

Public Private Partnership



Lafayette
CONSOLIDATED GOVERNMENT

LAFAYETTE PARISH CORRECTIONAL CENTER CHALLENGES



- LPCC is 35 years old.
- Current capacity is not sufficient for current demand.
 - The pandemic taught us we needed options to quarantine newly arrested individuals.
 - LPCC is in need of \$20 million for major infrastructure upgrades.
 - Current design is operationally inefficient.
- Current location is not conducive for growth in downtown Lafayette.

- Facility is over capacity.
- Same pandemic issue as jail.
 - No quarantine space for new arrests or sick juveniles
 - Puts staff and other juveniles at risk
- Juveniles are receiving ankle monitors and sent home.
- Outdated facility is designed to house misdemeanor and non-violent offenders.
- Reduce costs by reducing operational inefficiencies in facility.



JUVENILE DETENTION HOME CHALLENGES

- Public entities are great at building new facilities, but struggle with maintaining those facilities.
- The traditional construction process puts all of the risk on the public entity.
- The Parish gets the cheapest first cost facility and not the facility that has the lowest cost of occupancy.
- New facilities are funded by new taxes on the public.
- The new taxes are one-time funds to pay for construction, but they do not fund repairs or equipment replacement over the life of the facility.

How do we build a new LPCC and JDH without passing a new tax?

What is a Public Private Partnership (P3)?

Alternative procurement model for the delivery of public infrastructure where:

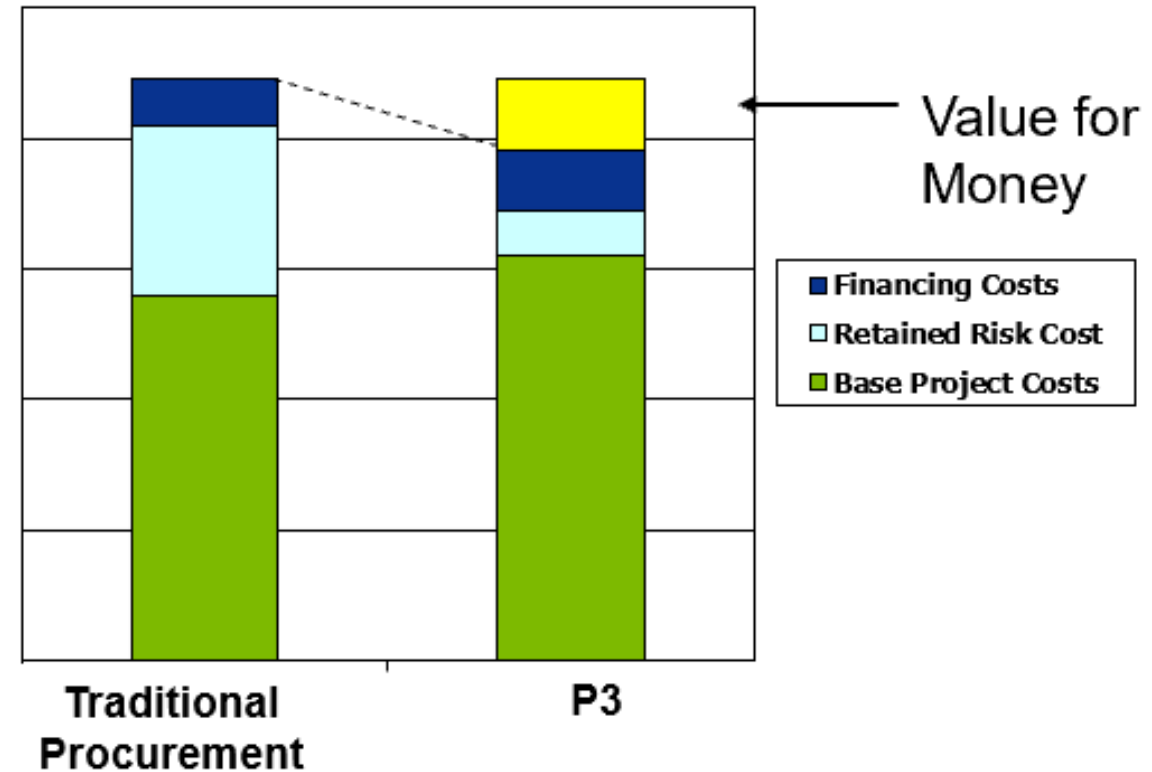
- The public entity retains ownership of the facility throughout the duration of the project term.
- The private sector designs, constructs, finances, and maintains the asset for a period of 25-40 years.
- The public entity gets beneficial use of the facility via an availability payment.
- Guaranteed, fixed payments that are subject to deductions for availability and performance.
- A hand-back provision is present to protect the public entity via a transfer at the end of the term that will establish a remaining useful life of the facility and equipment.



What is a Public Private Partnership (P3)?

All of these risks are the Parish's based on a traditional procurement model.

- Risk transfer from public entity to private sector.
 - Design risk.
 - Construction risk.
 - Operational risk.
 - Repair/replacement risk.
 - Availability risk.
- Total cost of occupancy approach versus a first cost approach.



Advantages of a P3



ENHANCED AVAILABILITY

- Service quality standards enforced by contract or payments are reduced



ECONOMIC GROWTH

- Creation of job and career opportunities



CAPITAL INFUSION

- Monetize the operation efficiencies to eliminate deferred maintenance upfront



INCREASED RESIDUAL VALUE OF BUILDING

- Guaranteed and defined hand-back provision



FASTER PROJECT COMPLETION

- Speed to market accelerates revenue
- Private sector expertise & innovation



TRANSFER OF RISK

- Accountability falls on a single entity
- Allows owners to focus on their goals



DECREASE OF TOTAL FIXED COST OF OCCUPANCY

- Provides annual budget certainty
- Predictable

Solution

- Instead of sinking millions into fixing the existing facilities repeatedly throughout the years, it is time to build a new facility.
- New Lafayette Parish Correctional Center.
- New Juvenile Detention Home.
- Juvenile Court Complex.
- Operational efficiencies in kitchen, laundry, and oversight of offenders.
- The kitchen and laundry can possibly serve both facilities.
- Improved programs for offenders.
- Improved safety for our employees in the facility and law enforcement professionals.







Toronto South Detention Center



Howard County Courthouse



Southwest Detention Center



Long Beach Courthouse



Durham Region Courthouse



Dade County Courthouse

Features of a P3 Facility



TORONTO SOUTH DETENTION CENTER

- This facility was part of a strategy to address health and safety issues and inefficiencies of design, technology and space by replacing older facilities.
- Ground source heat pumps, which have reduced the building's natural gas consumption by at least 40 per cent.



HOWARD COUNTY COURTHOUSE

- Benefits include ability to share risks, utilize innovative solutions and technology, and secure life-cycle investments and quality maintenance.
- Will be durable with high-quality systems to ensure its useful life extends well beyond the 30-year contract.



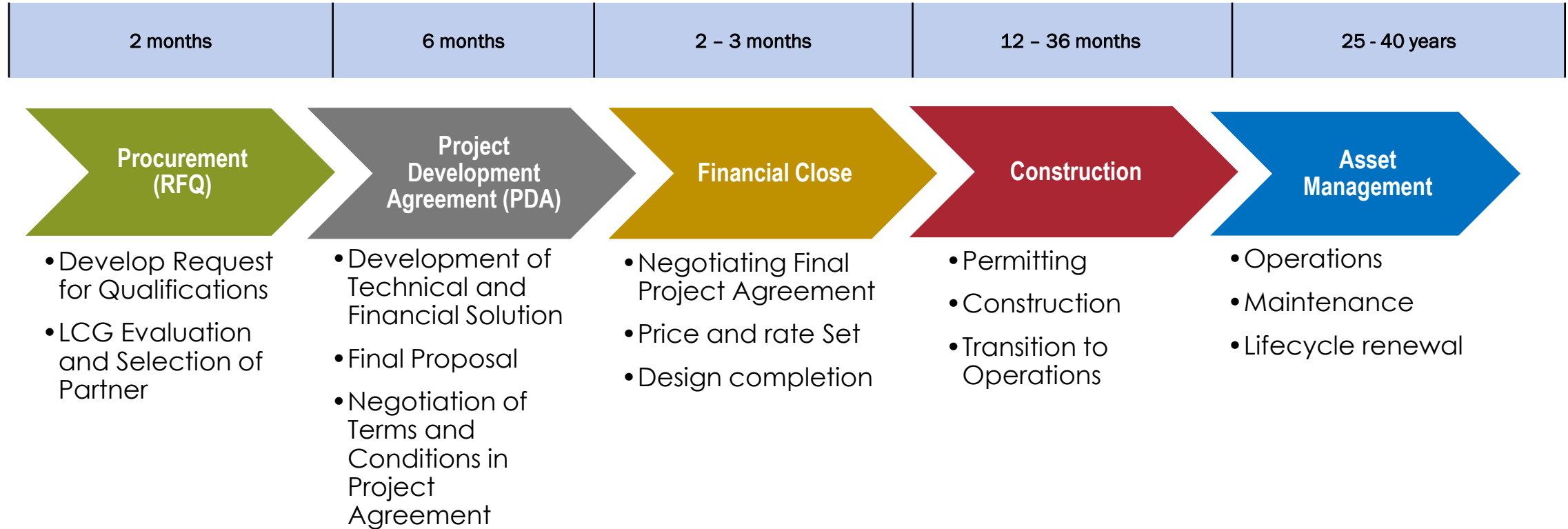
DURHAM REGION COURTHOUSE

- Houses the Durham County Sheriff's Office, Clerk of Courts, District and Superior Courts, Public Defender's Office, District Attorney's Office, and Trial Court Administration.
- Energy efficient features include 100's of south-facing windows for natural light in courtrooms, a bicycle parking area, and a vegetated roof to absorb runoff.



DADE COUNTY COURTHOUSE

- This P3 will provide for the design, construction, financing, operations, and maintenance of the courthouse under a single contractual agreement.
- New facility will utilize at least 20% local Small Business Enterprises in the design of the Courthouse, with similar plans for construction and operations.



Task	Status
Attorney General Opinion	Pending
Bond Commission Approval	8/18/22
RFQ Process	8/22/22 – 10/14/22
Council Approval of Development Agreement	10/18/22
Project Development	10/19/22 – 3/17/23
Financial Close	3/20/23 – 5/1/23
Parish Council Approval	5/2/23
Bond Commission Approval (If Necessary)	5/25/23
Execute Contract	5/30/23

Milestone Schedule

ID	Task Name	Duration	Start	Finish	July	August	September	October	November	December	January	February	March	April	May	June				
1	LCG P3 Project	226 days	Tue 7/19/22	Tue 5/30/23	[Gantt bar from 7/19 to 5/30]															
2	Parish Council Meeting	1 day	Tue 7/19/22	Tue 7/19/22	◆ 7/19															
3	Bond Comission Approval	1 day	Thu 8/18/22	Thu 8/18/22	◆ 8/18															
4	RFQ Process	42 days	Mon 8/22/22	Tue 10/18/22	[Gantt bar from 8/22 to 10/18]															
5	Release RFQ	1 day	Mon 8/22/22	Mon 8/22/22	◆ 8/22															
6	RFQ Responses Due	1 day	Thu 9/22/22	Thu 9/22/22	◆ 9/22															
7	Staff Review	16 days	Fri 9/23/22	Fri 10/14/22	[Gantt bar from 9/23 to 10/14]															
8	Council Approval of Development	1 day	Tue 10/18/22	Tue 10/18/22	◆ 10/18															
9	Project Development	108 days	Wed 10/19/22	Fri 3/17/23	[Gantt bar from 10/19 to 3/17]															
10	Financial Close	49 days	Mon 3/20/23	Thu 5/25/23	[Gantt bar from 3/20 to 5/25]															
11	Contract Negotiations	31 days	Mon 3/20/23	Mon 5/1/23	[Gantt bar from 3/20 to 5/1]															
12	Parish Council Approval	1 day	Tue 5/2/23	Tue 5/2/23	◆ 5/2															
13	Bond Comission Approval (If Necessary)	1 day	Thu 5/25/23	Thu 5/25/23	◆ 5/25															
14	Execute Contract	1 day	Tue 5/30/23	Tue 5/30/23	◆ 5/30															

- Lafayette will be on the leading edge of Public Private Partnerships.
- An alternative way to get a new jail, and possibly a new juvenile Detention Home.
- Transfer the risk from the Parish to the private sector.
- Accountability through:
 - Availability Payments.
 - Key Performance Indicators.
 - Energy Consumption Guarantee.