOTAL \$ 22,953,100

Other Costs:

Sheriff's Advance Team (through 2019)	\$ 457,600
Sheriff's Advance Team (projected through 1st quarter of 2022)	\$ 735,400
Project Manager (through 2019)	\$ 11,300
Project Manager (projected through end of the project)	\$ 246,600
Greene Co. Sheriff's Office Vehicles (2020 budget): 10 equipped vehicles	\$ 302,100
Oven purchased for existing jail (relocate?); heated holding cabinet; reach-in freezer	\$ 54,000

SUBTOTAL OF OTHER COSTS \$ 1,807,000

Owner / Project Contingency (5%)	\$ 6,669,900
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TOTAL \$ 31,430,000

Construction Cost (Base Bid)	\$ 123,793,893
Construction Cost (Alt. 1: 100-bed dorm)	\$ 3,165,579
Construction Cost (Alt. 2: Evidence & Storage Building)	\$ 5,582,423
Construction Cost (Alt. 3: Vehicle Storage Building)	\$ 857,065
Construction Cost (Alt. 4: Water Management System)	\$ 387,083
Construction Cost (Base Bid plus selected Alternate(s)): Alt. #1	\$ 126,959,472
Construction Cost (Base Bid plus All Alternates): Alt. #1, 2, 3, and 4	\$ 133,786,043
Total of Soft Costs & Construction Costs: Alt. #1 only	\$ 158,389,472
Total Available Project Budget	\$ 150,000,000
Variance (Overrun/Surplus)	\$ (8,389,472)

Greene County Sheriff's Office & Jail

March 19, 2020

Project Cost Summary (GMP per 80% CDs) - DRAFT

JE DUNN + DEWITT & ASSOCIATES

JOINT VENTURE

Scope	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Base + Alternates
		Add 100 Bed Dorm	Add Evidence - Training	Add Vehicle Storage	Add Water Management	1 - 4
01A - Surveying	\$ 23,550	\$ 200	\$ 4,400	\$ 1,850	\$ -	\$ 30,000
01F - Temporary Fencing	\$ 53,000	\$ -	\$ -	\$ -	\$ -	\$ 53,000
01I - Final Cleaning	\$ 273,039	\$ 7,467	\$ 20,183	\$ 2,384	\$ -	\$ 303,073
03C - Building & Site Concrete	\$ 4,051,798	\$ 210,000	\$ 295,000	\$ 72,000	\$ -	\$ 4,628,798
03J - Concrete Floor Sealing	\$ 113,851	\$ 4,957	\$ 12,047	\$ 3,906	\$ -	\$ 134,761
03 L.1 - Pre-Cast Wall Panels (Supply Only)	\$ 3,782,500	\$ 70,200	\$ -	\$ -	\$ -	\$ 3,852,700
03 L.1 - Pre-Cast Hollow & Solid Core (Supply Only)	\$ 1,111,012	\$ -	\$ -	\$ -	\$ -	\$ 1,111,012
03 L - Pre-Cast Erection (Walls, Hollow/Solid, Cell Modules)	\$ 4,643,471	\$ 56,055	\$ -	\$ -	\$ -	\$ 4,699,526
04C - Masonry & Brick	\$ 3,176,235	\$ 167,000	\$ 225,000	\$ -	\$ -	\$ 3,568,235
05A - Structural & Misc. Steel	\$ 3,719,612	\$ 130,426	\$ 16,863	\$ 5,223	\$ -	\$ 3,872,124
06D - General Trades	\$ 2,999,282	\$ 165,994	\$ 345,995	\$ 65,307	\$ -	\$ 3,576,578
06E - Millwork & Casework	\$ 592,475	\$ 63	\$ 46,945	\$ -	\$ -	\$ 639,483
07G - Roofing & Sheet Metal	\$ 4,055,800	\$ 139,000	\$ -	\$ -	\$ -	\$ 4,194,800
07I.1 - Waterproofing, Air Barrier & Joint Sealants	\$ 1,497,356	\$ 46,961	\$ 28,330	\$ 3,536	\$ -	\$ 1,576,183
07I.2 - Firestopping (Budget in W/P & Joint Sealants)	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0
08E - Overhead Doors & Grilles	\$ 256,125	\$ -	\$ 57,000	\$ 11,177	\$ -	\$ 324,302
08G - Alum. Storefront, Curtainwall, Glass	\$ 880,007	\$ -	\$ 63,384	\$ -	\$ -	\$ 943,391
09A - Drywall	\$ 1,917,549	\$ 42,000	\$ 301,219	\$ 2,200	\$ -	\$ 2,262,968
09X - Acoustical Spray Treatment	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
09C/H - Tiling & Flooring	\$ 920,125	\$ 3,421	\$ 56,384	\$ -	\$ -	\$ 979,930
09I - Resinous Floors & Special Coatings	\$ 573,479	\$ 38,526	\$ -	\$ -	\$ -	\$ 612,005
09B - Painting & Wall Coverings	\$ 987,722	\$ 41,504	\$ 62,912	\$ 6,152	\$ -	\$ 1,098,290
10G - Signage	\$ 177,500	\$ -	\$ 4,085	\$ 277	\$ -	\$ 181,862
10N - Operable Partitions	\$ -	\$ -	\$ 21,523	\$ -	\$ -	\$ 21,523
11A - Loading Dock Equipment	\$ 14,058	\$ -	\$ 9,796	\$ -	\$ -	\$ 23,854
11B - Detention Equipment 'DEC'	\$ 9,547,986	\$ 610,000	\$ 37,215	\$ -	\$ -	\$ 10,195,201
12C - Window Furnishings / Blinds & Shades	\$ 45,763	\$ -	\$ 6,555	\$ -	\$ -	\$ 52,318
12F - Rolling File Storage (OFCI)	\$ 19,760	\$ -	\$ -	\$ -	\$ -	\$ 19,760
13B - PEMB (Furnish and Erect)	\$ 0	\$ -	\$ 867,261	\$ 311,032	\$ -	\$ 1,178,293
13I - Modular Precast Concrete Cells	\$ 12,601,311	\$ -	\$ -	\$ -	\$ -	\$ 12,601,311
14A - Elevators	\$ 350,763	\$ -	\$ -	\$ -	\$ -	\$ 350,763
14B - Overhead Equipment Hoist / Vehicle Lift	\$ 49,401	\$ -	\$ -	\$ 25,000	\$ -	\$ 74,401
14E - Inmate Property Storage Conveyor	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
21A - Fire Protection	\$ 1,354,492	\$ 106,108	\$ 256,693	\$ -	\$ -	\$ 1,717,293
22A - Plumbing	\$ 7,235,173	\$ 266,400	\$ 187,400	\$ 23,450	\$ 73,200	\$ 7,785,623
23A - Mechanical/HVAC	\$ 14,848,637	\$ 367,701	\$ 1,130,257	\$ 49,716	\$ -	\$ 16,396,311
26A - Electrical	\$ 10,996,253	\$ 322,000	\$ 543,572	\$ 116,000	\$ 264,000	\$ 12,241,825
28A - Security Electronics 'SEC'	\$ 6,039,928	\$ 63,230	\$ 87,845	\$ 24,210	\$ -	\$ 6,215,213
31G - Earthwork	\$ 2,575,413	\$ -	\$ -	\$ -	\$ -	\$ 2,575,413
32A.1 - Asphalt	\$ 762,800	\$ -	\$ 98,361	\$ -	\$ -	\$ 861,161
32G - Landscaping & Plantings	\$ 298,884	\$ -	\$ -	\$ -	\$ -	\$ 298,884
32H - Fences & Gates (Permanent)	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
33A - Site Utilities	\$ 864,210	\$ -	\$ 58,580	\$ 20,050	\$ -	\$ 942,840
Escalation Allowance on Deferred Alternate Decisions (4%)	\$ -	\$ -	\$ 193,792	\$ 29,739	\$ 13,488	\$ 237,019
Allowances (from below)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
SUBTOTAL	\$ 104,730,319	\$ 2,859,213	\$ 5,038,597	\$ 773,209	\$ 350,688	\$ 113,752,026
Construction Contingency (3%)	\$ 3,285,325	\$ 89,512	\$ 157,744	\$ 24,207	\$ 10,978	\$ 3,567,765
Escalation on Yet to Buy (3%)	\$ 291,149	\$ 9,118	\$ 19,791	\$ 3,415	\$ -	\$ 323,473
Subcontractor Default Protection	\$ 1,253,164	\$ 34,311	\$ 60,464	\$ 9,279	\$ 4,209	\$ 1,361,427
Builder's Risk	\$ 123,006	\$ 3,146	\$ 5,547	\$ 852	\$ 385	\$ 132,936
Construction Manager Bonds	\$ 866,558	\$ 22,160	\$ 39,077	\$ 6,000	\$ 2,710	\$ 936,505
General Liability	\$ 2,537,775	\$ 64,895	\$ 114,440	\$ 17,570	\$ 7,936	\$ 2,742,616
General Requirements / PreCon Services	\$ 7,452,035	\$ -	\$ -	\$ -	\$ -	\$ 7,452,035
CM Fee	\$ 3,254,562	\$ 83,224	\$ 146,763	\$ 22,533	\$ 10,177	\$ 3,517,259
TOTAL	\$ 123,793,893	\$ 3,165,579	\$ 5,582,423	\$ 857,065	\$ 387,083	\$ 133,786,043
	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Base + Alternates
\$126,959,472						
General Allowances (in above)						
Gen Reqs for (1) Addl Month Due to Excessive Weather and/or Scope Changes	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total (carries above)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000

2020 Budget: based on Dec 2019 quote for a 312-bed facility: \$2,426,782.80 per 12 months w/30-day credit in year 1.
 2/11/20 Quote: based on Feb 2020 quote for a 390-bed facility: \$3,153,052.50 per 12 months.

2020: Jul-Dec	2021: Full
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Use Payments

	2020 Budget	2/11/20 Quote W/Qtrly Pmts	Increase		2021 Estimate
Jan-20				Jan-21	187,886.87
Feb-20	1,100,000.00	1,576,525.25		Feb-21	187,886.87
Mar-20				Mar-21	187,886.87
Apr-20				Apr-21	187,886.87
May-20				May-21	187,886.87
Jun-20				Jun-21	187,886.87
Jul-20				Jul-21	202,231.90
Aug-20				Aug-21	202,231.90
Sep-20				Sep-21	202,231.90
Oct-20				Oct-21	202,231.90
Nov-20				Nov-21	202,231.90
Dec-20				Dec-21	202,231.90
	1,100,000.00	1,576,525.25	476,525.25		2,340,712.60

Site Prep

	2020 Budget	2/11/20 Quote W/Qtrly Pmts	Increase		2021 Estimate
Per Kevin B.	432,000.00	432,000.00	0.00	Per Kevin B.	0.00

Additional Salaries & Benefits

	2020 Budget	2/11/20 Quote W/Qtrly Pmts	Increase		2021 Estimate
D Ofcra (37 to 48)	1,403,796.28	1,821,141.12	417,344.84	D Ofcra (37 to 48)	2,110,753.01
Corporals	179,758.60	179,758.60	0.00	Corporals	246,310.42
LPNs	86,952.86	86,952.86	0.00	LPNs	129,839.15
	1,670,507.74	2,087,852.58	417,344.84		2,486,902.58

Back off S&B for detention officers expected to be hired in 2021 from the most recent available version of the j

2020 Budget: based on Dec 2019 quote for a 312-bed facility: \$2,426,782.80 per 12 months w/30-day credit in year 1.
 2/11/20 Quote: based on Feb 2020 quote for a 390-bed facility: \$3,153,052.50 per 12 months.

2020: Jul-Dec	2021: Full
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Jl Non-Personnel Operating

	2020 Budget	2/11/20 Quote W/Qtrly Pmts	Increase		2021 Estimate
Laundry (28.21)	2,877.29	3,977.43	1,100.14	Laundry (28.21)	5,754.84
Food (1579.69)	161,128.35	222,736.25	61,607.90	Food (1579.69)	322,256.76
Bedding (86.38)	8,810.84	12,179.70	3,368.86	Bedding (86.38)	17,621.52
	<u>172,816.48</u>	<u>238,893.38</u>	<u>66,076.90</u>		<u>345,633.12</u>

(Increase calculated in proportion to budgeted cost per current inmate.)

Est increase in 2020 from previously budgeted amts	959,946.99	Est increase in 2021 from previously
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Federal Boarding Revenue

	2020 Budget (200 Feds)	2/11/20 Quote (270 Feds)	Increase		2021 Estimate (200 Feds)
US Marshals	5,840,000.00	7,884,000.00	2,044,000.00	US Marshals	5,840,000.00
Less FAU Transfer	<u>(520,200.00)</u>	<u>(520,200.00)</u>	<u>0.00</u>	Less FAU Transfer	<u>(530,604.00)</u>
	5,319,800.00	7,363,800.00	2,044,000.00		5,309,396.00
Less additional costs per 2/11/20 Quote:			<u>(959,946.99)</u>	Less additional costs per 2/11/20 Quote:	
Net addl revenue available to cover reciprocity in excess of budget:			1,084,053.01	Net addl revenue available to cover reciprocity in excess of budget:	

reciprocity

	2020 Budget (est. 134)	2/11/20 Quote (curr avg 157)	Increase		2021 Estimate
Jan-Jun	1,100,000.00	1,285,830.00	185,830.00	Jan-Jun	0.00
Jul-Oct (19)	0.00	105,165.00	105,165.00	Jul-Oct (19)	0.00
Nov-Dec (67)	0.00	183,915.00	183,915.00	Nov-Dec (67)	0.00
	<u>1,100,000.00</u>	<u>1,574,910.00</u>	<u>474,910.00</u>		<u>0.00</u>
		Balance remaining:	609,143.01		Bala

2020 Budget: based on Dec 2019 quote for a 312-bed facility: \$2,426,782.80 per 12 months w/30-day credit in year 1.
 2/11/20 Quote: based on Feb 2020 quote for a 390-bed facility: \$3,153,052.50 per 12 months.

	2020: Jul-Dec			2021: Full
	2020 Budget	2/11/20 Quote W/Qtrly Pmts	Increase	2021 Estimate
Lease Payments	1,100,000.00	1,576,525.25	476,525.25	2,340,712.60
Site Prep	432,000.00	432,000.00	0.00	0.00
Additional Salaries & Benefits	1,670,507.74	2,087,852.58	417,344.84	2,486,902.58
Addl Non-Personnel Operating	172,816.48	238,893.38	66,076.90	345,633.12
	3,375,324.22	4,335,271.21	959,946.99	5,173,248.30

# of additional inmates over budgeted amounts	78	# of additional inmates over bu
Daily cost/inmate for the 78 addl, Jul-Dec 2020	\$66.89	Daily cost/inmate for the 78 ad
Daily cost/inmate for 390 inmates	\$60.41	Daily cost/inmate

Higher cost/inmate is due to site prep costs and 9 months of S&B due to advance hiring needed for adequate training. With 6 months of S&B and no site prep, estimated cost per inmate is roughly \$44.70.

Reciprocity	1,100,000.00	1,574,910.00	474,910.00	0.00
	Total increase in costs over 2020 budget:	1,434,856.99	Total increase in costs over	
Federal Boarding Revenue	5,319,800.00	7,363,800.00	2,044,000.00	5,309,396.00
	Net addl revenues in excess of addl costs	609,143.01	Net addl revenues in exc	

Assumptions made:

- Site prep costs will remain at or under 432,500.
- Staffing needs will remain at 48 Det Officers, 4 Corporals, and 2 LPNs.
- Total inmate count will not exceed 1,010.
- Reciprocity counts will remain at 19 during Jul-Oct 2020, and at 67 during Nov 2020-Dec 2021.
- Federal boarding counts will remain at or above 270.
- Second temp jail opens July 1, 2020.