



Youth Home

MEMORANDUM

To: Durham County Board of Commissioners

Through: Jodi Miller, General Manager

From: Angela G. Nunn, Director

Date: August 27, 2018

Subject: Youth Home Facility Planning Efforts Update

This memorandum serves as an update on the Youth Home Facility Expansion project efforts as requested by the Board. I will be glad to answer any questions the Board may have on the expansion project planning efforts to date and will be available to answer any questions during the September Work Session.

Background

In May 2014, a building assessment study on the current facility was conducted and was later updated in October 2017 by O'Brien/Atkins Associates. The building assessment documents the physical condition and challenges of the existing facility and site. In addition, in December 2015 a planning committee of internal and external stakeholders provided a recommendation on a future vision for a new youth home facility. Both documents have been provided as background information with this memorandum.

Efforts To Date

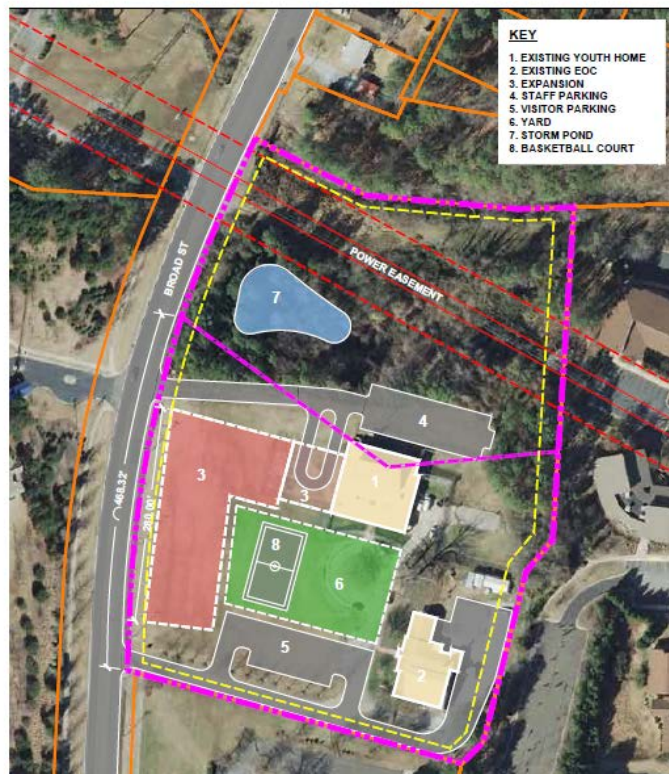
In FY 17/18 the Board approved funding to complete a master plan review of the site and environmental assessment of the property to determine the feasibility of a new facility on the existing site. O'Brien/Atkins Associates completed a Youth Home Program Study in conjunction with the Youth Home and Engineering and Environmental Services staffs in April 2018. The study focused on increasing the total number of beds in the facility from 14 beds to a total of 24 beds as discussed in the planning committee vision report. The Program Study includes the projected new facility size (24 total beds) and area functions, a complete space program, operational needs, conceptual site plan and lay out on the existing site, and conceptual construction cost estimate for the facility size as programmed. A copy of the program study is attached to the memorandum. It is important to note that the current program study only provides construction cost estimates for a 24 bed facility.



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The Conceptual Site Plan below demonstrates how the existing site can accommodate a new 24 bed facility leaving the existing Youth Home and Fire Marshal/Emergency Management building in place and phasing in the new facility. Once completed the existing structure can be demolished.

CONCEPTUAL SITE PLAN



In late 2017/early 2018 Durham City/County Planning Department met with O'Brien/Atkins to review the site concept and zoning related issues. It was determined in early 2018 that no Special Use Permit would be required to build the current 24 bed concept on the existing site. The current Office/Institutional Zoning within the Urban Development Tier allows residential, group living, and congregate living facility uses (UDO Section 5.23B).

County staff has started preliminary conversations with the North Carolina Department of Public Safety in spring 2018 on possible partnership scenarios for a new youth detention facility in Durham. Both parties are interested in further exploration of a partnership and once a final project concept has been determined specific scenarios will be discussed. We are aware that Guilford County has requested capitol funds from the State for its youth

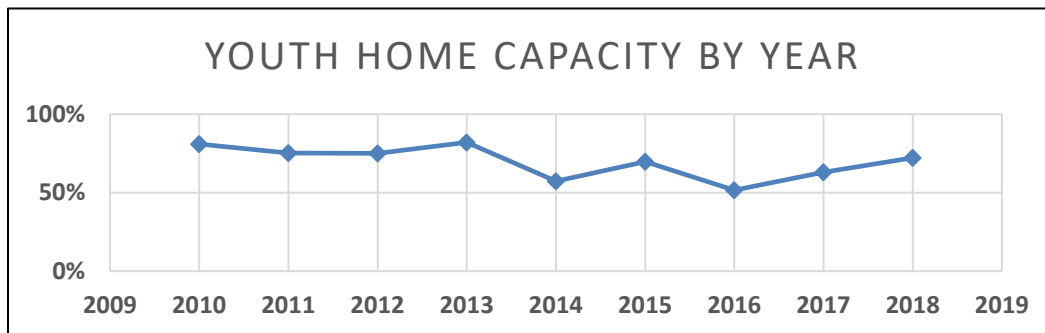


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detention expansion project. Guilford County’s proposal includes two options adding 32 or 48 beds on their current site. To date, Guilford County has not received a response on its requested capital project.

Another programmatic consideration for a new youth detention facility focuses on the new “Raise the Age” legislation that will be phased in starting in December 2019. The General Assembly has not provided clear guidance on how long 16 and 17 years old youth charged with A-G felonies may be held in youth detention. The state Juvenile Jurisdiction Advisory Committee has made recommendations to clarify this issue; however, to date the General Assembly has not acted on the recommendations. The Committee’s recommendations are attached. If the recommendations are approved, we would need to add additional beds to the facility concept. The number of additional beds needed is not clear at this time.

We have asked ICMA Fellow Toney Thompson to work with the Youth Home and Detention Center staffs to complete a capacity analysis to help determine future bed needs. An initial review of data as illustrated by the first chart indicates that capacity (bed days used) for the Youth Home is 70% on an average day (9.8 beds) since 2010. The average drops to 45% for just Durham youth.



Source: Durham County Youth Home



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Next steps

Next steps include the following:

- Complete the bed capacity analysis which focuses on Durham County Detention and Youth Home juvenile population data for 2012-present and future growth estimates. This data analysis will assist in determining the current and future bed needs of the facility.
- Draft and release RFQ for design services once capacity analysis is completed and final bed number determined. County Engineering and Environmental Services has started drafting the RFQ.
- Seek clarification from the General Assembly based on the recommendations put forth by the Juvenile Jurisdiction Advisory Committee.
- Follow-up and continue discussions with NC Department of Public Safety on possible cost-sharing and partnership opportunities for the new facility once needed capacity is determined.