

Phase A – Summary Report

Kentucky Department of Juvenile Justice Jefferson County Youth Detention Center

Louisville, Kentucky

GRW Project No. 5144-01

Owner Project: PON2-785-2400000156

July 29, 2024

Prepared For:

Kentucky Department of Juvenile Justice

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Summary Report

1. Introduction

The Kentucky Department of Juvenile Justice released RFP-801, requesting Architectural and Engineering services to help in the development of a New Department of Juvenile Justice (DJJ) High Security Youth Detention Center in Jefferson County Kentucky. The facility identified to be investigated for housing of the new DJJ program is an existing Louisville-Metro Youth Detention facility in downtown Louisville.



Following DECA procurement guidelines, GRW engineering-architecture-geospatial was selected as the prime AE consulting firm with Moseley Architects providing phase A services along with multiple specialty consulting teammates to provide the state of Kentucky with an experienced team of professionals.

The scope of work was outlined to include the following tasks under Phase A of the DECA guidelines:

1. Facility Assessment
2. DJJ - Programming
3. DECA - Schematic Design

The RFP program included the following expectations of the facility:

- Renovations to the Basement, First and Second Levels, and Roof Plan
- Minimum 64 Resident Beds
- Security / Detention Upgrades
- MEP systems upgrades / replacement
- Food Service Upgrades
- Roof replacements
- Miscellaneous upgrades and replacements required by code

2. Facility Understanding

The Louisville-Metro Youth Detention Services property is located at 720 West Jefferson Street, Louisville KY. Bound by the Jefferson County Judicial Center to the east along a zero-lot line, Public defender's office and a parking garage to the north, lot parking to the west, and Louisville MSD offices to the south. The existing facility is comprised of a mix of 2 and 3 story structures, totaling 67,000+ square feet of total

occupiable floor area. The site is provided with minimal staff parking, inmate intake traffic accommodations, and minimal building setbacks with green space.

The building has evolved and expanded through additions over its history, including:

1978 Original Construction

- 64 Resident Beds
- Intake, Visitation, Medical, Food Services, Housing, Indoor Recreation, Exterior Recreation Yard, Gymnasium
- Construction: 3 and 2 Story poured in place concrete primary structural elements and a precast concrete exterior envelope.
- An additional 2 story in height structure for a gymnasium was constructed from conventional steel framing.
- Recreation Yard exterior surfaces were provided.



1997 Addition

- 32 Resident Beds
- Additional Expansion area for future fit up
- Housing, Kitchen, Dining, Utility
- Construction: 3 Story poured in place concrete primary structural elements and reinforced CMU and EIFS exterior envelope to reflect the original construction style.



Support Structures

- A reinforced CMU structure w/ Steel roof framing was constructed for the 2-bay vehicle sallyport.
- A reinforced CMU structure was constructed for the Garbage enclosure.



In 2019 Louisville Metro closed the facility for detention utilization and it became vacant. Currently, Louisville Metro's Youth Transitional Services is occupying a portion of the first floor, including the vehicle sallyport, resident intake, holding, assessment, medical services, and a portion of the third floor of the 1997 addition for staff offices and operations.

3. Design Approach

A successful project is reliant on open communication between the owner and design team. Our Phase A approach utilized a series of owner meetings, conference calls, site visits, and preliminary presentations to fully inform the final solutions for each task and the Final Phase A deliverables.

Tasks completed / Outline:

Facility Assessment

1. Telephone Conferences
2. Site Investigations
3. Historical Documents Gathering
4. Development of Existing Plans
5. Development of Discipline Understandings
6. Condition Exhibits
7. Outline of concerns / deficiencies
8. Preliminary Owner – Presentation
9. Final Deliverable

Programming

1. Kickoff Meeting / Understanding
2. DJJ Office Program review
3. AE Space Needs Questionnaire review
4. Preliminary Owner – Presentation – Comments
5. Development of Program areas, Concept plans
6. Final Deliverable

Schematic Design Package

Development of the following Schematic Proposals:

1. Design Basis of Design Narratives
2. Sustainability Goals Outline
3. Design Drawings
4. Outline Specifications
5. Estimate of Budgetary Construction Costs
6. Consulting Reports
7. Final Deliverable

Facility Assessment

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Programming Report

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Phase A – Schematic Design Package

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4. Phase A – Design Summary

Following completion of the Phase A Services the project team, including GRW, DJJ-Department of Juvenile Justice, and DECA-Department of Engineering and Contract Administration held a “Status” meeting to review the projects deliverables and open program questions to determine direction moving forward.

Outcome from the “Status” meeting included:

1. Funding shall include Full Facility and Site Renovations
2. Confirmation of DJJ Occupancy Only
3. Program Confirmation
4. Bed Quantity Confirmation
5. Facility User Movement
6. Louisville Metro Code and Property Line Adjustments

Design and Program decisions made / confirmed in the “Status” meeting have been integrated into the A/E Design and are captured in the outline below:

Facility Renovation Area:

1. Basement, First, Second, Third floors, Roofing Systems and Site.
2. Gross Area – 67,166sf

Renovations to include:

1. Housing for 112 Juvenile Residents:
 - a. Level 2 – 64 Cells (8 Housing Units)
 - b. Level 3 – 48 Cells (6 Housing Units)
2. Juvenile Intake / Holding:
 - a. Level 1 – (6) Holding Cells
 - b. Level 1 – (2) Intake Changing rooms
 - c. Level 1 – (1) Inmate Property Storage
3. Addition Program–
 - a. Entry Lobby and Vestibule
 - Providing for a safe and secure primary point of entry for visitors and staff.
 - Officer station for entry screening
 - Designated Visitor Waiting

- b. Visitation –
 - Level 2 Program Area
 - Level 3 Program Area
 - c. Juvenile Transfer –
 - Providing for a secure private path of travel for Juvenile movement to the adjacent Judicial Center.
 - New Security Vestibule
4. Plan Renovations:
- a. Department per Level –
 - a. Basement – Support, Storage, Laundry, Maintenance
 - b. Level 1 – Master Control, Intake, Medical, Food Service, Administration, Indoor / Outdoor Recreation, and Video / in-person Visitation.
 - c. Level 2 – Housing, Armory, Medical, Educational, Administration, Indoor Recreation, Dinning, and Video Visitation.
 - d. Level 3 - Housing, Armory, Medical, Educational, Administration, Indoor Recreation, Dinning, and Video Visitation.
 - b. Visitation –
 - a. Level 1 – (36) In-Person Seats, Waiting, (1) Video Courtroom, (1) Interview
 - b. Level 2 – (4) Video Visitation, (1) Virtual Courtroom
 - c. Level 3 – (4) Video Visitation, (1) Virtual Courtroom
 - c. Utilities –
 - a. Facility wide emergency power
 - b. LED Lighting and Controls
 - c. Energy Efficient HVAC
 - d. Plumbing Controls
 - d. Conveying –
 - a. New Dedicated Visitation Elevator
 - b. New Secure Elevator
 - c. Replacement of Existing Secure Elevator
 - e. Schematic Floor Plans –
 - AE101 – Basement Floor Plan
 - AE102 – First Floor Plan
 - AE103 – Second Floor Plan
 - AE104 – Third Floor Plan
 - AE105 – Roof Level

5. Detention Upgrades, including:
 - a. Cell Doors / Hardware
 - a. Cuff / Food Pass at all Cell Doors
 - b. Design to meet DJJ developed standards
 - b. Security Electronics
 - a. Non-Proprietary Controls System
 - b. Access Control
 - c. Intercom
 - d. Design to meet DJJ developed standards
 - c. Video Surveillance
 - a. Design to meet DJJ developed standards
 - d. Security Assemblies
 - a. Walls (Secure Zones)
 - b. Doors and Frames
 - c. Window Assemblies

6. Fixed Fixture, Furnishings, and Equipment Design (FF&E), including:
 - a. Cell Furnishings
 - b. Housing Unit Furnishings
 - c. Recreation Furnishings
 - d. Administration Office Furnishings
 - e. Equipment
 - a. Security Scanners (X-Ray / Body)
 - b. Food Service Equipment and Distribution

7. Roof Renovations:
 - a. Full System Replacement, all locations.
 - b. Flashings, Curbs, Walkway Pads
 - c. Leaders and Overflow Replacement

8. Site Renovations:
 - a. (1) ADA parking
 - b. (6) Parking Spots
 - c. Tree / Landscaping
 - d. Detention Fencing
 - e. Food Service Sallyport
 - f. Utilities

9. Life Safety / Fire Protection:
 - a. New Sprinkler system on all floors
 - a. Housing Unit Zoned Systems
 - b. Tamper Resistant Heads
 - b. New Fire Alarm on all floors
 - c. New Smoke Control Zones
 - b. Fire Protection of steel columns in the Gymnasium

End