



## **CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES**

1776 East Washington Street, Urbana, Illinois 61802-4581

*ADMINISTRATIVE, BUDGETING, PURCHASING & HUMAN RESOURCE  
MANAGEMENT SERVICES*

### **MEMORANDUM**

**To:** Josh Hartke, Chair – Facilities Committee; and  
Honorable Members of the Facilities Committee

**From:** Tami Ogden, Deputy County Administrator of Finance  
Dana Brenner, Facilities Director

**Date:** November 7, 2017

**Subject:** Sheriff's Office and Downtown Jail ADA Projects, Deferred Maintenance and Funding

### **BACKGROUND**

Per the County's July 2015 Settlement Agreement with the Department of Justice (DOJ) under the Americans with Disabilities Act (ADA), multiple access issues were identified at the Sheriff's Office and Downtown Jail. The Opinion of Project Costs for bringing the facility into compliance, which was prepared by the County's Independent Licensed Architect Bailey Edward, is \$175,334. Much of the cost associated with the access issues is related to inaccessible entrances and parking.

### **ISSUE**

The Settlement Agreement compliance deadline for access issues is March 20, 2018. In June 2017 DOJ agreed in principal to extend the deadline for the facility once the County established a timeline and plan to either vacate the facility or proceed with the required remedial actions. Following discussion with the County's Mediation Program Officer on November 7, the DOJ is willing to extend the compliance deadline to December 31, 2018 if the County plans to remain in the facility and bring it into compliance. If the County intends to vacate the facility, the department will agree to further extend the compliance deadline in conjunction with submission of a plan and timeline.

### **ADDITIONAL CONSIDERATIONS**

In addition to the ADA issues at the downtown facility, there remains a significant backlog of deferred maintenance, which is identified in the 2015 Facilities Condition Assessment report. The Facilities Condition Index (FCI), a method of evaluating the current condition of a building over a period of time, is 17.3%. Guidelines recommended by the Association of Physical Plant Administrators categorize an FCI > 10% as "poor" and having either "more significant deficiencies that require replacement or repair, or a larger quantity of components needing to be upgraded or repaired."

The 0-5 year Deferred Maintenance Backlog (DMB) cost is \$2.9 million, and the 5-25 year DMB is \$8.8 million. A summary of building maintenance needs, cost and priority is attached.

During the August 8 Facilities Meeting, Sheriff Walsh and Captain Voges presented information to the Facilities Committee concerning questions board members have asked about the downtown jail regarding separation requirements and the feasibility and economics of boarding inmates out of county. A copy of the communication from Sheriff Walsh which was distributed at that meeting is attached.

**OPTION A**

Proceed with the required remedial actions at the downtown facility and request a compliance deadline extension of December 31, 2018. The FY2018 budget includes \$261,000 in the Facilities Capital Asset Replacement Fund budget that can be used for the ADA project. Once the project is bid, a Budget Amendment will be required to move the necessary funds to the ADA Compliance budget.

**OPTION B**

Proceed with developing a plan and timeline for vacating the downtown facility and request a compliance deadline extension based on the proposed plan and timeline.

**REQUESTED ACTION**

Recommend Option A or Option B to be forwarded to the County Board for approval.

**ATTACHMENT**

August 8, 2017 Letter from Sheriff Walsh  
Summary of Facility Maintenance Needs, Cost and Priority

Concerning the downtown jail-

August 8, 2017

Board members have asked:

1. Why do we need separation of inmates, or in other words if you have 182 beds at the satellite why are they not all filled before using downtown?
  2. Can we economically board out our inmates and close downtown?
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1. The satellite has large housing blocks, which are very efficient in terms of correctional staffing, but does not allow for necessary separation. The law makes the County responsible for the safety of our inmates. We have a duty to protect them from others and even from themselves.

Why separation:

Basic birth gender. Can't keep men and women together.

More modern gender identification issues

Severe mental health problems, as I draft this we have 8 awaiting bed space at DHS-unfit for trial. They often cannot be housed with others. Throwing poop, eating poop, hearing voices and seeing hallucinations, etc. (Sometimes housed in booking.)

Physically sick or injured and need special care and observation (sometimes housed in booking.)

Direct threat against each other- eg. Rock Block vs. Guns & Drugs (or other real organized gangs) unfortunately with all the local shootings there have been various sub-groups that need separation. Victims and perpetrators of multiple crimes.

Indirect adverse contact. I did a drug rip off of your brother/cousin- you and I need to be separate.

Trial witnesses in another's case. eg. 3 back from DOC for last week's murder trial- all kept separate.

Co-defendants

Nature of the charge. High profile or child victim.

Youthful appearance or immature personality- can be easily victimized.

Personality problems- can't get along without starting a fight or causing problems

Discipline issues. Eg. I deliberately flooded my cell- you don't keep TV from the whole block

Requested protective custody for many valid reasons

Prior known informant.

Most professionals will tell you that if a jail is 80-85% full it is truly at capacity because of the above separation needs. The Satellite has 182 beds and Downtown has 113 beds (not counting 18 beds in the old downtown dorm which we have not used for several reasons for more than a decade.)

2. Can we board out of county and close downtown? We are asked this question periodically, the most recent being from Board Members at the end of May. I told my jail command that we would meet on June 7<sup>th</sup> (random date) and I wanted a complete analysis as to how many out-of-county beds we would need to close downtown that day.

5 of us spent several hours on this and the primary classification Lt. had already analyzed the population. That day we would have needed 61 out-of-county beds on June 7 with a total of 212 prisoners under-roof. The number of out-of-county beds needed exceeded the number housed downtown because we had to keep our severe mentally ill. We did this by displacing inmates at the satellite in a double bunk situation with now a single inmate with significant MH problems.

We did a quick analysis of one week before and we would have needed 56 beds.

Where are the beds and how much will it cost? We checked with seven local counties and only two would hold our prisoners on an extended basis. Piatt County- up to 20, depending on their other population, at \$45/day. Ford County 8-12 beds at \$50/day. They want healthy, both mentally and physically, not extremely violent, "normal prisoners" without special needs.

At best we could find 32 beds in central Illinois. These 32 would cost about \$550,000/year. Even if we found 60 beds the cost would be around \$1,000,000. This number (\$1,000,000) will vary and likely be a little lower on a yearly average. This does not count the medical expenses.

Will we save personnel costs with out-of-county? No we will have personnel and vehicle costs getting them to and from court in Champaign County.

If I send "normal prisoners" from the satellite to other counties, it does nothing to deal with our separation needs as I cannot keep them all together at the satellite. These two other counties are small and could only offer minimal separate housing. They do not offer comparable medical or mental health services as we do, so that could lead to other problems and complaints. Complaints would also likely include the families who will have visitation issues with out-of-county housing and attorneys who want face-to-face discussions with their clients.

So bottom line- we can't find enough beds, we don't have that extra money every year and it still does not solve the real needs.

This past Wednesday (8/2/17) I met with Mr. Brenner, Administrator Snider and Chair Weibel to update them. I ran bedded numbers. 49 downtown and 154 at satellite. (Note 155 is 85% of the satellite capacity of 182- so we are around or a little better than the average.)

In the warm weather our number of bedded prisoners tends to go up. We normally run mid-teens to 20's on Electronic Home Detention (not counted in the housed numbers.) Since 2015 the fewest in downtown has been low 30s (Dec.'16) and the most 81 (Apr.'15). At the satellite high is 193 (Nov.'16) and the lowest is 108 (Nov.'16.) This morning's count is 51 downtown and 161 in the satellite and 13 on EHD.

I would remind you that the last time I checked we hold a lot less prisoners relative to our county population than does Vermillion and Mclean Counties, two adjacent and somewhat comparable counties.

Sheriff Dan Walsh

**Priority 2**

Domestic Water Heater	2 Lochinvar CopperFin II, Model CFN0991PM. S/Ns L03H00160322 and L03H00160323. 990 MBH input, 1020 GPH recovery. Installed 2003; heat exchangers replaced in 2013.	30,000 - 40,000
Water Supply Pump	Hot water circulation pump: Armstrong Model 0406	1,000 - 2,000
Sprinkler Head	Basement File Storage is sprinkled adequately	20,000 - 25,000
Water Chiller - Centrifugal	New air cooled chiller & condenser. Trane model RTUD, 2 compressors. Condensing unit: Heatcraft Model BHND10A074, S/N T10D02608, ten condenser fans at 1.5HP each.	75,000 - 100,000
Alarms & Detection System - Fire Alarm System	Fire alarm system EdwardsEST quick start up graded in 2000, along 2ith duct smoke detectors. Other devices original to building.	20,000 - 25,000
Voice & Data System - Door Answering System	Intercom system/locking system upgraded in 2000. Unable to buy replacement components for system.	280,000 - 300,000
Cracking - East Driveway	Cracking developing; Needs to be removed and replaced	2,000 - 3,000
Curbs Eroded or Missing - West Entrance Curb	Chipped section missing at base of curb from spalling; Need to remove and replace section of curb	100 - 500
Cracking - East Lot	Minor cracks developing; Surface needs to be sealed	9,000 - 10,000
Surface Deterioration - East Driveway Sidewalk	Section of concrete spalled off and missing at joint; need to remove and replace adjacent panels	5,000 - 6,000
Other - East Driveway Inlet	Inlet covered with debris from past storms; needs to be cleaned off	100 - 200

**Priority 3**

Other - Overhead Door	Generally in operable condition, not insulated. Showing wear.	30,000 - 40,000
Paint	Paint on CMU generally in fair condition. Paint is deteriorated in areas and easily removed.	45,000 - 50,000
Cracks - Plaster	Deteriorated and cracks at areas, some areas removed due to work and not patched. Paint failing.	20,000
Deteriorated Finish - Steel Door	Paint is deteriorated and damaged from impacts with equipment.	45,000 - 50,000
Unreliable Operation - Elevator	Elevator is not reliable and has frequent outages.	140,000 - 160,000
Supply/Return Air Fan - air Handling Unit - End of Life	AHU-1 serving First Floor: Carrier Model 39ED26, S/N 791566180. Cooling coil in poor shape, has been replaced several times.	50,000 - 70,000
Building Electrical Service & Distribution - Other Com - End of Life	ONAN 75DYC, 277/480V, 3 phase, 4 wire diesel generator with underbelly fuel tank, weatherproof housing. Replacement parts difficult to obtain.	50,000 - 70,000
Building Electrical Service & Distribution - Switchboard - End of Life	General Electric AV-line switchboard, QMR fused switches 800 amp, 277/480V, 3 phase, 4 wire. Installed in 1980; replacement parts difficult to obtain.	75,000 - 100,000
Interior Electrical Distribution - Distribution Panel - End of Life	General Electric NHB distribution panels, 277/480V, 3 phase, 4 wire installed in 1980. Replacement parts difficult to obtain.	30,000 - 40,000
Electrical Branch Circuit - Panelboard - End of Life	General Electric NLAB branch panels, 120/208V, 3 phase, 4 wire installed in 1980. replacement parts difficult to obtain.	30,000 - 40,000
Electrical Branch Wiring - Wiring Device - End of Life	General Electric QHT dry type transformers, 480V primary to 120/208V secondary.	20,000 - 25,000
Interior Lighting - Lamp & Ballast - End of Life	Existing lighting fixtures are mostly T12 lamps with core and coil ballast, incandescent both can lights and egress lights.	75,000 - 100,000

**Priority 4**

Ramp Exceeds 1:12 - Wood	Combustible wood ramp does not meet slope compliance	3,000 - 4,000
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Efflorescence/Staining - Brick	Considerable efflorescence at screen wall, joints at stone cap and brick are deteriorated.	50,000 - 75,000
Surface Coating Failure - Metal	Exposed joists and structural elements at recreation area show deteriorated paint / coating	45,000 - 50,000
Lacking Maintenance - Metal	Chain link in recreation area is deteriorated and in need of repair	20,000 - 25,000
Other - Metal	Sun screen netting is deteriorated, some areas are missing.	20,000 - 25,000
Evidence / Reports of Leaks - End of Life	Roof replacement	850,000 - 900,000
Wear - Carpet	Carpet is worn and past useful life, many stains	100,000 - 150,000
Cracks / Open Joints - CMU	Vertical and stair-step cracks visible at high CMU walls	9,000 - 10,000
Missing Elements - Wood Trim / Molding	Laminate is deteriorated or no longer present on millwork	150,000
Steam / Hot Water Boiler - End of Life	Cleaver-Brooks model CB-200-60, S/N L-67166. 2,511 MBH input. Installed in 1979. Stack in very bad condition; intake too close to wet cooling tower.	50,000 - 75,000
Hot Water Circ. Pump - End of Life	Taco model BB2508-7-4B5B2D2TL-0. 140 GPLM, 50' head. Installed in 1979. Two pumps installed	2,000 - 3,000
Water Chiller - Absorption - End of Life	Water cooled chiller: Bohn Heat Transfer, Model HWDC 75, S/N BLA892, 75HP. Works but not used; tower is full of leaks.	70,000 - 100,000
Water Chiller - Circulation Pump - End of Life	Condenser water pump: Aurora Pump, Model 98-12320, 450 GPM, 40' head, 7.5 HP.	1,000 - 2,000
Heat Pump - Circulation Pump - End of Life	Chilled Water Circulation Pump: Taco model 883008-7.0B5B2E118. 280GPM, 60' head, 5 HP. Original to building.	1,000 - 2,000
PTAC - Terminal Air Conditioning Unit - End of Life	Fan coils serving perimeter rooms in nonsecure areas; End of life, controls non-operational.	50,000 - 70,000
<b>Priority 5</b>		
Loose or Broken Tiles - Vinyl Composition Tile	Floor adhesive has failed and tiles are loose and easily removed or missing.	15,000 - 20,000
Stains / Discoloration - Acoustical Tile	Lay-in tile and concealed spline ceilings are generally stained and in poor condition. Due to surface texture they are not able to be cleaned and are difficult to remove to access above ceiling.	50,000 - 75,000
HVAC - Pneumatic control System - End of Life	air compressor for pneumatic controls: Quincy Compressor, Model 370-7 1194360L. 5 HP.	8,000 - 9,000