

**Champaign County Board – Study Session
Sheriff's Operations Master Planning Report Presentation
February 24, 2015**

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CHAMPAIGN COUNTY, IL
Sheriff's Operations Master Planning
FINAL REPORT – Part 2 Findings



Gorski Reifsteck Architects, Champaign
with
Kimme & Associates, Champaign
Allied Correctional Services, Lakewood, CO
GHR Engineers, Champaign
Engineering Resource Associates, Champaign
Berns Clancy & Associates, Urbana

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**Thank you for sharing
your expertise!**

<p>□ Planning Team</p> <ul style="list-style-type: none">□ Dan Walsh, Sheriff□ Allen Jones, Chief Dep.□ Shane Cook, Captain, J.A.□ Karee Voges, Captain, J.A.□ Robert Cravens, Lt.□ Jenna Thode, Lt., Classification□ Nadia Berger, Mental Health□ Sue Swain, Nurse□ Arnold Mathews, Sgt.□ Nikki Lutz, Deputy	<p>□ All Staff..</p> <ul style="list-style-type: none">□ ..interviewed, surveyed, and providing data. <p>□ Working Group</p> <ul style="list-style-type: none">□ Dan Walsh, Sheriff□ Allen Jones, Chief Dep.□ Shane Cook, Captain, J.A.□ Karee Voges, Captain, J.A.□ Deb Busey, Co. Admin.□ Van Anderson, Admin. Services□ Dana Brenner, Physical Plant
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The Basic Charge to the Consultants

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- Identify all **existing facility problems and issues**.
- Provide a **comprehensive response** in the form of master plan options.
- Provide **cost estimates** & qualitative evaluations.
- Do the work in **two parts**; first part evaluates both facilities but focuses on continued viability of Downtown (DT) Jail.

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Relevant Findings of Previous Studies (NIC, ILPP, CJTF – pp. 35-37)

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- Depressing/deplorable **conditions** at DT jail (NIC).
- DT jail **staff-inefficient**, unsafe; close now (NIC, ILPP).
- **Consolidate** jail at Satellite (NIC, ILPP).
- **Add** segregation/special needs housing (ILPP).
- **Double** the staff at Satellite housing pods (ILPP).
- Comply with ACA **standards** (NIC).
- Improve **classification**/create housing plan (ILPP).
- If new space, focus on **behavioral/health care** (CJTF).
- Insufficient room for **L.E.** expansion (ILPP).
- Next step: develop facility **Master Plan** (NIC, ILPP).

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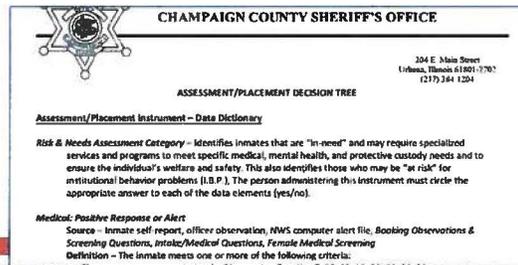


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Follow-up Actions per Previous Study Findings/Recommendations

- **Female** inmates moved to the Satellite jail.
- Two DT housing units opened up to **reward** gen'l. pop. inmates with movement freedom.
- New inmate **classification** system adopted.
 - With post-study assistance from national specialist.



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Existing Bed Capacity

- Existing Jails have **313** beds (131 DT, 182 Satellite).
- Includes **59 bunks added** to address past overcrowding.
 - *But*, **no** showers, dayroom space, classrooms, or support added.
 - Essentially, we crowded existing housing to address overcrowding.
- Not all existing housing is appropriate to the inmate classifications involved.
 - **Single occupancy cells** needed for disciplinary, maximum, protective custody, medical isolation, mental health.
 - Satellite Jail is only **4%** single occupancy.
- Applying current standards & classification system requirements cuts bed capability to **236** (p. 80).

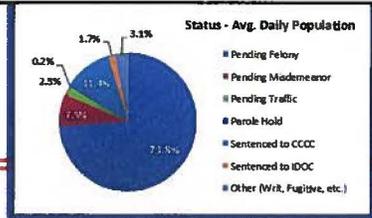
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Jail Data



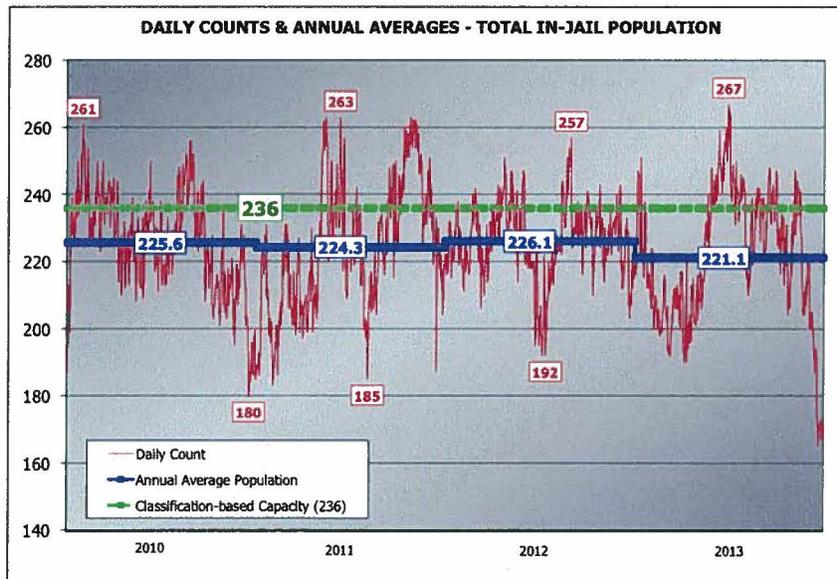
- Snapshot of jail population:
 - **28%** - 1st degree/Class X felony (20 yr. min. sentence).
 - **75%** have felony charge or conviction.
 - **86%** have 2+ arrests; average of **11.1** each.
 - **11%** sentenced.
 - Less than **10%** Female.
- Combined Jail ADP* was **225** from 2010-13.
 - Without Electronic Home Detention, would be **35 ADP more**.
- **221** average in 2013, peak day of **267** (+21%).
 - Lows and highs: Males 146-241, Females 11-31.
 - Housing Plans must accommodate **peaks**, not just averages.

*ADP = Average Daily Population.

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DAILY COUNTS & ANNUAL AVERAGES - TOTAL IN-JAIL POPULATION



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Part 1 Recap

- Downtown (DT) facility has major repair, update and maintenance issues; must **close 1 year** to be fixed.
 - Conditions are depressing & deplorable; hard to manage.
- Cellblocks overcrowded by **adding bunks** to solve earlier crowding problems; non-compliant as result.
- Law enforcement area suffers **from critical space shortages** (evidence, records), and disorganized layout.
- DT Cellblocks can be re-designed to solve basic security/environment problems **but not for the housing needed**.
 - No Satellite housing suitable/modifiable for Special Needs either.
- DT is **not staff-efficient**, can never be as efficient as consolidated Satellite Jail expansion.

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Part 1 Conclusion

- Ended with October 7, 2014 presentation to the Facilities Committee & October 23 presentation to the full County Board (*see Appendix*).
- Direction given by the County Board on 10/23:
 1. *Cease examining a Downtown jail solution.*
 2. *Continue to examine a law enforcement solution at both the Downtown and Satellite sites.*

See page 142 of the Final Report for a summary.

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Part 2 - The Options Developed

Presented today:

- **OPTION 1**
 - Jail renovation/addition at the Satellite Jail site.
 - Law Enforcement renovation at the Downtown site.
- **OPTION 2**
 - Jail renovation/addition at the Satellite Jail site.
 - Law enforcement addition attached to the Satellite jail.

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Objectives behind the Options

- Propose **long-term** solutions; Jail stays at +/- **313** beds.
- Reinforce CCSO Mission & Inmate Classification system.
- Address major jail housing needs.
 - Particularly, Special Needs & Female capabilities.
- Improve safety, security, environmental conditions.
- Solve specific identified building and support problems:
 - Per past studies & reports (NIC, ILPP, CJTF, engineers)*,
 - As revealed by architectural, engineering, corrections walk-throughs,
 - From staff Problem Identification exercise, and
 - From Planning Team meeting inputs.

*National Institute of Corrections, Institute for Law & Policy Planning, Criminal Justice Task Force, and previous studies by local engineers including GHR & Engineering Resource Associates.

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Current Satellite Deficiencies (p. 56)



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- Major Housing challenges:
 - blind spots, view conflicts, all double-tier, only **4%** single occ.;
 - safety/security challenges, unsuitable for special needs & female.
- Intake-booking too small, poorly organized, inconsistent with mission/classification system objectives.
- Insufficient medical health clinic/mental health space.
- No indoor exercise.
- Lacks adequate space for professional & video visiting.
- Insufficient space for inmate programming.
- Insufficient, scattered administration space.
- Mechanical system inadequate; uses lot\$ of energy, requires repairs/updates (see p. 119, p. 213).

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Jail Housing Proposed (p. 147)

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- Goal: provide safer beds **more responsive** to inmate needs, rather than more beds overall.
 - Also, provide beds flexible enough to meet changing needs.
- **307** beds total proposed at the Satellite.
- Existing housing provides 143 of the 307 beds:
 - 182 existing beds reduced to 143 per classification system & standards.
- Replacement housing provides 164 of the 307 beds.
 - Special Needs & Female-Male Flexible use pods.
 - Pre-classification/0-72 hour pod.
 - Supports classification system, minimizes impact on short-timers.

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307 beds proposed

- Accommodates overall and sub-group **peaks**.
- Raises **single occupancy** from 4% to **22%** of beds.
 - Single better per classification system, safety, security, property protection, accountability; however, \approx **35%** or more preferred.
 - Percentage limited by existing multiple occupancy design.
- If ADP declines, it's good for internal operations:
 - allows conversion of more double occupancy cells to more operationally desirable single occupancy usage.
- Growth pressures: County growth/law changes.
 - County projected to grow by 15.3% between 2010 & 2030.
 - (per Long Range Transportation Plan Review estimate)

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Jail Support Space Needs

(pages 149-158)

- Address deficiencies *plus* additional needs generated by consolidating populations.
- Critical components:
 - Programs/classrooms/counseling/indoor exercise.
 - Community Mental Health/Re-entry/Electronic Home Detention.
 - Visitation (e.g. video, non-contact, contact professional and/or family).
 - Intake-holding-release (booking).
 - Medical and mental health care, and classification.
 - Administration/staff support.
 - Laundry & Storage.
 - Unassigned area for future programs.

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	Downtown GSF	Satellite GSF	Total Existing GSF	Projected GSF Need at future Satellite
Non-Housing Components:				
Master Control/Lobby Control Programs (classroom, offices, library)	639	604	1,243	604
Health Care (medical/mental)	1,057	1,062	2,119	3,275
Classification Office	875	905	1,780	2,050
Intake-Release	0	211	211	350
Intake Sally Port	1,827	5,638	7,465	6,500
Vehicle Storage	974	1,852	2,826	3,200
Visiting (family, video, professional)	0	0	0	1,852
Lobby (incl. toilets, vestibules)	755	893	1,648	2,400
Jail Administration	639	1,372	2,011	2,170
Video Appearance	87	471	558	1,600
Indoor Exercise	0	593	593	600
Outdoor Exercise	1,794	0	1,794	1,700
Kitchen	1,224	3,406	4,630	1,700
Laundry	1,159	3,326	4,485	3,326
Commissary	452	570	1,022	1,100
Staff Support (lockers, break)	0	130	130	150
Delivery Dock	302	1,285	1,587	1,285
General Storage	0	574	574	800
Electronic Home Detention (EHD) Alternative Program (Com. Elements, etc.)	1,540	237	1,777	1,500
	0	154	154	240
	367	0	367	600
Total Gross Square Feet	13,691	23,283	36,974	37,002

**Available
Non-
Housing
Jail Space
&
Jail Space
Needed**

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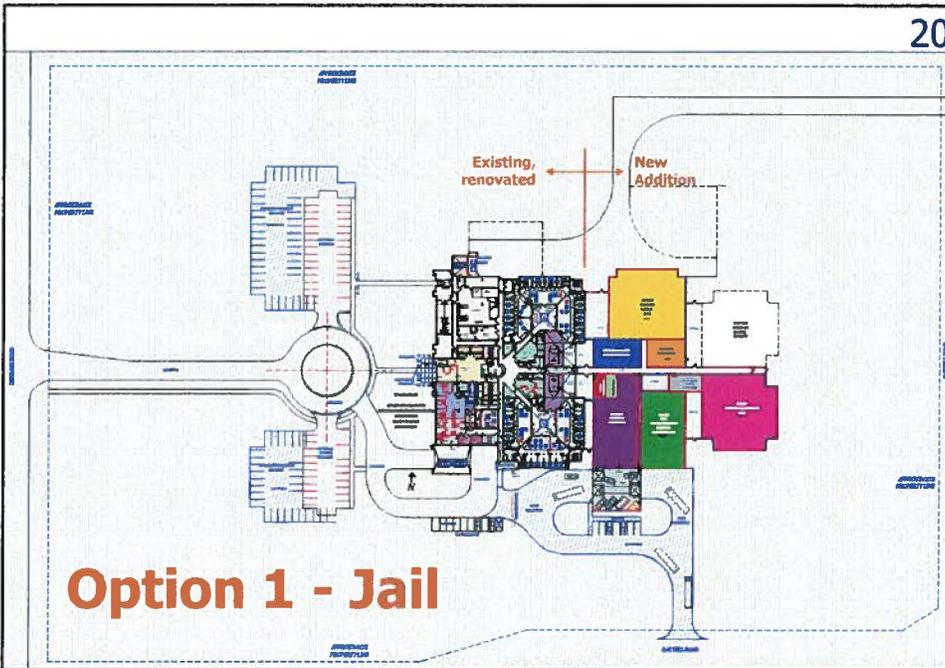
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- ## Law Enforcement Space Needs
- (pages 159-163)
- Address inadequacies.
 - Critical components:
 - Evidence processing & storage.
 - Records storage (and convenient access).
 - Classroom and tactical training.
 - Staff Lockers.
 - Other components:
 - Investigations.
 - Patrol & Staff facilities.
 - Administration & clerical.
 - Lobby.
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Law Enforcement Components:	Existing Downtown GSF	OPTION 1	OPTION 2
		Projected GSF Need at Downtown Facility	Projected GSF Need at future Satellite
Sheriff's Administration	1,406	1,406	1,800
Records Clerical and workrooms	1,542	1,542	1,825
Records Files Storage	1,904	1,904	1,904
Investigations	1,716	1,856	2,400
Evidence and Property Management	482	3,536	3,500
Evidence/Property Storage Rooms	1,196	0	0
Patrol Operational Spaces	2,337	2,517	2,800
Lobby (incl. toilets, vestibules)	2,301	2,301	1,200
Staff Facilities	1,713	1,713	2,200
Housekeeping and Mechanical	1,375	1,375	1,600
Inservice Training Center	0	3,000	1,800
West FAN ROOM Storages/Misc	1,000		
Total Sheriff's Gross Square Feet	16,972	21,150	21,029
Planning Contingency		1.10	1.10
Total Gross Square Feet Estimate		23,265	23,132

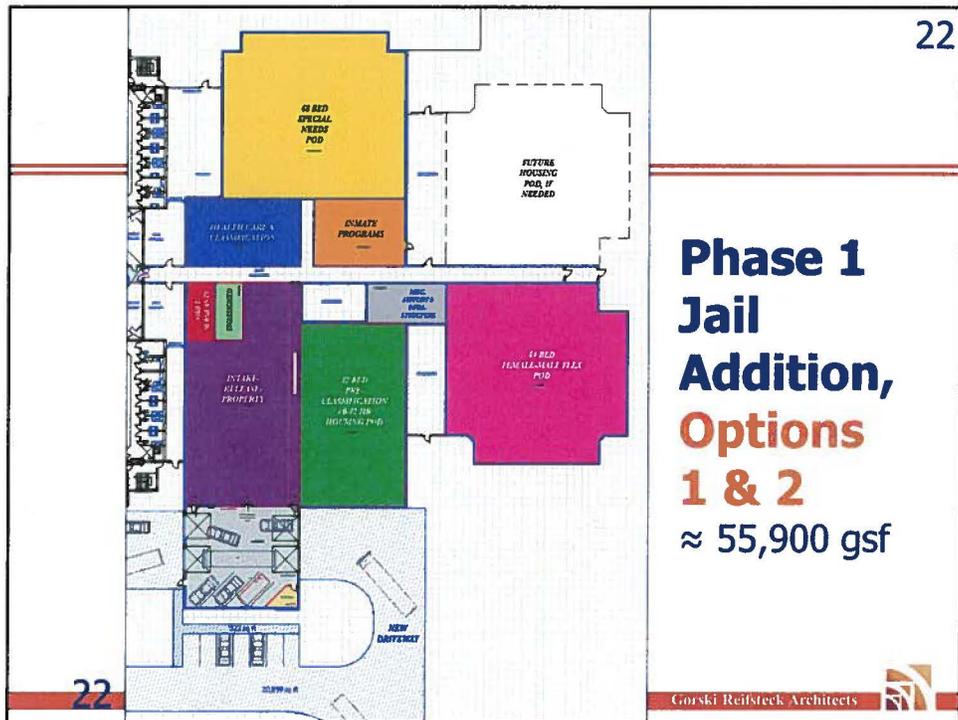
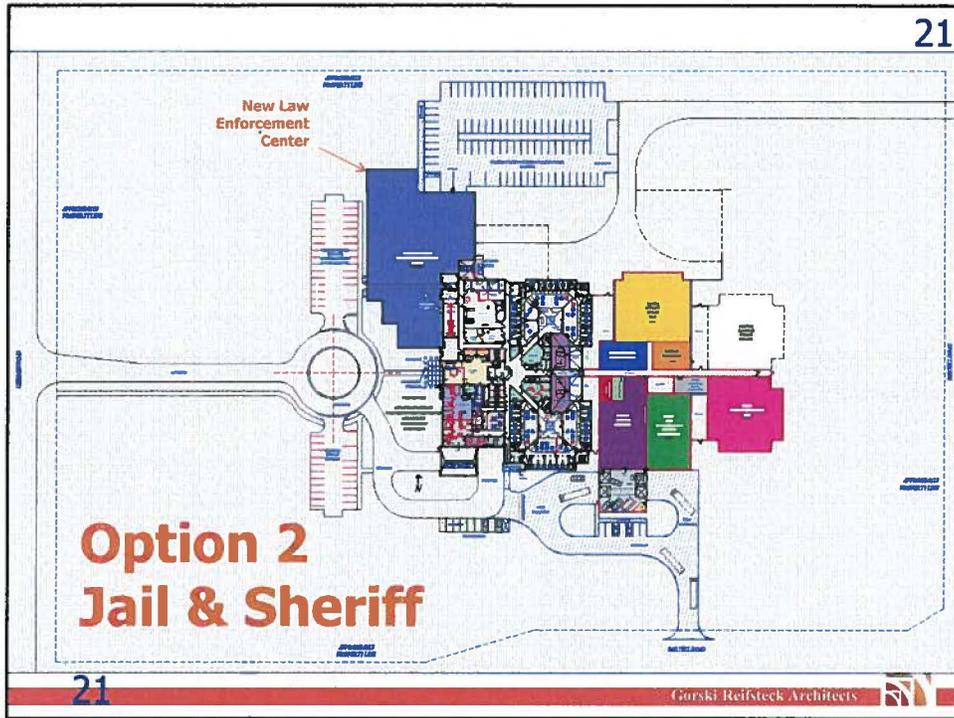
**Law
 Enforcement
 Space Needs**
 ≈ 23,200 gsf



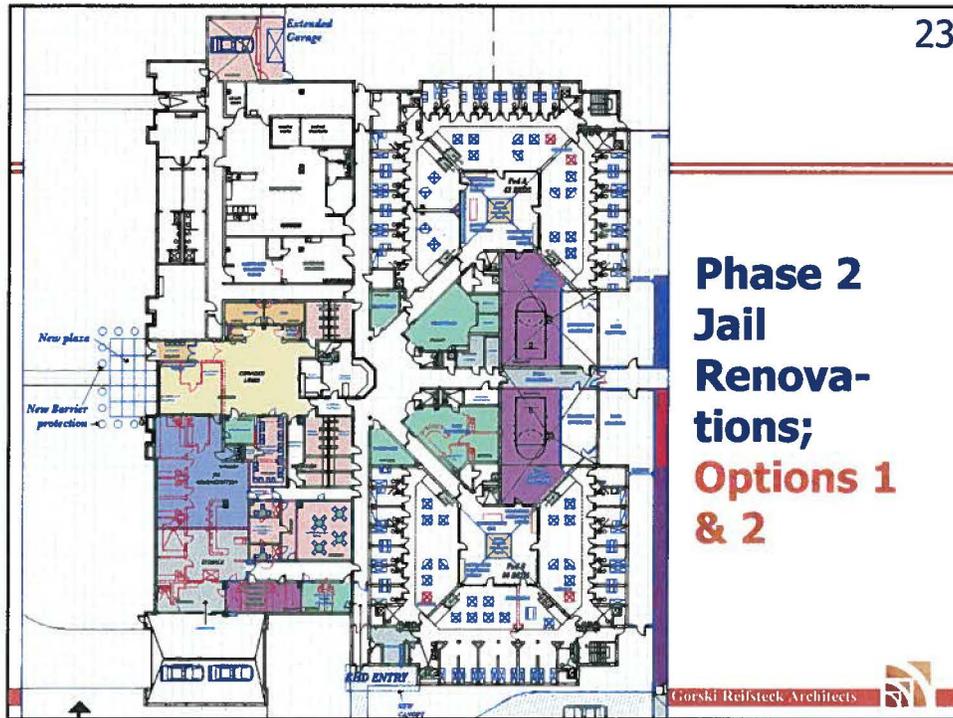
Option 1 - Jail



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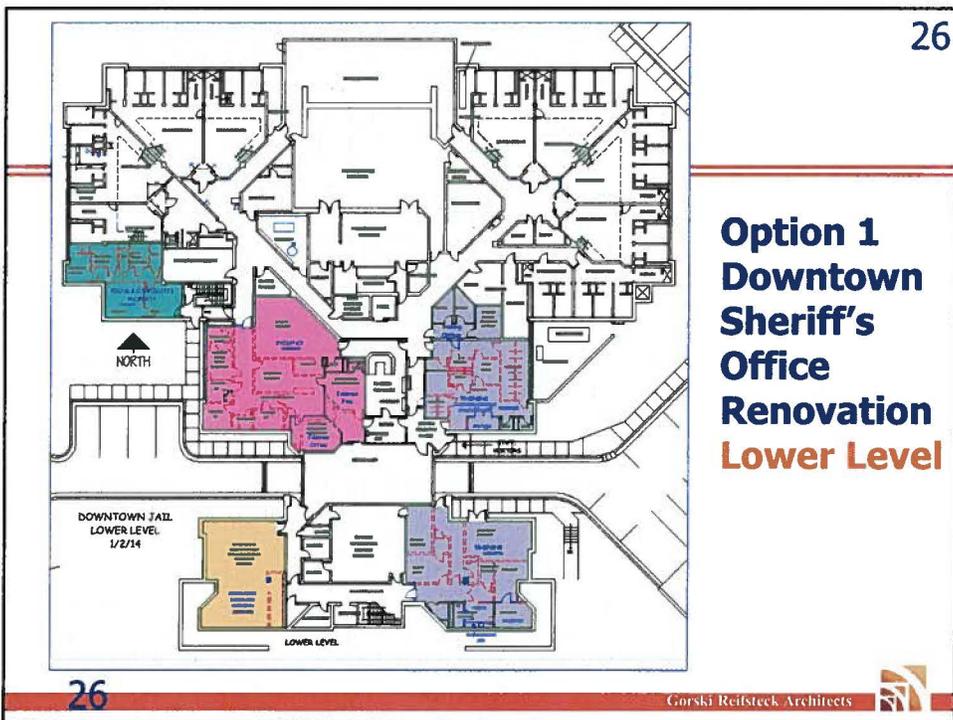
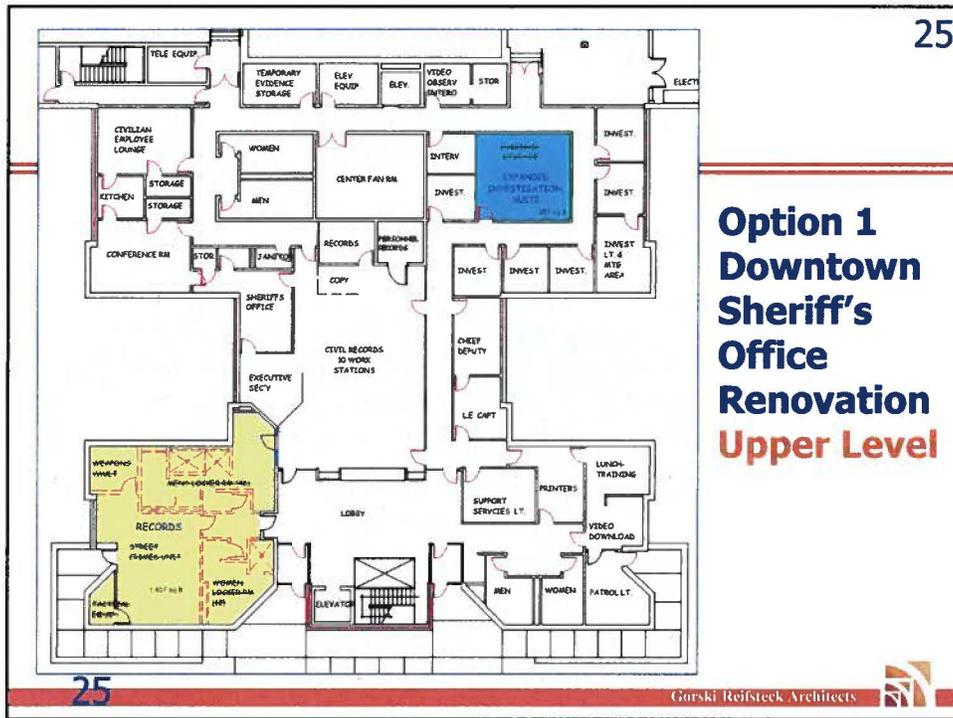
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**Option 1 - Renovating the
Downtown Sheriff's Facility**

- Downtown must be closed for 12 months.
 - Also plan on 3 months to prepare rental space; 15 months total.
- **≈17,000 s.f.** in rental space needed for Sheriff.
 - Minor to major modification of rental space may be needed.
 - Cost of improvements can vary widely by rental option.
 - Challenges: provide secure space for evidence, emergency power generation, high tech communications and networks.
- Must pay costs of two moves.
- Must also pay utilities at rental space.

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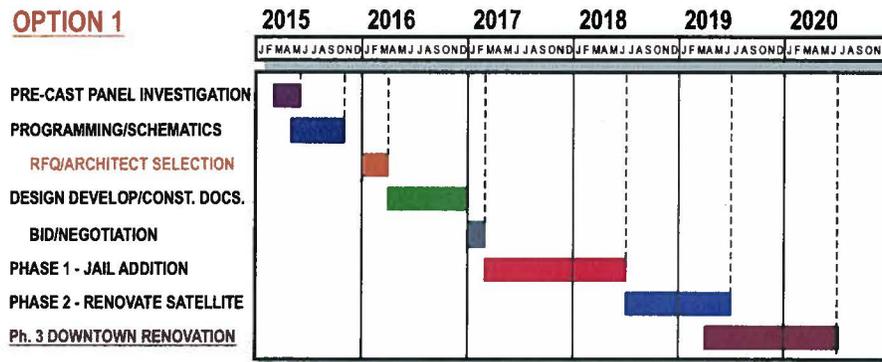
JAIL STAFFING ESTIMATES (p. 181)

- Options save **7.7 FTE** over current adequate staffing.
 - **\$10,500,000** saved over 20 years; \$410,000 in 1st year.
- *Plus*, new facilities will be safer, more secure; accommodate more programs and services.
- Estimated **20%** more efficient by staff-to-ADP ratio.



Project Schedule – OPTION 1

OPTION 1



*Complete in June 2020**

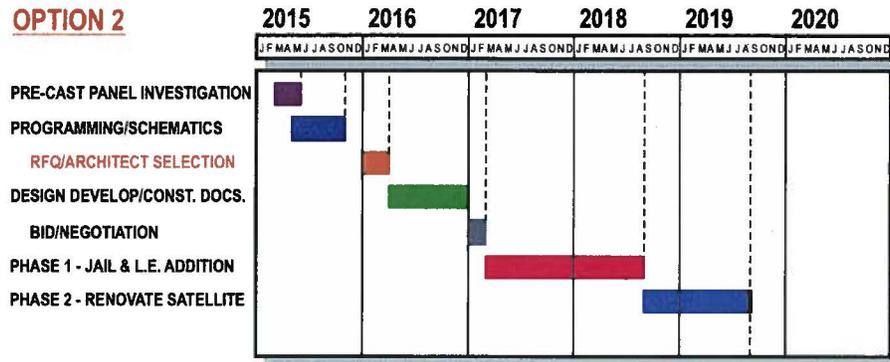


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Project Schedule – OPTION 2

OPTION 2



*Complete in August 2019**

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OPTION 1 PROs & CONS (p. 184)

PROs:

1. Addresses jail housing needs.
2. Addresses jail program/support space needs.
3. Resolves jail security/safety/standards shortcomings.
4. Changes character of key intake-release area consistent with mission/direct supervision/classification.
5. Allows easy future jail expansion.
6. More staff-efficient jail.
7. Addresses critical, but not all, law enforcement (L.E.) space problems.

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OPTION 1 PROs & CONs (p. 184)

CONS:

1. Law enforcement (L.E.) must rent for 15 months; rental space must overcome technology obstacles (emergency power, communications connections).
2. Takes 10 months longer to complete than Option 2.
3. Fitting L.E. functions into spaces designed for other things; mediocre, segmented solution results.
4. Future L.E. expansion problematic, especially if jail gets occupied.
5. Renovating, maintaining, heating vacated jail.
6. Sheriff totally separated from jail his office administers.
7. No room for additional parking.

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OPTION 2 PROs & CONs (p. 185)

PROs:

Same as 1-6 for Option 1... plus...

7. No need to close Downtown L.E. & rent. Faster project.
8. Addresses all L.E. space problems.
9. Provides for easy L.E. expansion.
10. Shared training & staff space.
11. L.E. presence adds quick emergency jail back-up.
12. Ample land to meet all parking needs.
13. Ample land for future consolidation of L.E. vehicles.
14. Allows option of selling Downtown, offsetting some costs.

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OPTION 2 PROs & CONS (p. 185)

CONS:

1. Must find user for vacated DT building or find a buyer.
2. If no buyer is found for DT must bear costs of maintenance or demolition.
3. More travel for public doing business at courthouse and L.E. on same trip (minimal number of people).

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Utilities Cost Comparison (p. 208)

- **Option 1:** \$307,635 per year.
 - assumes Downtown is mix of Sheriff and Storage.
 - Higher cost probable if an office use rather than storage.
 - \$67,969 for Downtown; \$239,666 for Satellite.
- **Option 2:** \$268,835 per year.
- **Option 2 savings over Option 1: \$38,800/yr.**
 - **\$991,133** over 20 years at 2.5% inflation/year.
- **Option 2 savings over existing: \$79,000/yr.**
 - **\$2,018,000** over 20 years.

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Maintenance & Repair Costs

(pp. 213-215)

- Addresses **current** maintenance, energy & security controls issues at both facilities.
 - **Downtown:** minimal proposal just to sustain facility for 3 years until abandoned or renovated.
 - **Satellite:** long-term fixes to address critical problems (e.g. wall panels), reduce energy consumption, reduce maintenance costs.
- Precedes Options 1 or 2 work.
 - Main construction start is 2 years away per preliminary schedule.
- Total Maintenance Projects cost: **\$2,765,217.**
 - \$52,313 – Construction costs at Downtown.
 - \$2,426,504 – Construction costs at Satellite.
 - \$286,400 - Additional project costs.



Construction Costs for Primary Project Proposed (p. 209)

CONSTRUCTION COSTS:	OPTION 1	OPTION 2
★ SATELLITE JAIL		
New Addition & Parking	\$19,419,400	\$19,419,400
Renovations*	\$1,675,411	\$1,781,596
Sub-Total Jail Construction Costs	\$21,094,811	\$21,200,996
★ LAW ENFORCEMENT		
Downtown Renovation	\$4,117,845	
Cost of Renting & Improving Temporary Space**	\$1,607,000	
New Addition & Parking Costs at Satellite		\$6,180,950
TOTAL BASE CONSTRUCTION COST:	\$26,819,657	\$27,381,946

* Pod A, Pod B, Admin/visiting/intake, building services areas for both Options; kitchen/locker for Option 2.

** Costs for temporary rental space and improvements can vary widely and must be determined at that time.



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Project Costs (p. 209)

**Sale of Downtown Site could offset some Option 2 costs.*

ADDITIONAL PROJECT COSTS:	OPTION 1	OPTION 2
• Soil tests, site surveys, architectural-engineering fees, testing, insurance, moving costs, furniture/fixtures/equipment, and so forth.	\$3,478,400	\$3,419,200
TOTAL ADDITIONAL PROJECT COSTS:	\$3,478,400	\$3,419,200
TOTAL BASE PROJECT COST:	\$30,298,057	\$30,801,146
INFLATION - 2 years @ 3%/year to 2017	\$1,845,152	\$1,875,790
TOTAL PROJECT COST WITH INFLATION:	\$32,143,209	\$32,676,936 *
COST RANGE***		
LOW Cost Estimate (-10%):	\$28,928,888	\$29,409,242
HIGH Cost Estimate (+15%):	\$36,964,690	\$37,578,476

*** Costs depend upon market conditions at the time of bidding and can vary widely plus or minus.

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Project Cost Perspective

- If the \$23,800,000 year 2000 **Courthouse** project was at the same stage of planning as this jail project..
 ..it would cost **\$46,100,000***.
- If the original \$10,000,000 1995 **Satellite Jail** was at the same stage of planning as this jail project..
 ..it would cost **\$22,650,000***.

*Estimated 2017 bid dollars

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Master Plan Summary

1. Achieved long-term solutions meeting project objectives.
2. **307** beds serving population that is:
 - 75% felony; 28% Class X/1st degree charge; 86% repeat arrestees.
3. New Special Needs & Female housing resolve deficiencies.
4. Major improvements in safety, security, and living conditions.
5. Increased focus on programs, visiting & health.
6. Major repairs and fixes are needed first; **\$2,765,000**.
 - Age/obsolescence, lack of preventive maintenance, code changes.
7. Option costs: **\$7 million law enforcement, \$25 million jail.**
8. **Save \$10 million** in 20-year life cycle jail staff costs.
9. **Save \$2 million** in 20-year life cycle utility costs w/Option 2.
 - Save \$1 million over current costs with Option 1.
10. Option 1 complete in June 2020, Option 2 in August 2019.

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Option 1 vs. 2 Conclusions

1. Little project cost difference between Options 1 & 2.
2. Option 2 saves **\$1M** more in utility costs over 20 years.
3. Option 2 simpler (*no renting*), done 10 months faster.
4. Option 2 more flexible & expandable (*space & parking*).
5. Option 2 law enforcement solution far more efficient.
6. Consolidated operations of Option 2 easier to manage; L.E. can provide quick emergency back-up to jail.
7. *Option 2 is the recommended long-term master plan solution for Champaign County.*
 - *Phasing may be required depending upon cash flow.*

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Next Master Plan Development Steps

- Test and repair exterior concrete wall panels at Satellite Jail.
- and...**
- Detail space programming for selected option.
- Schematic Design.
- More detailed and precise cost estimates that will also
 - tighten high/low range estimates; update inflation estimates.
- Complete drawings and specifications for bidding.
- Or...**
- Create modified or phased options, then take above steps.

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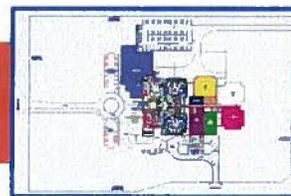
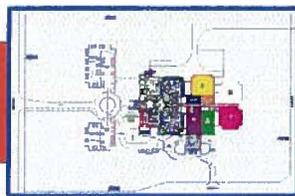
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QUESTIONS?

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