

Union County Jail Discussion

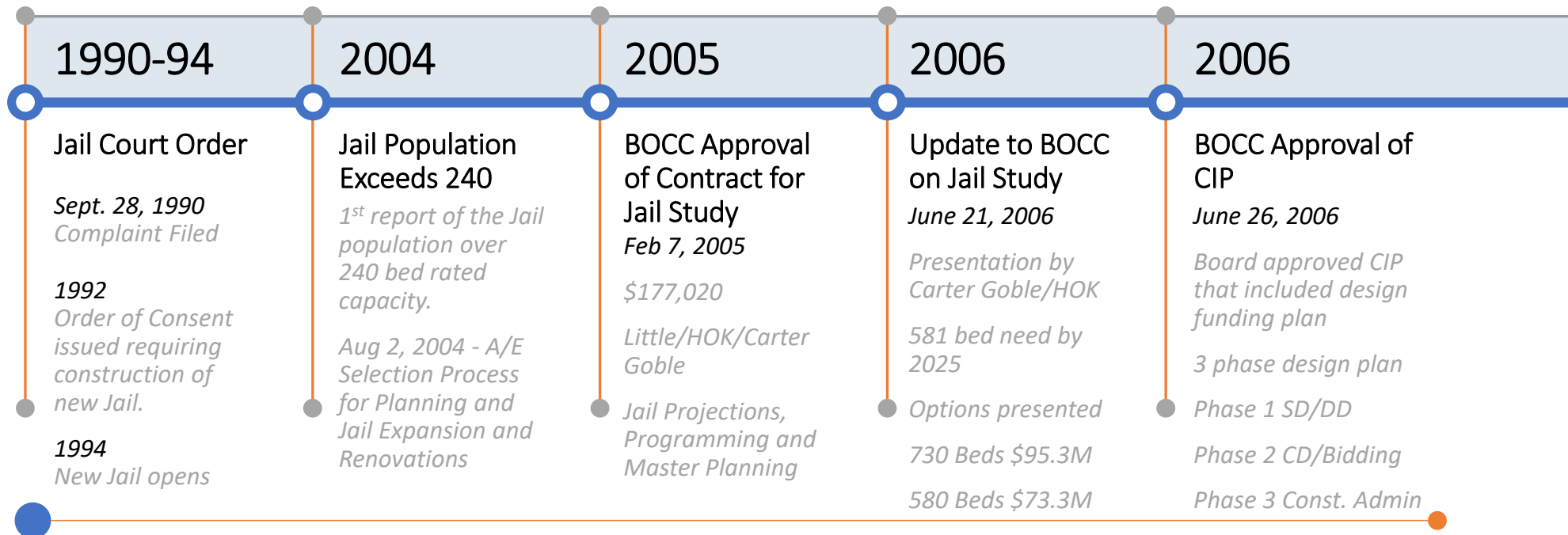
August 11, 2025



UNIONCOUNTY
north carolina

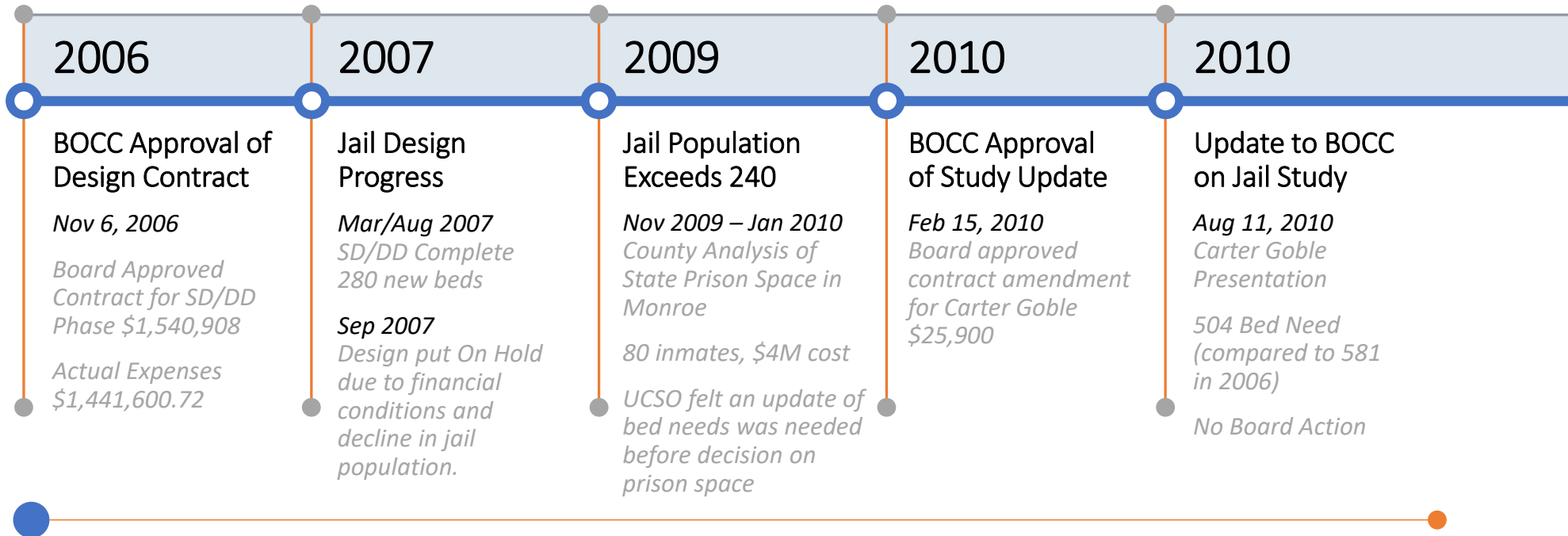
Union County Jail Timeline

1990 thru 2006



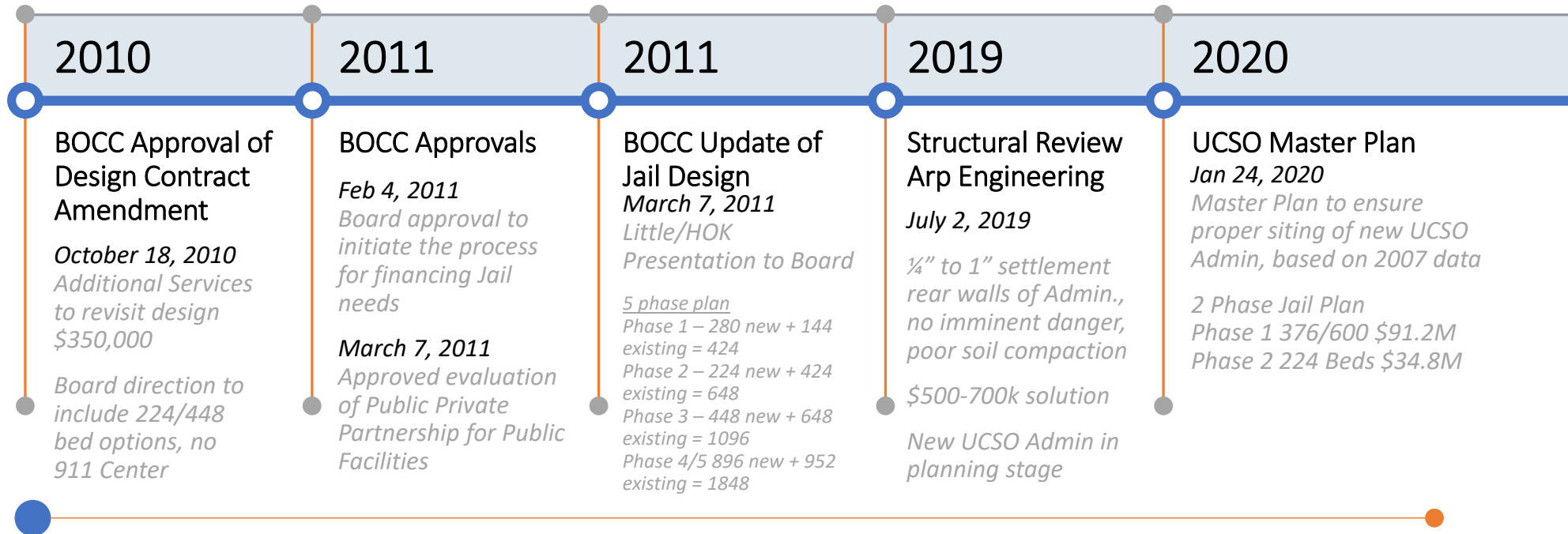
Union County Jail Timeline

2006 thru 2010



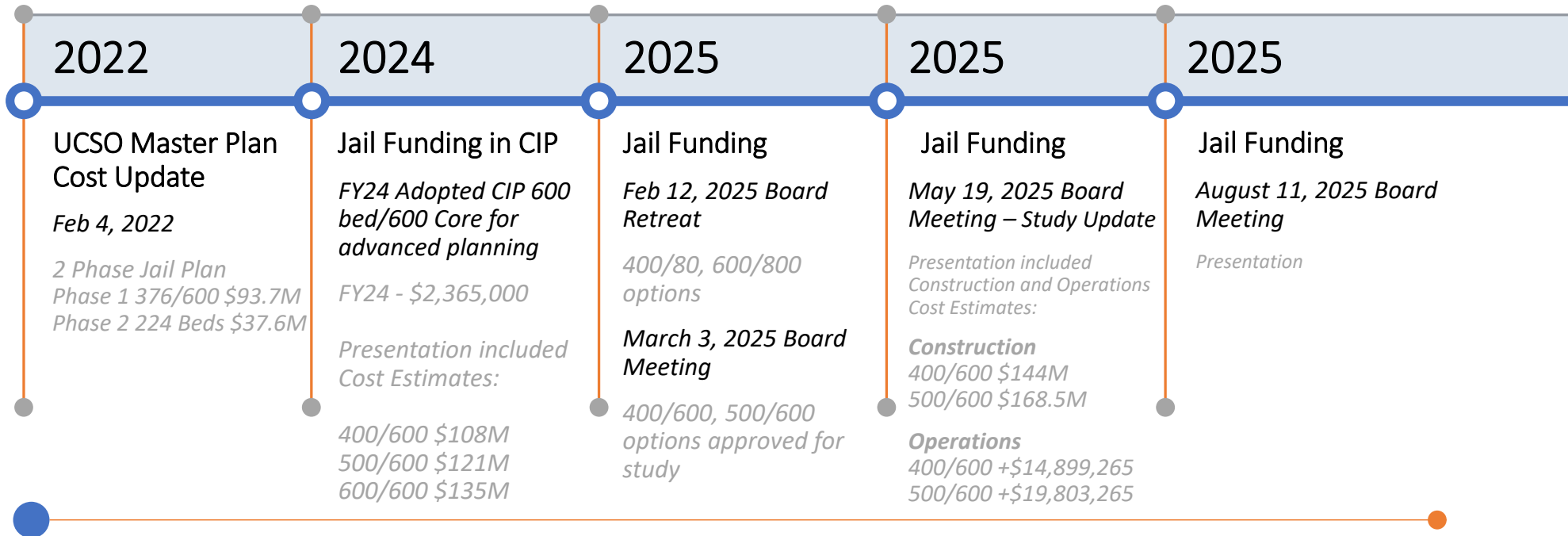
Union County Jail Timeline

2010 thru 2020

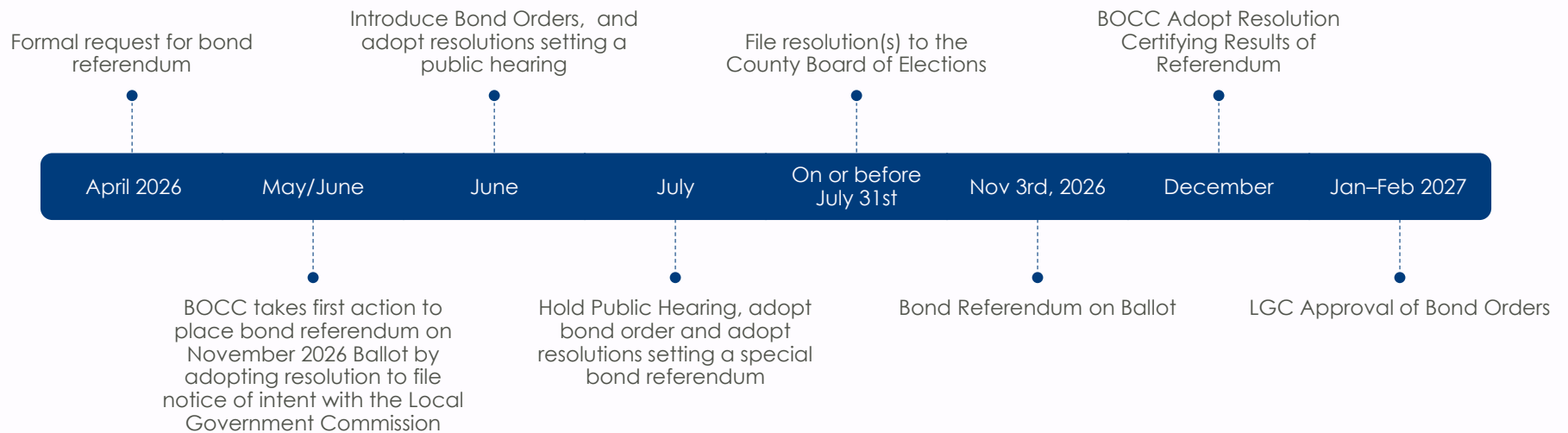


Union County Jail Timeline

2022 thru 2025



2026 Bond Referendum Process



UC Funding Request –	Financing Amount	Estimated cumulative cost over the life of the bonds	Estimated Property Tax Rate Increase	Annual increase to taxpayer based on \$400,000 value of home
<u>Jail -Legislative Requirements – for bond referendum language</u>		<u>5.34% Interest</u>		
400 Bed + 600 Bed Core	\$152,400,000	\$237,914,688	2.33¢	\$93.20
500 Bed + 600 Bed Core	\$178,300,000	\$278,347,696	2.73¢	\$109.20
<u>Jail -County Debt Model</u>		<u>5.00% Interest</u>		
400 Bed + 600 Bed Core	\$152,400,000	\$232,410,000	2.25¢	\$90.00
500 Bed + 600 Bed Core	\$178,300,000	\$271,907,500	2.64¢	\$105.90

Financing amounts are escalated at 3% annually through the mid-point of construction (April 2029)

Total Estimated Operational + Staffing Costs

264 Bed (current): \$13,120,735

\$7,320,390 (staff) + \$5,800,345 (operating)

400 Bed: \$28,020,000

\$12,900,000 (staff) + \$15,120,000* (operating)

Increase from current = \$14,899,265

500 Bed: \$32,924,000

\$15,200,000 (staff) + \$17,724,000* (operating)

Increase from current = \$19,803,265

*based on current operational costs with no escalation

Short-Term Project Needs at Existing Jail

Currently Funded Projects = \$965,000

Project	Reason	Cost
HVAC Replacements – Phase 2	Lifecycle replacement	\$365,000 (funds allocated in FY25)
Door Control and Intercom Upgrade	Life cycle replacement, continuous system failures	\$600,000 (funds available in Block Renovation/Relocking Project)

Unfunded Future Projects = \$960,000

Project	Reason	Cost
Walk-in Cooler Replacement	Life cycle replacement, frequent repairs	\$175,000
Key Control System	Outdated, running Windows Vista, no parts or service contract options	\$125,000
Roof Retrofit	Life cycle replacement, numerous active leaks	\$85,000
Water/Flush Valve Replacement	Life cycle replacement, continual system failures	\$400,000
Cell Lock Replacements	Replace failed locks only, labor costs only	\$75,000
Sewer/Drain Replacements	Repair only upon failures	\$100,000

Total All Projects = \$1,925,000

Next Steps

- Provide staff direction on the bed count and core size for the new jail;
- Provide staff direction on the funding strategy for completing design and construction of the new jail; and
- To move forward with the Existing Jail Adaptive Reuse Study, authorize the County Manager to 1) negotiate and execute a contract agreement with Little Diversified Architectural Consulting substantially consistent with this agenda item, 2) exercise any renewal or extension term options set forth in the Agreement, and 3) terminate the Agreement if deemed in the best interest of the County, each in the County Manager's discretion.
- Scope of study includes the following at a cost of \$86,500:
 - High-level building assessment and code analysis of existing Jail and Old Administration building (architectural, structural, mechanical, etc.)
 - Evaluation of several options for adaptive reuse with operational and logistical impacts
 - Conceptual site planning as location and proximity to new Jail and SPRAC affects the feasibility of adaptive reuse options



Guidance and Questions



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