

A photograph of the Roane County Sheriff's Office & Jail building. The building is a single-story structure with a central portico supported by two white columns. The portico has a pediment with a small dome on top. The building's exterior is primarily brick with white trim around the windows and doors. A dark car is parked on the street in front of the building. The sky is overcast, and there are trees in the background.

Roane County Sheriff's Office & Jail
300 East Race Street
Kingston, Tennessee

March 2011

Executive Summary #10

History

- The 8,070 square foot building was **constructed in 1974** for use as the Sheriff's Department & Jail
- Interior renovations were made over the years to increase the jail's capacity and it was eventually certified to house **57 inmates**
- At it's closing, in **September 2009** the jail was **decertified** due to issues with over crowding

Building Construction

- The building is constructed with:
 - Reinforced load bearing walls
 - A metal bar joist and steel beam ceiling/roof support
 - Concrete floors & wood truss roof framing
 - Roofing consists of a flat membrane and shingles
 - Exterior is brick

Current Use

- The building currently stores Sheriff's/Jail records in two offices
- One office is being used for detectives that are working cold cases
- The garage area is being used to store courthouse/jail maintenance equipment

Jail Reuse Study

- In December 2009, proposals were received to do a Jail Reuse Study & Evaluation of the old building.
- Purpose of the study was looking at reuse (resolution #11-09-02) not necessarily optimal use
- The study was to include a basic evaluation of the building to include:
 - architectural
 - mechanical
 - electrical
 - plumbing
 - building codes
 - environmental issues
- A schematic design of suggested space use would also be included with cost estimates of suggested improvements.

Facility Reuse

- Spirit Architecture interviewed several departments and was advised of possible facility needs
- If renovated the useable life of the building is estimated to be 30 years
- Cost to construct a new facility is estimated at **\$125/SF** and renovation as is recommended is estimated at **\$70/SF**

Identified Needs

- Sessions Court is in need of additional space
- Juvenile Probation office space is inadequate and confidentiality of minors is compromised
- Property Assessor is need of additional space
- Storage space is critical

Jail Reuse Study, Continued

- The Jail Reuse Study did not include:
 - Engineering of any mechanical/electrical or plumbing systems
 - Architectural renderings
 - Remediation of any hazards that might be found
- Spirit Architecture was selected to do the Jail Reuse Study at a cost of \$9,800

Findings of the Jail Reuse Study

Architectural

- Roof is nearing the end of its functional life
- West side eave is damaged due to a faulty gutter/downspout connection
- Entry door will have to be replaced to provide emergency egress
- An additional means of egress is required on north side of building
- Building will require the installation of an ADA compliant toilet



ROOF



ROOF





WOOD – FASCIA - CORNICE

Findings of Jail Reuse Study

Architectural, continued

- Existing insulation has been exposed to 30 years of jail use and is installed at improper locations
- The ceiling tiles & grids are in poor condition
- The structural soundness of the exercise yard walls is unknown
- Existing windows have been tinted and barred and otherwise modified
- Other exterior cosmetic repairs



INSULATION



CEILING TILES & INSULATION



EXERCISE AREA

Recommendations

Architectural

- Repair structural damage, make needed cosmetic repairs & replace roof
- Install new entry door and windows
- Install an ADA compliant toilet
- Refresh interior finishes, new ceiling tiles & grids, remove existing insulation & replace with blown in insulation
- Demolish exercise yard walls
- Install egress on north side

Findings of Jail Reuse Study

Mechanical

- Building Heating & Air Conditioning units are shared with the Courthouse in a central plant
- The central plant contains a cooling tower, boiler and chiller units
- An additional air-cooled chiller provides air conditioning when the main chiller is shut down
- Duct work inside the building is in poor condition



MECHANICAL ROOM

Recommendations

Mechanical

- Decentralize the heating & air conditioning
- Install new units in order to be able to heat and air condition in zones
- Remove & replace existing duct work

Findings of Jail Reuse Study

Plumbing

- Existing kitchen & toilet is functional
- There are reports of damaged sewer lines
- Laundry room area is need of upgrades of water heaters



KITCHEN



HOT WATER HEATER

Recommendations

Plumbing

- Install ADA compliant toilet
- Depending on use, existing kitchen could be downsized to be a warming kitchen/break area
- Run a camera in sewer lines to locate damaged areas
- Reduce the 6" sewer line to 4" sewer line and possibly sleeve in the existing lines
- Replace water heaters

Findings of Jail Reuse Study

Electrical

- General lighting in what was the administrative area is adequate
- Many lighting fixtures are in need of repair or replacement
- Lighting in the detention area is very poor
- Exterior lighting is minimal
- Depending on use, a fire alarm/smoke detection system may be required



LIGHTING – ADMINISTRATION AREA



LIGHTING - CELL AREA

Recommendations

Electrical

- Replace all lighting fixtures with new fluorescent lighting with parabolic lens

Findings of Jail Reuse Study

Hazardous Materials

- No major issues with hazardous materials were found
- Asbestos and lead based materials were found but were determined not to be a major obstacle

Recommendations

Hazardous Materials

- Work with an environmental firm to determine in more detail what remediation will be required
- A budget of \$12,000 was recommended for hazardous materials

Suggested Use Noted in the Study

- Convert areas from side entrance to holding areas and down the hall to laundry room to Juvenile Probation
- Consolidate Juvenile Probation with temporary housing for juveniles in existing holding cells (renovation will be required)
- Move one of the first floor offices to renovated administration area on Race Street side of the building
- Use detention areas for storage and archive office
- Cost estimate of \$700,000 as of May 2010



Juvenile
Public /
Housing
2520



County
Office 1910

Archive
Storage
3340

ROANE COUNTY EXISTING JAIL REUSE

SCALE: 1/16"=1'-0"
MARCH 4, 2010 9AM



County Executive's Recommendations

- **Roof** (Flat & Shingled) and repair damaged **wood fascia & cornice** Estimate **\$70,000** (includes engineering)
- Take down the recreation area- Estimate **<\$8,000**
- Clean up the facility including- Estimate **\$10,000**
 - Ceiling tiles removal only
 - Painting of walls and cells
- Reevaluate the use
 - Public records storage in cell area
 - Sheriff's evidence storage
 - Property Committee recommendations???