



## COUNTY OF DURHAM

**WENDELL M. DAVIS**  
**COUNTY MANAGER**

August 26, 2020

Mr. William Lassiter  
Deputy Secretary for Juvenile Justice  
NC Department of Public Safety  
4201 Mail Service Center  
Raleigh, NC 27699-4201

Dear Deputy Secretary Lassiter:

This proposal letter is in response to your December 2019 letter expressing support and interest in assisting Durham County with a new 36-bed youth detention facility located in Durham County. First, I must apologize for the delay in our response. In March 2020, Durham County was the victim of a significant malware attack rendering our computer systems offline for nearly six weeks. Since March 2020, like the rest of the state, country, and world, we have been responding to the COVID-19 pandemic, an all-encompassing task.

I am pleased to report that we are making significant progress working with Moseley Architects on the design of the new juvenile detention facility in Durham. In February, we took another critical step with the project by hiring Bordeaux Construction Company for pre-construction services to partner with us on this project. Since the beginning of the year, the project design team has been diligently working to finalize the design and incorporate sustainable technologies to make the facility energy efficient for years to come. We have attached the floor plan for the new facility, scheduled to open in winter 2023.

As discussed during your spring 2018 meeting with General Manager Jodi Miller and Youth Home Director Angela Nunn, we are taking a multi-faceted approach to seek financial partners for the project. Durham County continues to work with Durham's General Assembly delegation to request a direct appropriation for half of the project cost totaling approximately \$12 million. The State Budget impasse and the financial uncertainty created by COVID-19 have made our efforts to secure this funding unsuccessful.

In addition to a direct capital appropriation, there are other partnership needs and opportunities that could be mutually beneficial to Durham County and the North Carolina Department of Public Safety (NCDPS). These needs cover the areas of furnishings, equipment, technology, security, and ongoing staffing (security, educational, and medical) required to build and operate this new state of the art 36-bed facility. As you are aware, what makes Durham's project unique is the level of essential educational and life skill services provided to youth while detained.

Durham County proposes a partnership where investments by NCDPS in these critical components would result in a guarantee of 10 beds being made available to NCDPS for placement. Part of this agreement would include priority placement for Durham, Orange, Vance, and Granville County youth in the new facility.

Attached are the cost estimates for these components. The furnishings, equipment, technology, and security would be fixed costs. Staffing costs associated with the need for increased security, educational, and medical resources would be ongoing, which would be shared by the County and NCDPS accordingly.



Thank you for consideration of Durham's proposal. We are available to answer any questions and are open to continued discussions on how to make this a mutually beneficial partnership. Please contact General Manager Jodi Miller at [jomiller@dconc.gov](mailto:jomiller@dconc.gov) or (984)260-5960 to schedule a time to further discuss this proposal.

Sincerely,

Wendell M. Davis  
County Manager

cc: Jodi Miller, General Manager for Community and Public Safety  
Angela Nunn, Director Durham Youth Home

Attachments: Durham Youth Home Funding Proposal Costs  
Durham Youth Home Expansion Project  
New Durham Youth Home Floor Plan

Durham County Youth Home Funding Proposal Costs  
August 2020

Furnishings (Division 12) - \$200,000

- Office furniture
- Detention furniture – beds, tables, chairs, benches
- Classroom furniture
- Misc. Appurtenances (dry marker boards, clocks, cork boards, etc.)
- File storage & bookcases

Equipment (Division 11) - \$50,000

- Laundry equipment
- Medical unit furnishings

Technology (Division 27 – Communications) - \$300,000

- Cat 6 cabling and devices
- Cable tray
- Network Equipment
- Equipment Racks and Cabinets
- Fittings
- Bonding and Grounding
- Telecommunication Site Raceway
- Computers, monitors, printers, copiers, software
- A/V equipment

Security (Division 28 – Electronic Safety and Security) - \$1,175,000

- Security Control System
- PLC, Network, and UPS Systems
- Video Graphical User Interface
- SEC specific cabinets and enclosures
- Audio Communication
- IP Video Communication and Cameras
- Network Video System
- Access Control System
- Duress Systems
- Auxiliary Control Systems
- Security Management Server

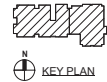
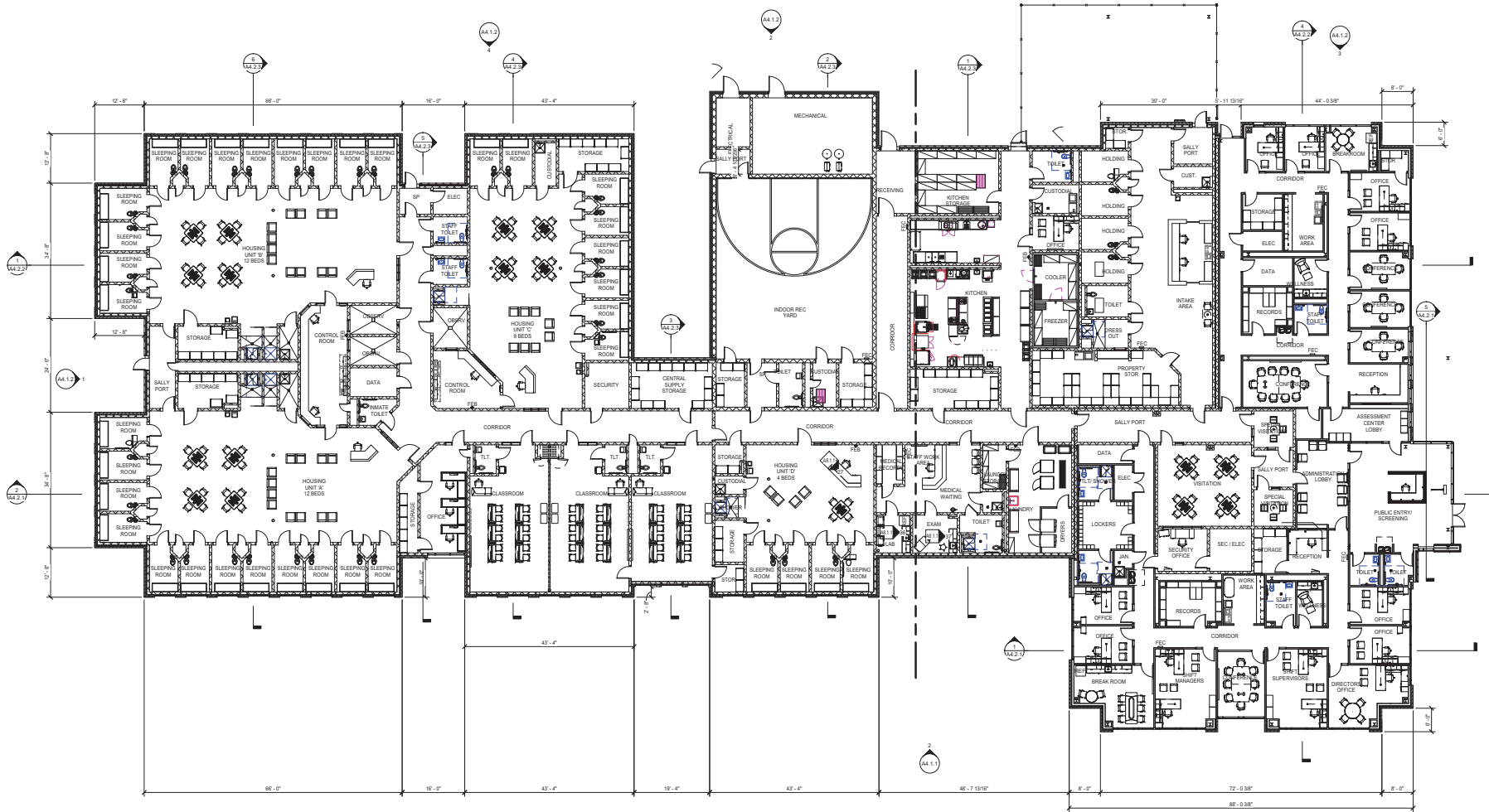
**Total Costs for Furnishings, Equipment, Technology, and Security: \$1,725,000**

EXPANSIONS FOR NEW YOUTH HOME FACILITY											
	CURRENT	EXPANSION REQUEST	NEW TOTAL	NOTES	Existing Cost (Sal, Retire, FICA)	Benefits (Health etc.)	Total Existing Cost	ExPansion Cost (Sal, Retire, FICA)	Exp. Benefits (Health etc.)	Total Expansion Cost	Total Personnel Cost
FT Counselors	16	8	24		\$ 782,564	\$ 216,880	\$ 999,444	\$ 391,282	\$ 108,440	\$ 499,722	\$ 1,499,166
Permanent PT Counselors	3	0	3		\$ 85,176	\$ 40,665	\$ 125,841	\$ -	\$ -	\$ -	\$ 125,841
PT Relief (PRN) Counslers	6	0	6		\$ -		\$ -			\$ -	\$ -
Cooks	1 FT + 1 PT	1	2 FT + 1 PT		\$ 46,992	\$ 13,555	\$ 60,547	\$ 39,864	\$ 13,555	\$ 53,419	\$ 113,966
Human Services Coordinator	0	1	1		\$ -	\$ -	\$ -	\$ 51,597	\$ 13,555	\$ 65,152	\$ 65,152
Teachers	1 FT teacher + 1 Assistant	1 FT teacher + 1 Assistant	2 FT + 2 Assistants	Not in the YH budget ... Principal Lakeview School Teresa McGowan ... using Title 1 funding (state funding) Guilford works w/Guilford County schools to use Title 1 funding	\$ 128,541	\$ 27,110	\$ 155,651	\$ 128,541	\$ 27,110	\$ 155,651	\$ 311,302
Clerical Support	1	0	1		\$ 39,696	\$ 13,555	\$ 53,251	\$ -	\$ -	\$ -	\$ 53,251
Director	1	0	1		\$ 135,864	\$ 13,555	\$ 149,419	\$ -	\$ -	\$ -	\$ 149,419
Senior Supervisor (Realignment)	1	-1	0		\$ 75,240	\$ 13,555	\$ 88,795	\$ -	\$ -	\$ -	\$ 88,795
Assistant Director (Realignment)	0	1	1		\$ -		\$ -	\$ 3,762	\$ -	\$ 3,762	\$ 3,762
Total		11.5			\$ 1,294,073	\$ 338,875	\$ 1,632,948	\$ 615,046	\$ 162,660	\$ 777,706	\$ 2,410,654
ASSESSMENT CENTER											
FT Licensed Clinical Social Worker	0.5 FTE	0.5	1		\$ 38,667	\$ 13,555	\$ 52,222	\$ 26,588	\$ -	\$ 26,588	\$ 78,810
Administrative Support	-	1	1		\$ -	\$ -	\$ -	\$ 39,696	\$ 13,555	\$ 53,251	\$ 53,251
Psychological Associate Position (share w/County Detention)	0.1	0.7	0.8	Wellpath Contract w/DPH	\$ 29,463		\$ 29,463	\$ 81,511		\$ 81,511	\$ 110,974
12 hours per day nursing staff coverage					\$ -	\$ -	\$ -	\$ 439,359		\$ 439,359	\$ 439,359
Case Managers	-	2	2		\$ -	\$ -	\$ -	\$ 99,565	\$ 27,110	\$ 126,675	\$ 126,675
Program Manager for Assessment Center	-	1	1		\$ -	\$ -	\$ -	\$ 65,255	\$ 13,555	\$ 78,810	\$ 78,810
Nighthawk Security	-	1	1		\$ -	\$ -	\$ 0.00	\$ 73,710	\$ 13,555	\$ 87,265	\$ 87,265
Total		6.2	6.8		\$ 68,130	\$ 13,555	\$ 81,685	\$ 825,684	\$ 67,775	\$ 893,459	\$ 975,144
GRAND TOTAL	17.7						\$ 1,714,633			\$ 1,671,165	\$ 3,385,798

minimal costs  
included in PT  
costs

Year 1	\$ 3,385,798
Year 2	\$ 3,504,301
Year 3	\$ 3,626,951
Year 4	\$ 3,753,895
Year 5	\$ 3,885,281

**1**  
OVERALL FLOOR PLAN  
3/28 - 1/10



PROJECT NO.	DATE
19-000	1/10/2020
DATE	DESCRIPTION

OVERALL FLOOR PLAN

**NEW DURHAM COUNTY YOUTH HOME**

DURHAM COUNTY  
2432 BROAD STREET, DURHAM, NC 27704

DURHAM, NC

PROGRESS  
PRINT NOT FOR  
CONSTRUCTION

**MOSELEYARCHITECTS**

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