

WALWORTH COUNTY LAW ENFORCEMENT CENTER

Presentation to Walworth County Communities

June 19th, 20th, and 21st



Brad Hompe, MPA
Independent Jail Consultant



No longer in compliance Federal Law(s):

PREA - Prison Rape Elimination Act

CRIPA - Civil Rights for Institutionalized Persons Act

Nationally Accepted Standards and Practices not currently met:

ACA - American Correctional Association

NCCHC - National Commission of Correctional Health Care

DOC - Inmate Classification

WHY ARE WE HERE?

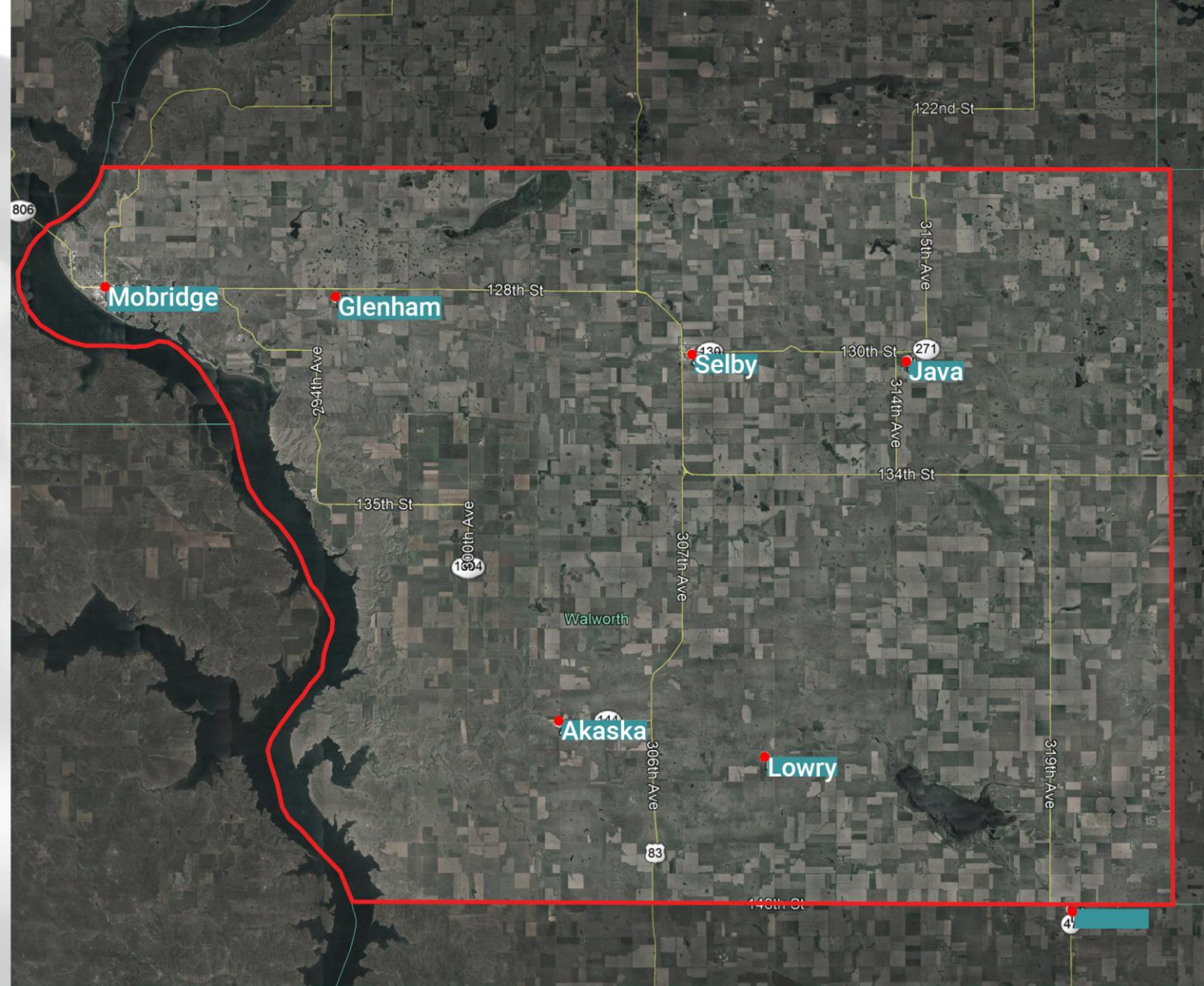
The existing jail was constructed in 1909 is no longer a safe option for the staff, community, or the inmates.



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What are the options for the county?

- Continue to run as is
- Renovation and addition
- Close and contract out
- Build new



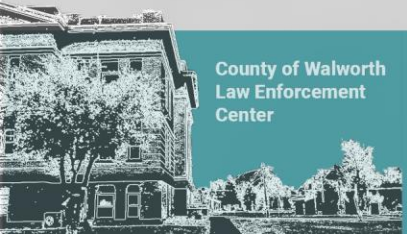
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What are the options for the county?

- Continue to run as is
Not an option

Unsafe work environment
- Deliberate Indifference

Financial liability for the county
- Insurance won't cover



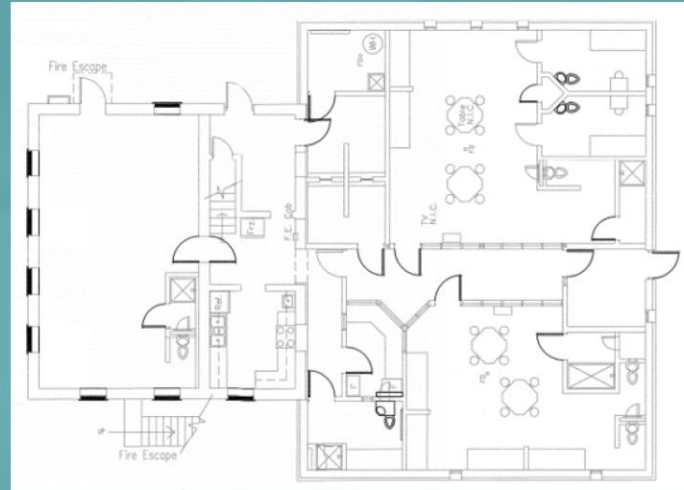
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What are the options for the county?

- Renovation and addition

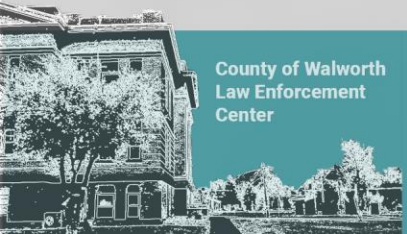
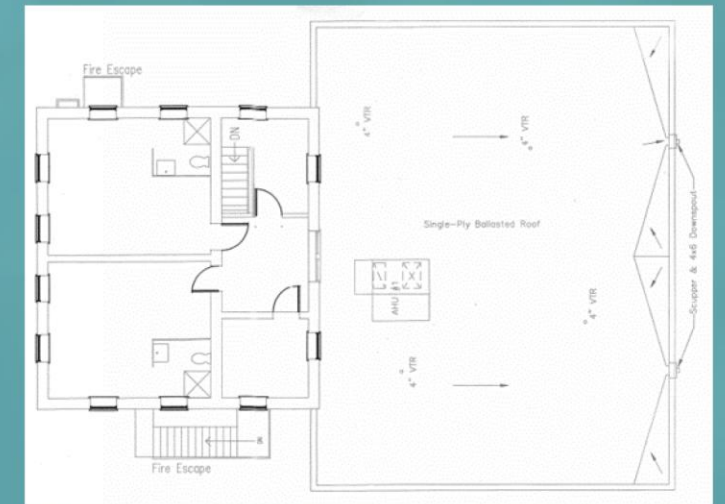
Study was conducted and found to be ineffective financially.

Existing structures and systems do not support expansion.



- Capacity up to 32 Beds
- Overflow of 15 beds
- Lacks appropriate entry for identification
- No dedicated visitor areas
- Insufficient administrative and office space
- Shared Sally port area

- No programed space
- Number of bunks exceeds seating areas
- No exercise areas
- Lack of high risk intercom systems
- No onsite healthcare options
- No ADA visitation areas
- No dedicated staffing areas



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What are the options for the county?

- **Close and contract out**
Closing the existing jail without a proper replacement would force the county to contract out the transport and holding to another county.

Cost Control will also be effected, no control over the daily rate or the availability. Along with health care costs and no control over liability issues.

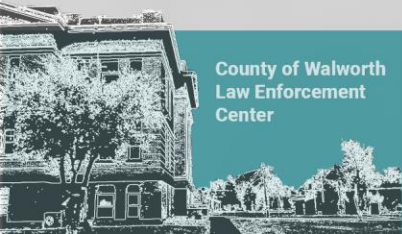
Removes \$712,808.00 in salary from the local economy and gives it to another municipality.

Not necessarily cheaper than new construction:

Will be constant for the duration of the Courthouse

Will increase every year due to inflation and increased costs

	2017:	5 years:	10 years:
Huron:	771,982	1,061,520	1,598,580
Pierre:	610,601	998,166	1,480,140
Faulkton:	581,587	976,623	1,448,203



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LOSS OF JOBS

Moving the current system to a transport and contract system would lose multiple jobs in the county.



LOSS OF TAX BASE

The subsequent outcome of the decrease in jobs would be felt in the sales and property tax of the county.



LOSS OF BUSINESS REVENUE

Yet another side-effect of job loss would be felt in the private business sector as a loss of constituency.



LOSS OF FUNDING

Schools would suffer not only from the funding efforts but also potential enrollment.



LABOR & OVERTIME

Contracted labor would increase as drive times would cause overtime and frequent commutes.



TRANSPORT COSTS

Transport costs would not only include fuel but maintenance on vehicles as well as labor costs of the driver.



DECREASED PRESENCE

Without a full time office or jail the communities visual presence would drastically reduce.



NO COURT HOLDING

The ability to hold inmates prior to sentencing would not be available and require contracted security.

What are the options for the county?

- Build new

Most Cost-Effective and Safest Option



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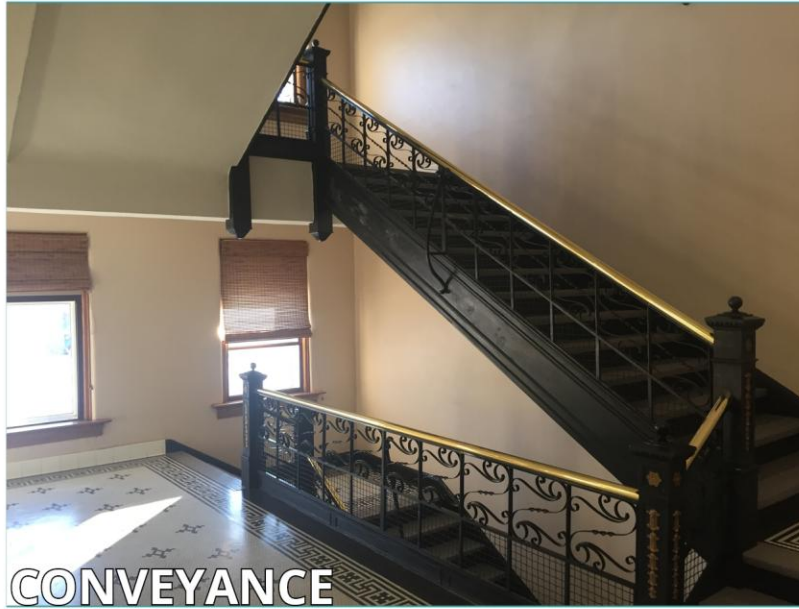
DESIGN ISSUES - ARCHITECTURAL

- Community Image
- ADA Accessibility
- Public Gathering Space
- **New Holding Facility**
- **Courtroom Security**
- **Support Facilities**
- **Finishes / Durability**
- Flexibility / Adaptability
- Architectural Context
- Adjacencies
- Equipment Requirements





MECHANICAL SYSTEMS



CONVEYANCE



SUPPORT FACILITIES



INTERVIEW ROOMS



HOLDING ROOMS



PROCESSING

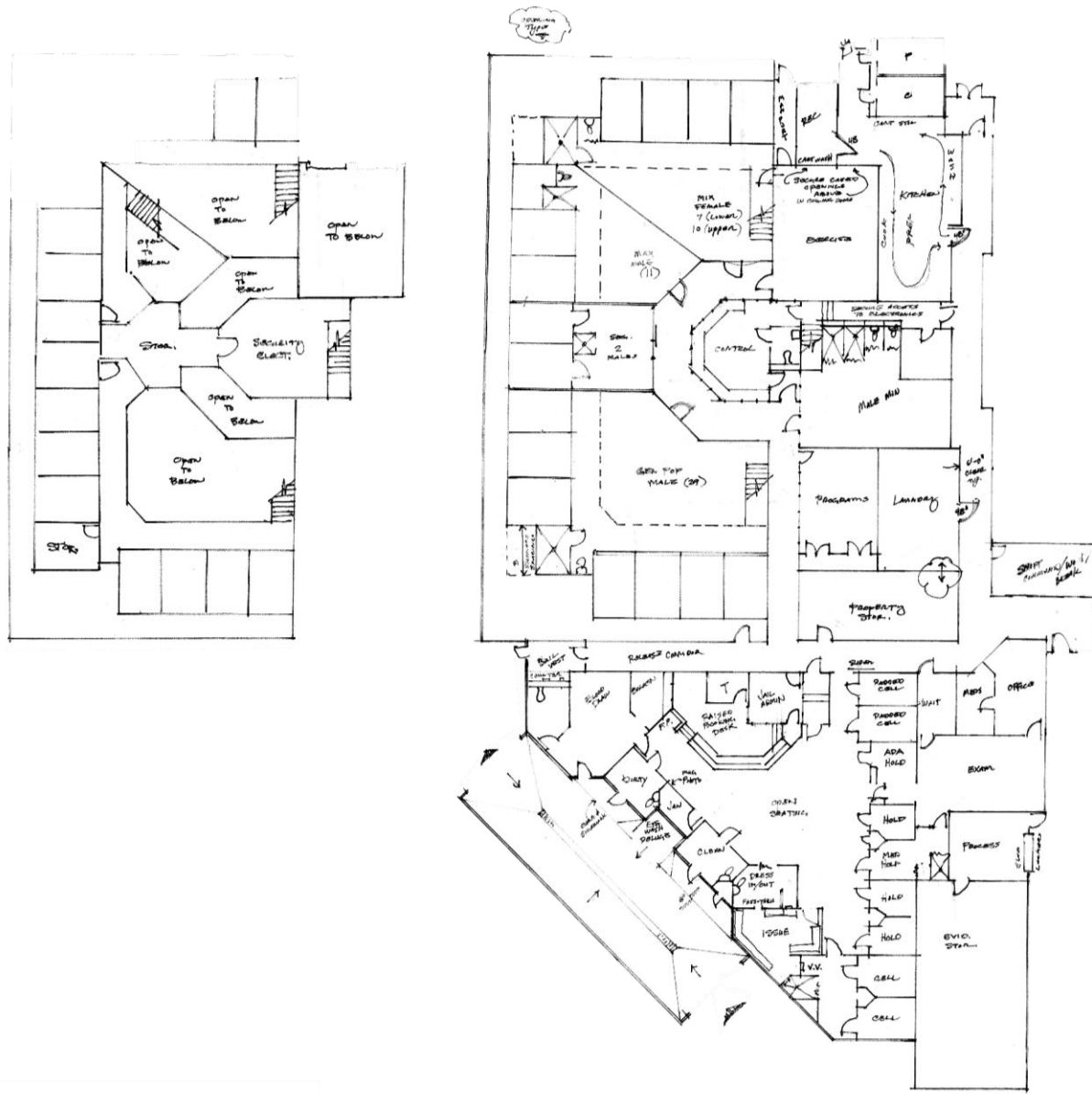
SPACE NEEDS PROGRAM

Public/Court Security	4,492
Sheriff's Department	3,801
Jail Booking/Process/Support	12,925
Detention Housing	8,952

Program Total	30,170
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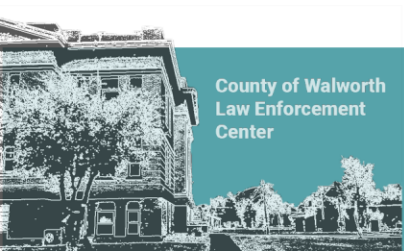


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70 BED CONCEPT

- 80% rule 56 – 60 operating capacity
- Airplane Analogy
- Maximizing staff efficiency
- Maximizing profit
- 50 Bed layout is only \$300,000 less
 - Less than 3% of the construction costs
- Most cost effective option with current staffing numbers



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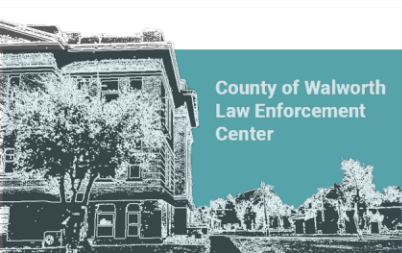
COST TO OPERATE - EXISTING

- Budget: \$953,608
 - Staff: \$712,80
 - Other: \$240,800
- Actual Expense: \$841,066
 - Under Budget by \$39,030
- Revenue: \$468,225
- Net **expense** to county: \$343,397

COST TO OPERATE - PROPOSED

- Budget: \$1,296,607
 - Staff: \$993,758
 - Other: \$302,849
- Revenue: \$1,456,350
- Net **Profit**: \$212,898

**OPERATIONAL
COST**

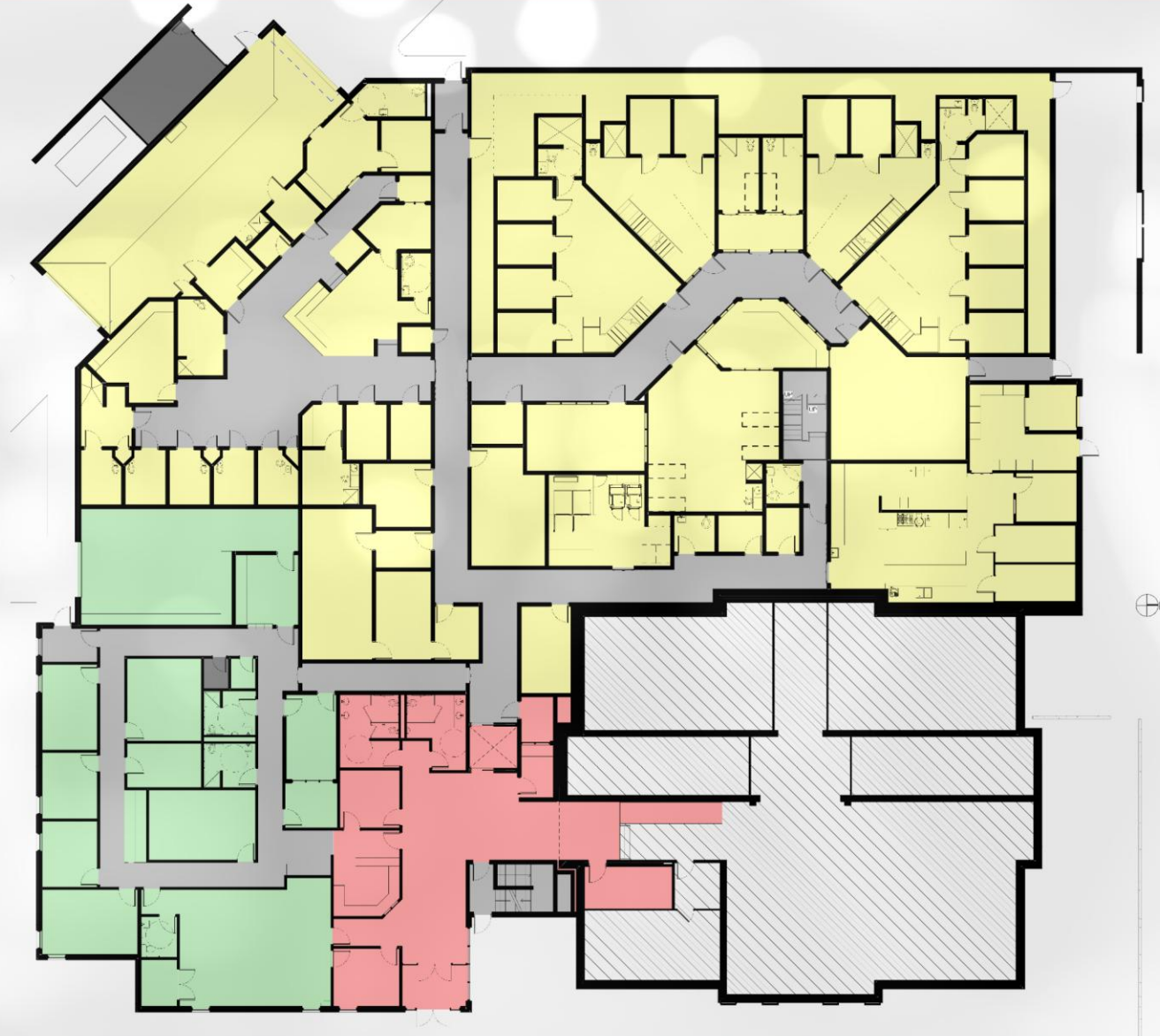


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FIRST FLOOR PLAN

ROOM LEGEND


- CIRCULATION
- EXISTING
- JAIL
- PUBLIC
- SHERIFF
- SUPPORT

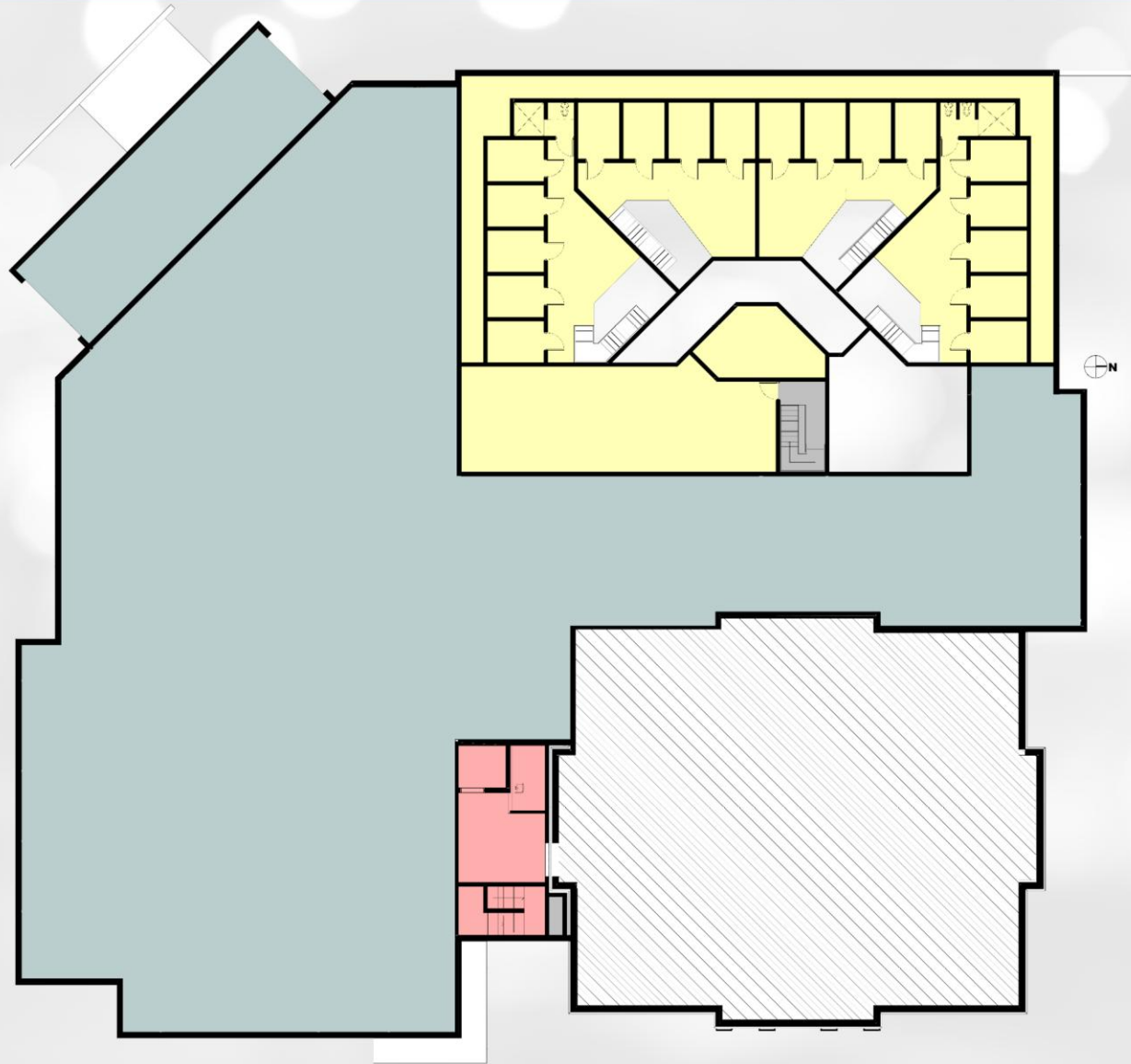


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MEZZANINE FLOOR PLAN

ROOM LEGEND

-  CIRCULATION
-  JAIL
-  SUPPORT
-  EXISTING
-  FIRST FLOOR

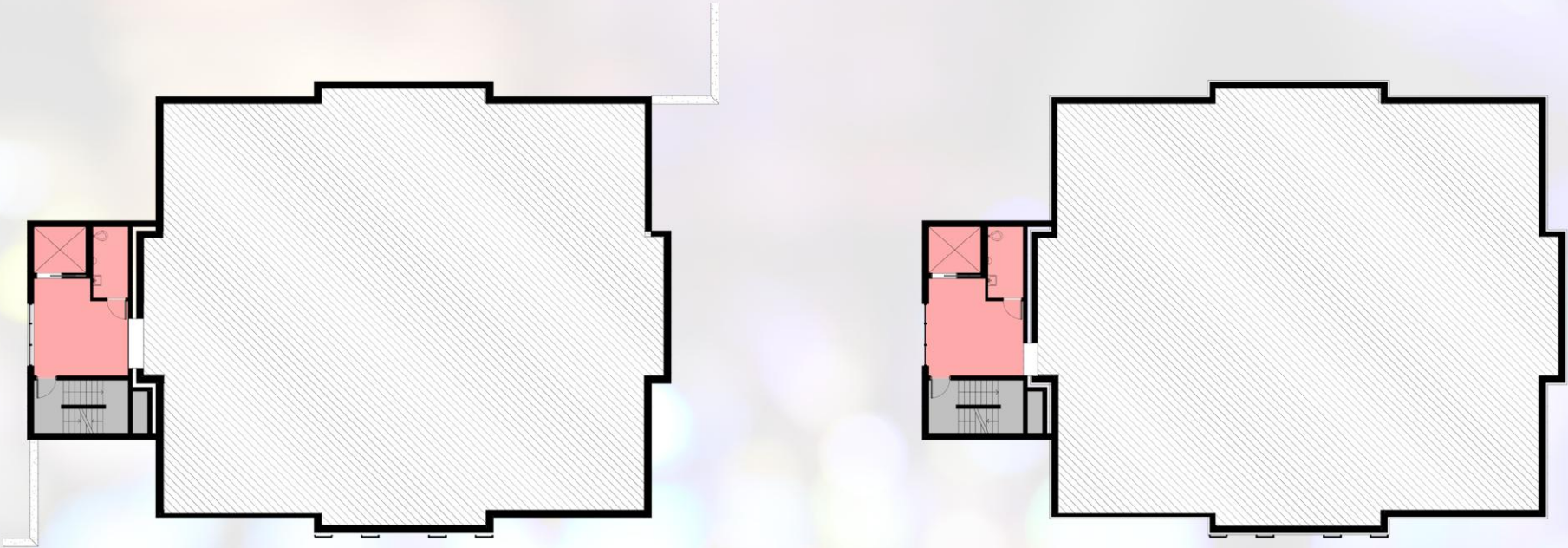


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SECOND AND THIRD FLOOR PLANS

ROOM LEGEND

-  CIRCULATION
-  EXISTING
-  PUBLIC

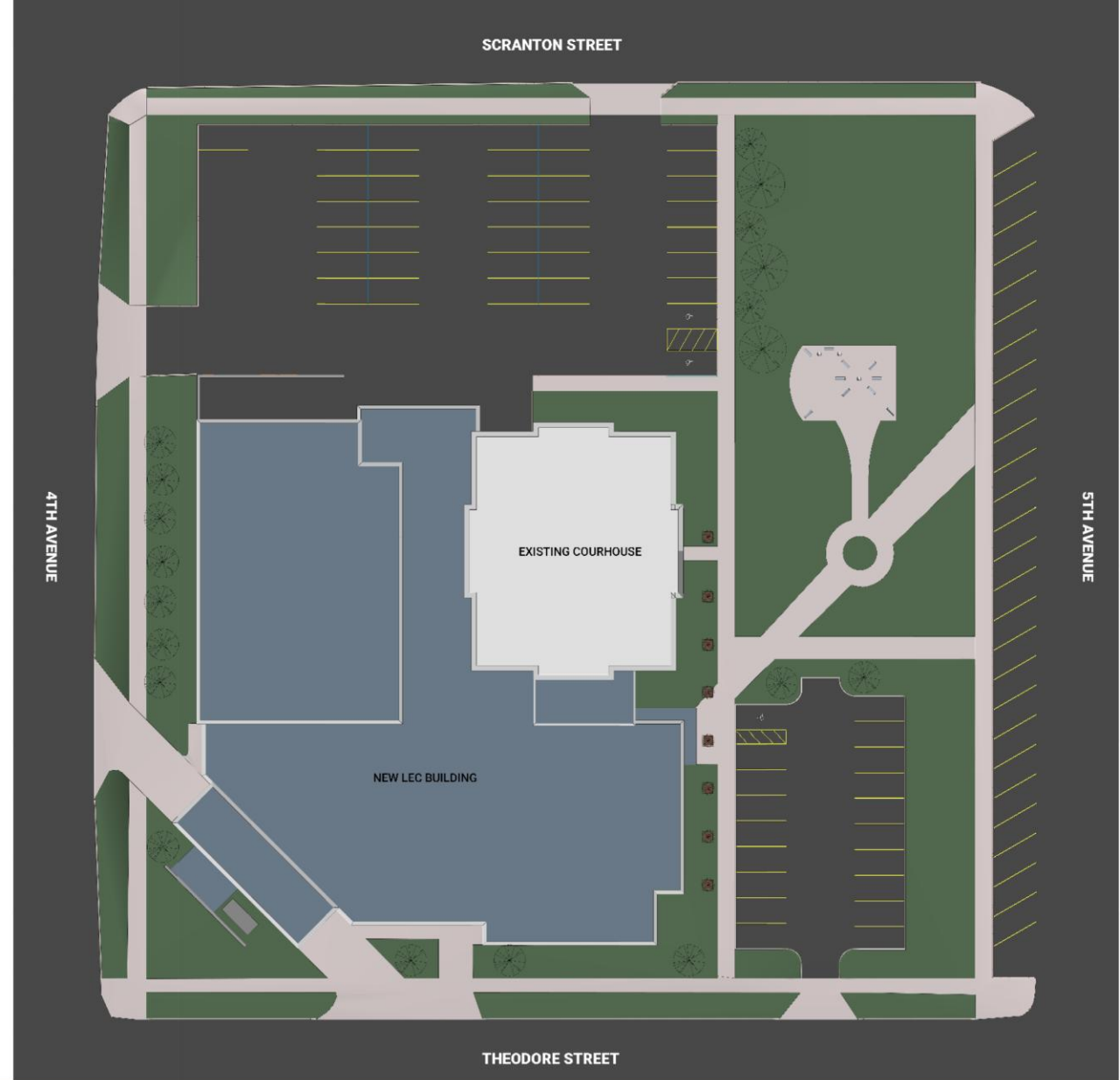


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SITE PLAN

SELBY CONTEXT



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SOUTHEAST PERSPECTIVE



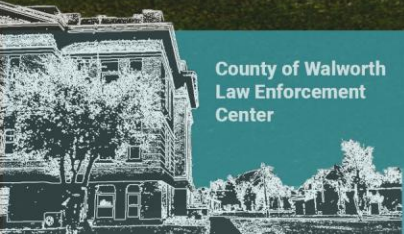
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 **EAPC**
ARCHITECTS ENGINEERS

 **HMN**
architects


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NORTHEAST PERSPECTIVE



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MAIN ENTRANCE PERSPECTIVE



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PROJECT SCHEDULE

TOTAL DESIGN/BID PROCESS

35-43 WEEKS | START DATE TBD

ASSUMES NO BOND REFERENDUM WILL BE REQUIRED



Programming/Schematic Design

8 weeks

Approval

2-4 weeks



Design Development

8 weeks

Approval

2-4 weeks



Construction Documents

12 weeks

Approval

2-4 weeks



Bidding

3 weeks

Approval

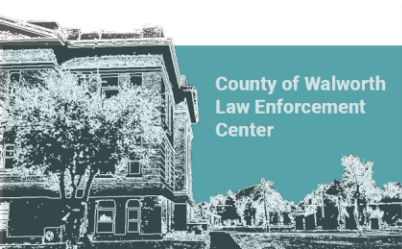
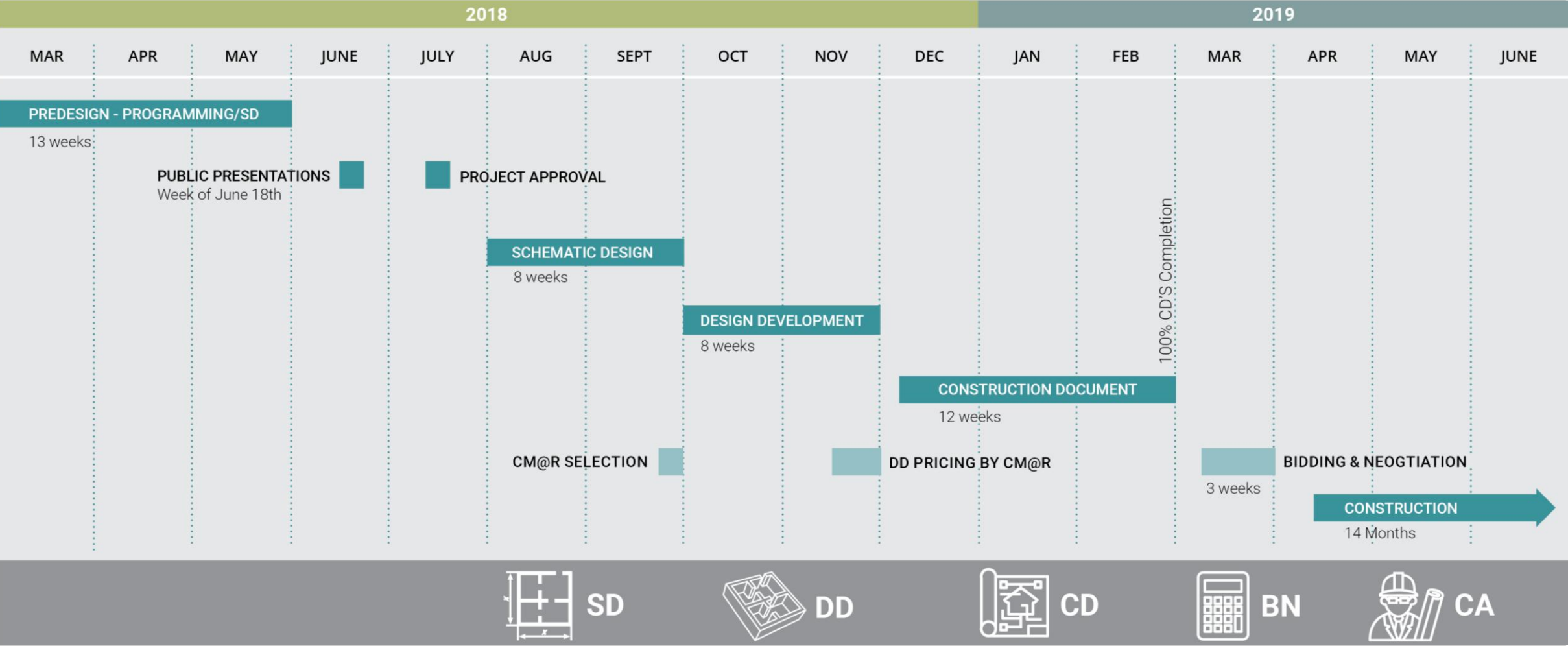
2-4 weeks



Construction

12-14 months

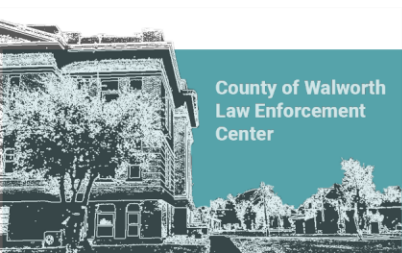
PROJECT SCHEDULE



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COSTS TO BUILD & OPERATE

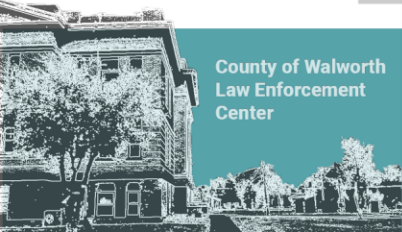
- Total Construction 10,500,000
 - Payment options:
 - Public Financing-No increase to tax levy-Higher interest and higher cost
 - Opt Out Option: Loan with Levy adjusted annually to only the amount needed
 - Increased Tax Levy-.60 per thousand (\$60 on a \$100,000 home)
 - General Obligation Bond. Must assesses the full amount every year
 - Reserves could be used to hold loan under 9.9 million-Loan incentives
 - It is projected the revenue from rental beds will generate 1.4 Million



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PROJECT COMPONENTS	SQ FT	TOTAL
Public/Court Security	4,492 SF	\$920,860
Sherrif's Department	3,801 SF	\$779,205
Jail Booking/ Process/ Support	12,925 SF	\$4,265,250
Dentention Housing	8,952 SF	\$2,954,160
Courthouse Remodel	1 SF	\$75,000
Demo/ Site Work/ Pavement	1 SF	\$350,000
<hr/>		
Construction Subtotal	30,170 SF	\$9,344,475
Project Soft Costs		\$879,364
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Project Subtotal		\$10,223,839
FFE		\$350,000
Total Project Cost		\$10,573,839
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Project Contingency		\$450,000

**PRELIMINARY
COST**



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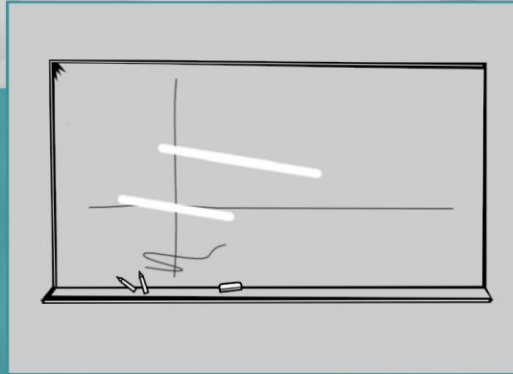
Costs of Waiting...

CONSTRUCTION COSTS



Construction costs typically increase between 3-5% per year, looking to go up with new tariffs

THE COSTS OF STARTING OVER



Restarting the design and consultation process will result in wasted fees and time

LOSS OF LOCAL FINANCIAL SUPPORT



Disruption in local fundraising will slow or halt financial gain aimed at the project



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THANK YOU FOR YOUR TIME.