

Please review prior to  
the special Council  
meeting on Monday,  
February 18 @ 2:00 pm

## **OCONEE COUNTY PUBLIC SAFETY FACILITY MASTER PLAN**

Oconee County Council Briefing

Monday, February 18<sup>th</sup> at 2:00 p.m. in the Council Chambers

### **Master Plan Objective:**

Establish a twenty-five year master plan for the County's Public Safety Facilities to be located on County owned land surrounding the existing County Law Enforcement and Detention Center.

### **Master Plan Goals:**

1. Allow for phased implementation of the Master Plan
2. Make effective use of the existing Law Enforcement and Detention Center
3. Accommodate current and projected Public Safety space needs
4. Improve security and life safety for operations within the public safety facilities
5. Co-locate public safety agencies to improve operational efficiency and space utilization

### **Master Plan Process:**

1. Data collection/Staff Interviews
2. Facility Assessments
3. Operational Analysis
4. Staffing Projections
5. Current and Projected Space Needs
6. Master Space Program
7. Master Site/Facility Plan
8. Implementation Strategy

**Summary of Findings to Date:**

*Overall*

1. County owned land is sufficient for twenty five year expansion needs for Public Safety facilities and parking
2. Law Enforcement Center and Detention Center are suitable for long term use but will require extensive renovation.
3. There is a significant shortfall in space to accommodate current operations.

*Facility Assessments*

Law Enforcement Center

1. Does not meet current life safety, building codes and ADA standards
2. Security and operations compromised by facility limitations
3. Well maintained, structure conducive to remodeling

Detention Center

1. Does not meet current SCDOC jail standards or life safety, building codes and ADA standards.
2. Secure perimeter not consistent
3. Single level with space for expansion at the rear of the facility.

*Operational Analysis*

Law Enforcement

1. Facility layout does not allow for restricted public access.
2. Facility layout does not allow for discreet access for certain Law Enforcement functions.
3. Space shortfall limits implementation of some operational procedures.

Detention Center

1. Housing units limit ability to house different inmate classifications.
2. Not all areas of the jail have a double security vestibule along the secure perimeter.
3. Access to sentenced housing and jail support through public lobby.
4. Outdoor recreation areas do not meet current security guidelines.

Communications

1. Department size and building systems are not adequate for state of the art communications equipment.

Emergency Management

1. Space not large enough to accommodate all parties during an emergency, current storage and staff.
2. No facilities to accommodate overnight stays.

Other Public Safety Operations

1. Currently housed off site.

*Current and Projected Space Needs*

Law Enforcement, Communications, Emergency Management

<i>Current Space Available:</i>	<i>10,320 gsf</i>
<i>Current Space Shortfall:</i>	<i>13,848 gsf</i>
<i>Additional 25 year Projected Space Need:</i>	<i>13,870 gsf</i>
<i>Total Gross Square Footage Required:</i>	<i>38,038 gsf</i>

Detention Center

<i>Current Space Available:</i>	<i>18,752 gsf</i>
<i>Current Space Shortfall:</i>	<i>17,168 gsf</i>
<i>Additional 25 year Projected Space Need:</i>	<i>8,400 gsf</i>
<i>Total Gross Square Footage Required:</i>	<i>44,240 gsf</i>

Other Public Safety Operations

<i>Current Space Available (off site):</i>	<i>6,122 gsf</i>
<i>Current Space Shortfall:</i>	<i>9,808 gsf</i>
<i>25 year Projected Space Need:</i>	<i>7,811 gsf</i>
<i>Total Gross Square Footage Required:</i>	<i>23,740 gsf</i>

Implementation Strategy/Priorities

Phase 1A: Communications/Emergency Management

1. New construction for Communications.
2. Remodel or new construction for Emergency Management.
3. Reassign space vacated by Communications/Emergency Management.

Phase 1B: Law Enforcement Expansion

1. Remodel or new construction for Law Enforcement space shortfall
2. New public lobby area

Phase 2A: Detention Center-New Construction

1. New kitchen/warehouse/loading dock expansion to the north of the Detention Center.
2. New 48 bed subdivided housing unit added to west of existing detention center
3. New public lobby control room/visitor area.

Phase 2B: Detention Center- Remodeled Area

1. Reassign existing housing areas with no natural light
2. Single secure perimeter with loop circulation around all detention and housing support areas
3. Expand laundry into old kitchen area
4. Enlarge intake/release/medical area
5. Renovate existing housing units for continued long term use.
6. Upgrade life safety provisions and ADA accommodations to meet current standards

Phase 3: Other Public Safety Facilities

1. New facilities for Coroner, Fire Marshall, Fire Rescue, Sheriff's Evidence, Emergency Medical Services, Sheriff's Impound Lot
2. Related parking/site access
3. Discontinue use of Storage above Detention Center

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Establish a twenty-five year Master Plan for the County's Public Safety Facilities to be located on County-owned land surrounding the existing Law Enforcement and Detention Center.

## **Master Plan Goals**

1. Allow for phased implementation of Master Plan.
2. Make effective use of existing Law Enforcement and Detention Center.
3. Accommodate current and projected Public Safety Space needs.
4. Improve security & life safety for operations w/in Public Safety facilities.
5. Co-locate Public Safety agencies to improve operational efficiency and space utilization.

*Shirley*  
Oconee County Public Safety Facility Analysis

February 2002

## **Master Plan Process**

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## Overall

- County owned land is sufficient for twenty five year expansion needs for Public Safety facilities and parking
- Law Enforcement Center and Detention Center are suitable for long term use but will require extensive renovation.
- There is a significant shortfall in space to accommodate current operations.



## **Facility Assessments**

### **Law Enforcement Center**

- Does not meet current life safety, building codes and ADA standards.
- Security and operations compromised by facility limitations.
- Well maintained, structure conducive to remodeling.

### **Detention Center**

- Does not meet current SCDOC jail standards or life safety, building codes and ADA standards.
- Secure perimeter not consistent
- Single level with space for expansion at the rear of the facility

## Operational Analysis

### Law Enforcement Center

- Facility layout does not allow for restricted public access.
- Facility layout does not allow for discreet access for certain Law Enforcement functions.
- Space shortfall limits implementation of some operational procedures.

### Detention Center

- Housing units limit ability to house different inmate classifications
- Not all areas of the jail have a double security vestibule along the secure perimeter.
- Access to sentenced housing and jail support through public lobby.
- Outdoor recreation areas do not meet current security guidelines.

*Handwritten note:* Need to re-evaluate support units

## **Operational Analysis**

### **Communications**

- Department size and building systems are not adequate for state of the art communications equipment.

### **Emergency Management**

- Space not large enough to accommodate all parties during an emergency, current storage and staff.
- No facilities to accommodate overnight stays.

### **Other Public Safety Functions**

- Currently housed offsite.

# Current and Projected Space Needs Law Enforcement Center, Communications, Emergency Management

<u>Existing Space</u>	<u>Current Space</u>	<u>Estimated Deficit</u>	<u>Current Need</u>	<u>Additional 2025 Needs</u>	<u>Total 2025</u>
Law Enforcement Center	10,320	13,848	24,168	13,870	38,038
Detention Center	18,732	17,108	35,840	8,440	44,280
Coroner	884	812	1,696	943	2,639
Fire Marshall	1,547	7,956	9,503	4,700	14,203
EMS/Walhalla Rescue	3,692	1,035	4,727	2,171	6,898
	35,175	40,759	75,934	30,124	106,058

Projected Space Requirements

Law Enforcement Center	38,038
Detention Center	44,280
Coroner	2,639
Fire Marshall	14,203
Walhalla Rescue/EMS	6,898
<u>Building/Mechanical Multiplier @ 15%</u>	106,058
<u>Total Projected 2025 Building Requirements:</u>	15,909
	121,967

New Construction Required:

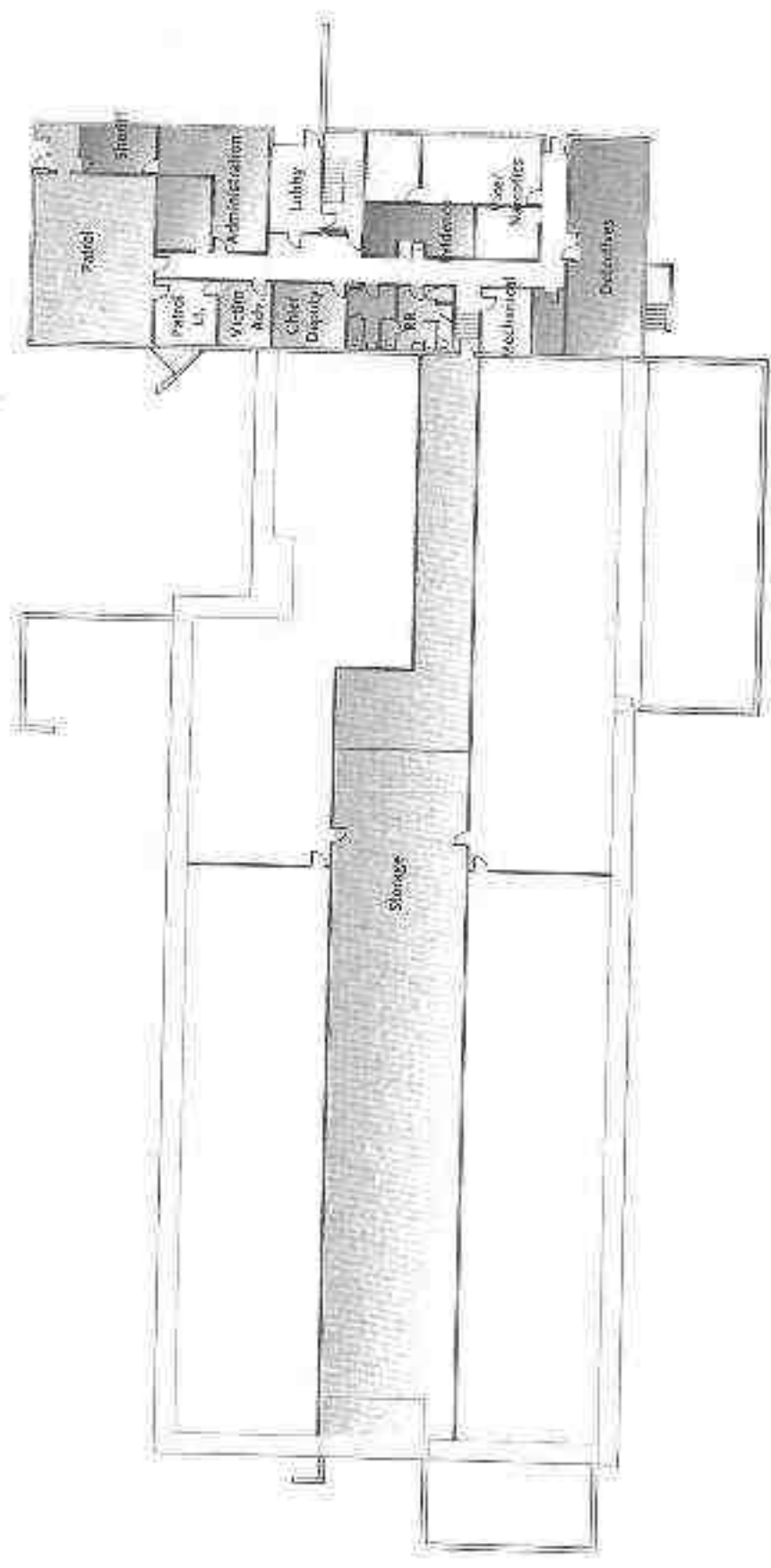
86,792

Oconee County Public Safety Facility Analysis

February 2002

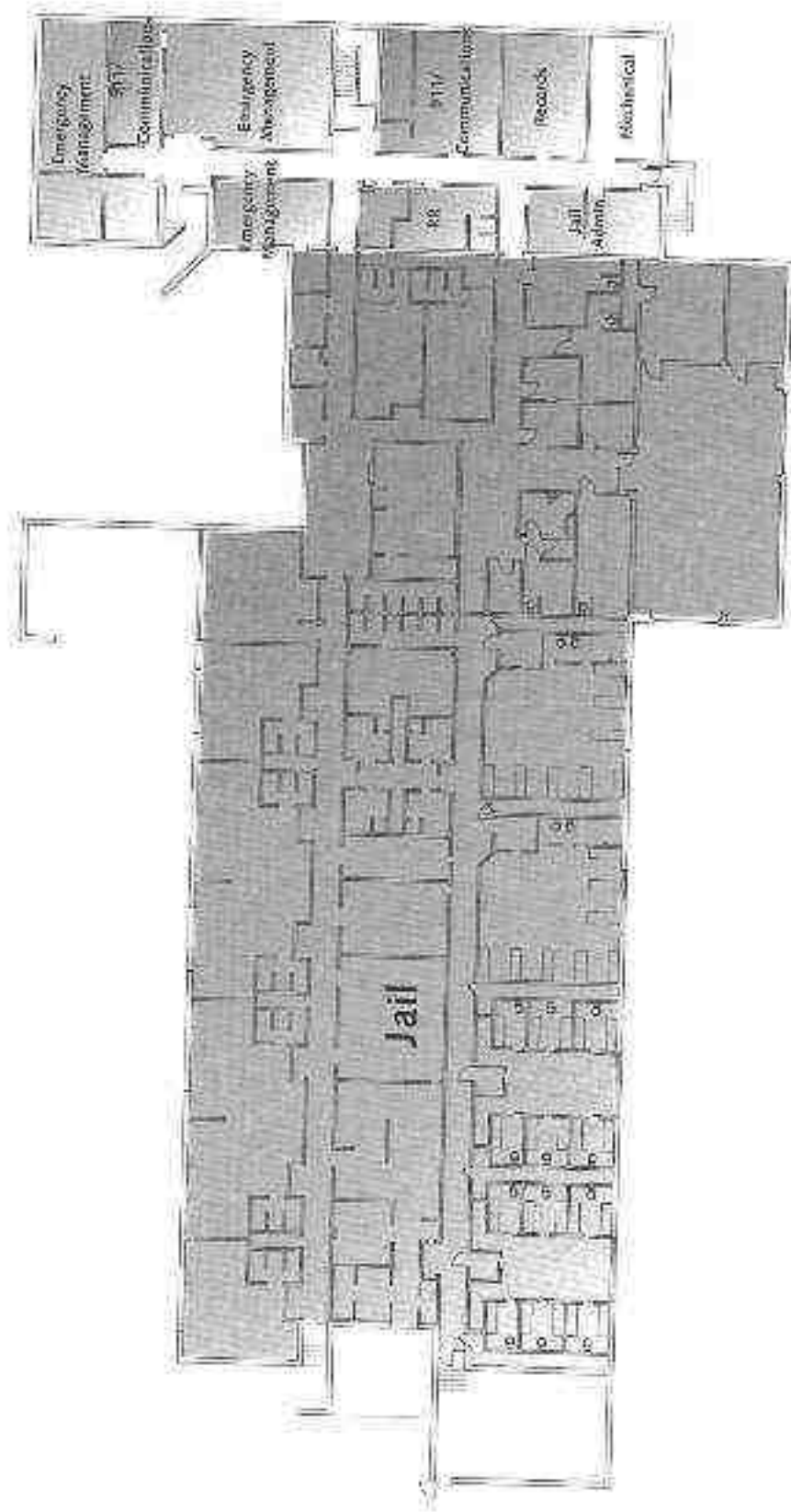
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Freeman's/White



Oconee County Public Safety Facility Analysis  
 February 2002  
 Existing LEC- 2nd Floor



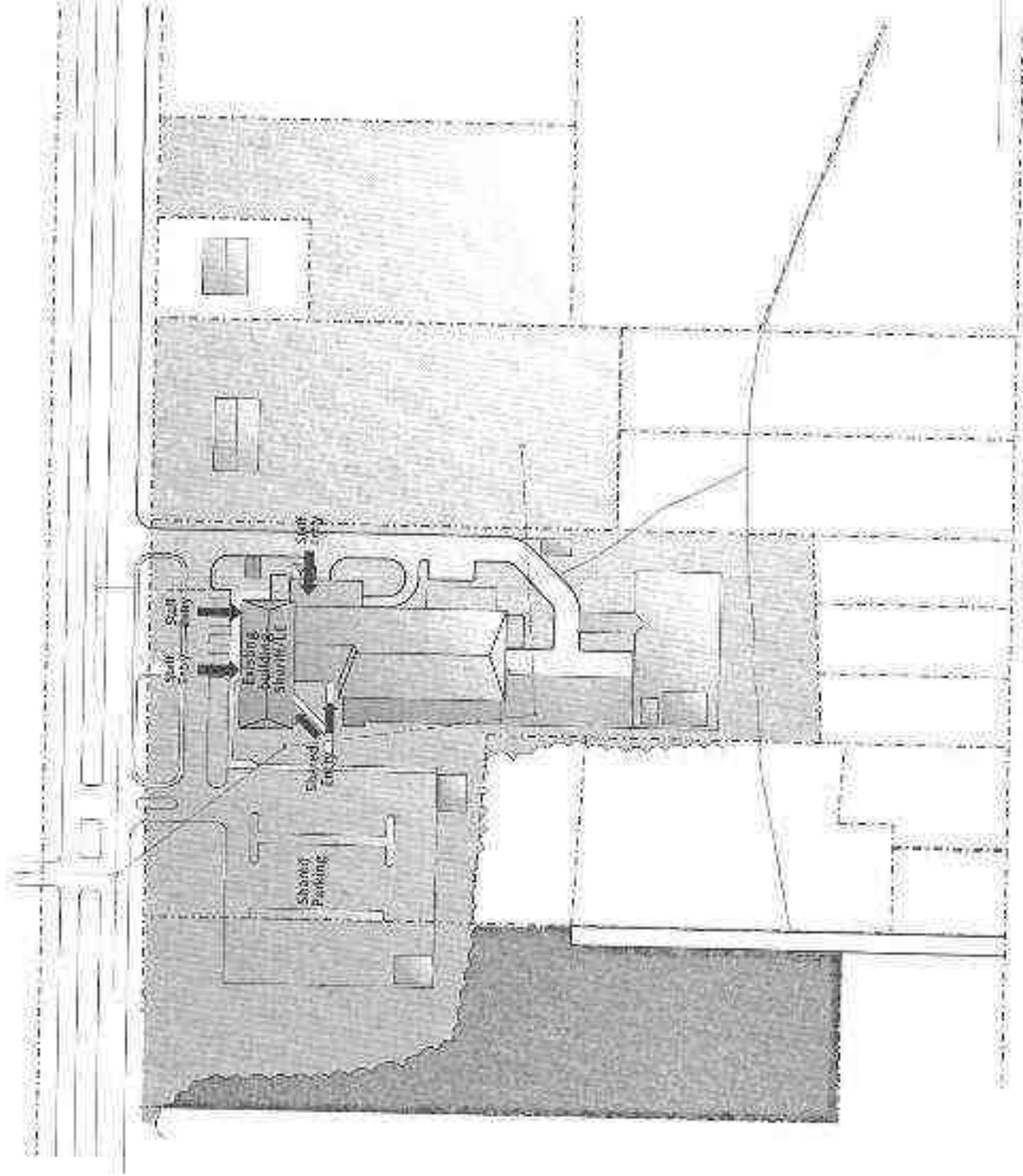


Oconee County Public Safety Facility Analysis  
 Existing LEC - 1st Floor

February 2002



FreemanWhite



Oconee County Public Safety Facilities Assessment  
 February 2002  
 Existing Site

**W**  
 FreemanWhite