



/Venture/Architects

Justice Planning and Design

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Kewaunee County

Sheriff's Department & Jail / Public Safety Building
County Board Presentation

Tuesday, June 18, 2019 | 6:00 PM

Team Members



VENTURE ARCHITECTS
Project Management / Leadership
Architecture, Physical Assessment, and Architectural Program

CRS, INC.
Justice / Operational Planning

HARWOOD ENGINEERING
Civil, Structural, Fire Protection, Plumbing, and HVAC Engineering

IMEG CORP.
Electrical, Telecommunications, Electronic Safety & Security Engineering

THE CONCORD GROUP
Independent Cost Estimating

STEWART DESIGN
Foodservice and Laundry Consultant

Presentation Outline

Introductions

1. Background
2. Needs Assessment: Bed Needs Assessment
3. Needs Assessment: Physical Assessment
4. Action Plans – Selected Options
5. Recommendations
6. Next Steps

Questions and Answers





Background

1. Background

- Kewaunee County Public Safety

Courthouse
Sheriff's Department



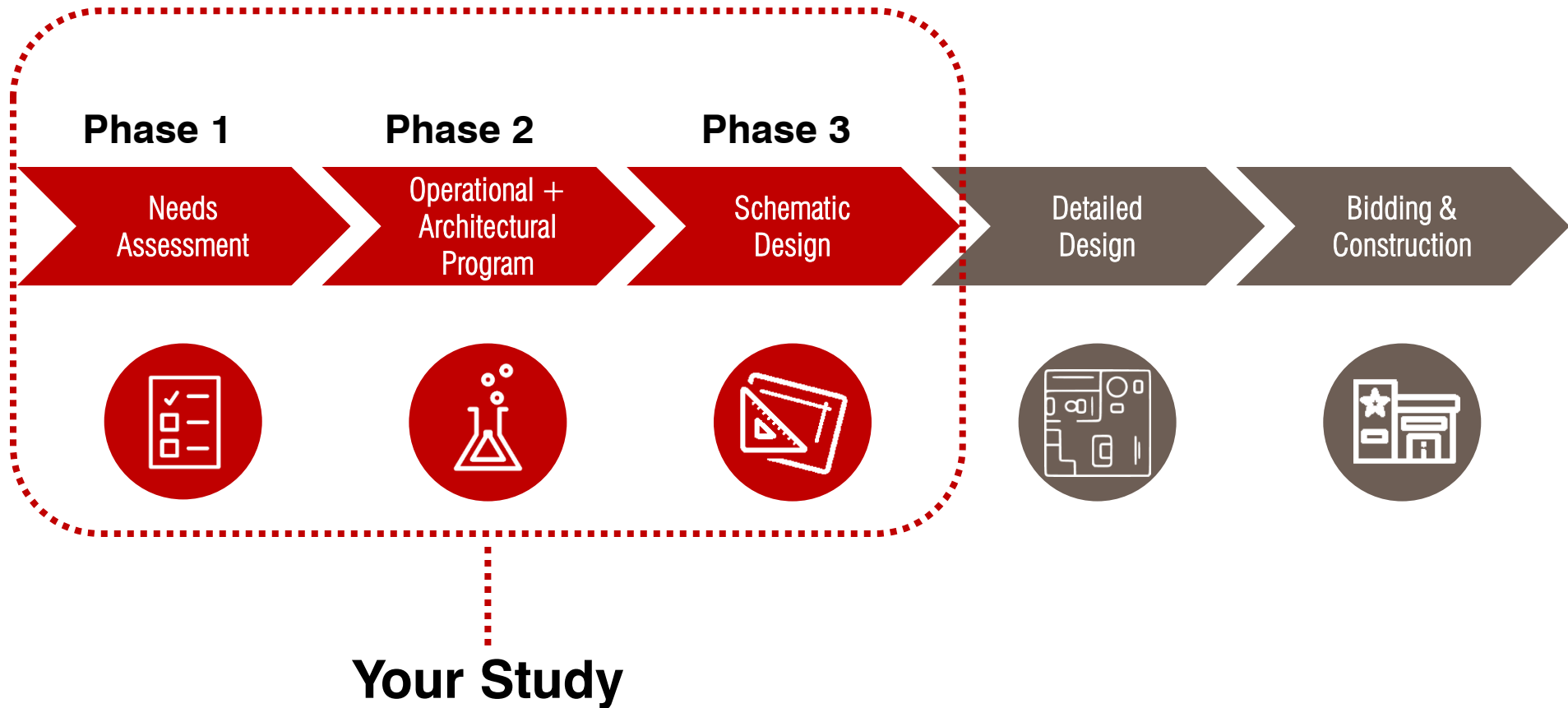
Safety Building
Jail and 911 Communications



1. Background

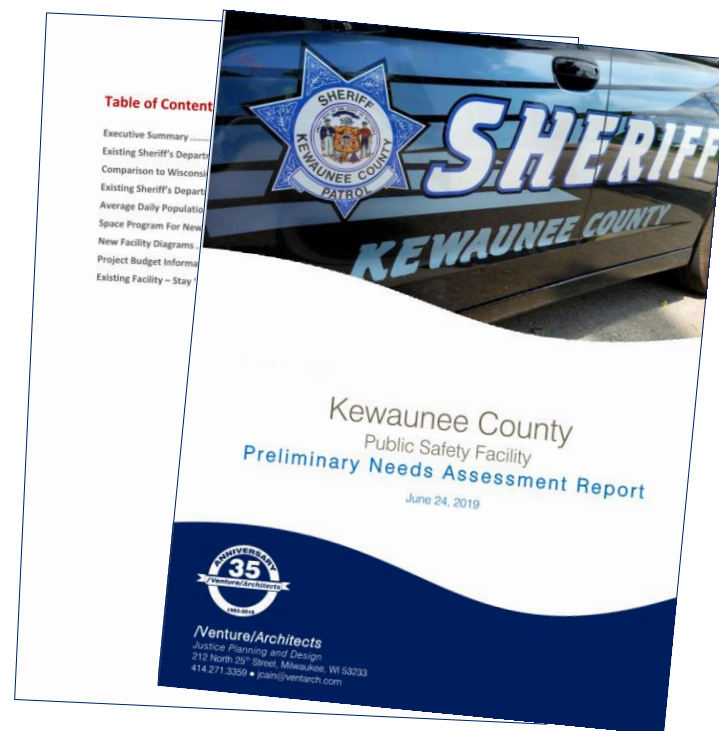
Project Steps

- Our Collaborative Approach
 - Communication + Consensus Building



1. Background

- Phase 1 Needs Assessment Study
 - Needs Assessment Report
 - Phase 1 Needs Assessment Report to include:
 - Criminal Justice System: Overview, Data, Assessment
 - Operations and Processes
 - Best Practices
 - Physical Assessment
 - Physical Structure / Operational Requirements
 - Potential Options
 - Recommendations





Needs Assessment: Bed Needs Assessment

2. Needs Assessment: Bed Needs Assessment

Estimating Future Bed Needs

- Collect and analyze information and data about the county, criminal justice system, and jail inmates
- Interview stakeholders to identify past practices, future needs, and policies
- Use monthly Average Daily Population (ADP) to generate a 20-year forecast as a starting point

2. Needs Assessment: Bed Needs Assessment

Estimating Future Bed Needs

- Identify changes that could change future demand.
- Recommend policies and practices that will improve local criminal justice system and influence future jail us
 - One recommendation is to create a county Criminal Justice Coordinating Council.

2. Needs Assessment: Bed Needs Assessment

Past Jail Used Determined by Many Factors and Policies

- Average Daily Population (ADP) has increased by 49% since 2009
- Slightly lower rate of increase for females
- Overall - 4.9% more ADP per year

2. Needs Assessment: Bed Needs Assessment

- The number of beds needed to safely house an ADP of 61.4 is determined by adding a Peaking Factor, a Classification Factor, and a Maintenance Factor

Projected ADP 20 Years =	Inmates 61.4
Plus Peaking Factor of 13.8%	8.5
Plus Classification Factor of 12%	8.4
Plus Maintenance Factor of 5%	3.9
Total Projected Beds =	82.2

2. Needs Assessment: Bed Needs Assessment

In the next phase of work, projected bed needs will further refined to identify:

- Types of Beds
- Housing Unit Separations
- Size of Housing Units
- Special Needs
- Short Term Detention



Needs Assessment: Physical Assessment

3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

- Built in 1968 (51 years old)
- Existing Out of Date Materials and Systems Have Ongoing Maintenance Issues
 - Roof – Ongoing Leaks
 - Security Locks – Old and Cannot get Replacement Parts
 - Windows and Doors – Potential Future Problems



3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

- Heating, Ventilating, and Air Conditioning (HVAC)
 - Steam to Hot Water
 - Inadequate to heat Jail in winter
 - No back up heat if boiler goes down
 - Central area of Jail does not meet outside air requirements



3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

- Fire Suppression System
 - Only fire monitoring system



3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

- Plumbing
 - Existing piping is original to the Jail and is reaching useful life expectancy
 - Drainage problems
 - Continuous repair and replacement



3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

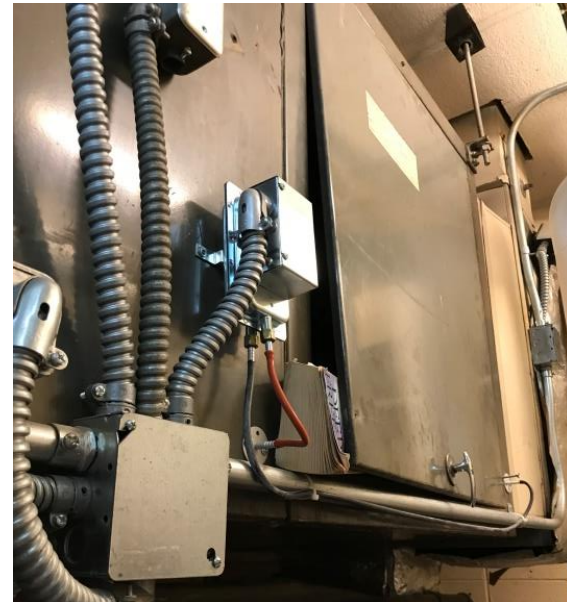
- Electrical
 - Lighting
 - Manual controls; not automatic
 - Lighting fixtures are original from 1968
 - Jail area fixtures are not detention grade



3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

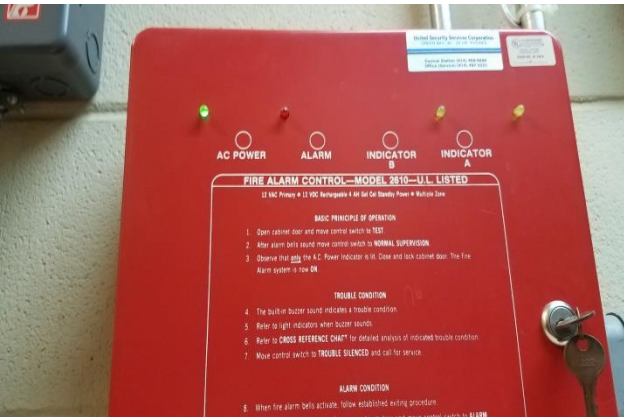
- Power
 - Building services is overloaded
 - Electrical panel boards are beyond useful life
 - Multiple code violations with backup generator
 - Secure area outlets and switches are not detention grade



3. Needs Assessment: Physical Assessment

Physical Condition of the Jail

- Fire Alarm System
 - No smoke / heat detection in key locations
- Video Surveillance
 - No exterior cameras
 - No sally port cameras
 - Cameras do not have detention grade housing
- Access Control
 - No electric control of cell / holding door locks





Action Plans – Selected Options

4. Action Plans – Selected Options

Current Facilities



4. Action Plans – Options

- Summary

Option	Recommendation	Cost / Benefit Analysis
Option 1	Abandon	Cost / Benefit Only
Option 2	Remodel Public Safety Building	Remove From Consideration
Option 3	Addition and Remodel Onsite	Cost / Benefit Only
Option 4	New Jail (ONLY) Onsite	Remove From Consideration
Option 5	New LEC (Jail & Sheriff) Onsite	Viable / Study
Option 6	New Jail Offsite (site selection TBD)	Viable / Study
Option 7	New LEC (Jail & Sheriff) Offsite (site selection TBD)	Viable / Study

4. Action Plans – Selected Options

OPTION 1 – ABANDON

This option explores what the future for Kewaunee County might look like if the County were to completely abandon the Public Safety Building (Jail) and refrain from building a new jail. Kewaunee County would explore the option to contract with adjacent Jail county facility (ies), and pay for the transportation of inmates to and from those neighboring county facilities, including physical appearances at the Kewaunee County Courthouse. The 911 Communications in the current Public Safety Building would have to be moved to a new location (TBD).

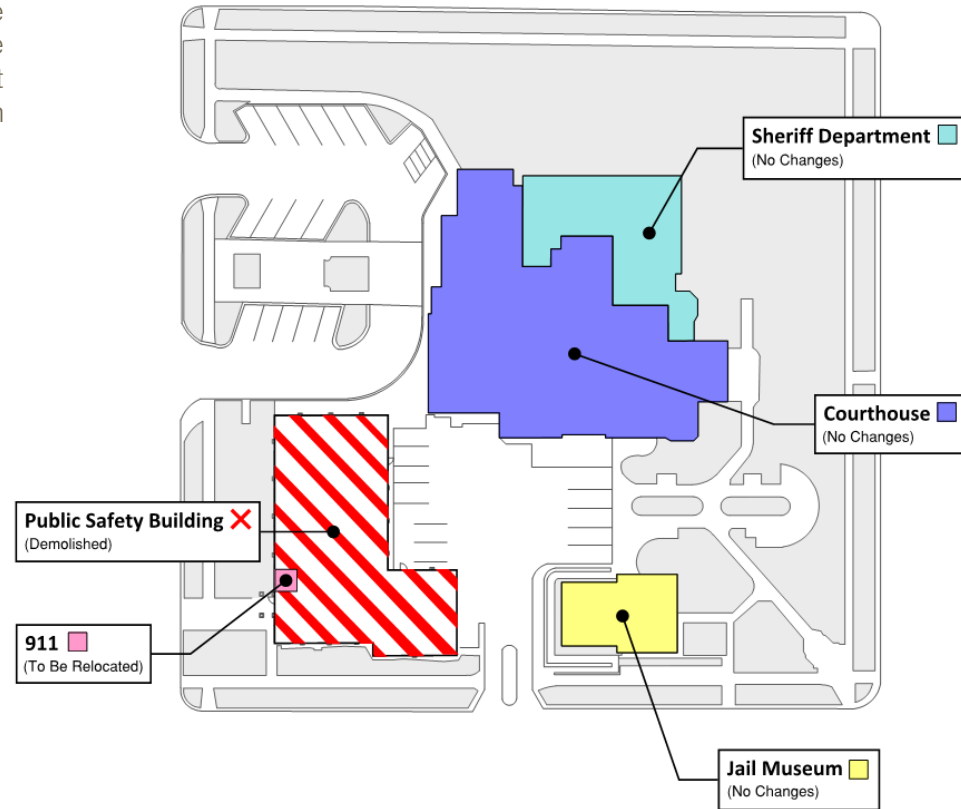
Advantages

- With the absence of the Public Safety Building, space on the existing County campus is free for future development, including parking.
- Potentially one of the least initial first cost options.

Disadvantages

- Kewaunee County would be responsible for per diem bed rental costs and for inmate travel expenses between other counties and the Kewaunee County Courthouse.
- The uncertain future for Jail bed rental would impact future costs.
- Kewaunee County Public Safety Building staff would be impacted.
- The Kewaunee County Sheriff would still be responsible for the safety and wellbeing of their Kewaunee inmates housed in other facilities.
- No changes to the Sheriff's Department.

Cost / Benefit Only



4. Action Plans – Selected Options

OPTION 3 – ADDITION & REMODEL ONSITE

This option explores the possibility of Kewaunee County remodeling the existing Public Safety Building into Jail Support spaces and building a new Jail housing pod addition on to the current Public Safety Building. This option could create better building operations and safety. It would include the much needed additional space for inmate bed capacity, programs, recreation, and better overall building layout.

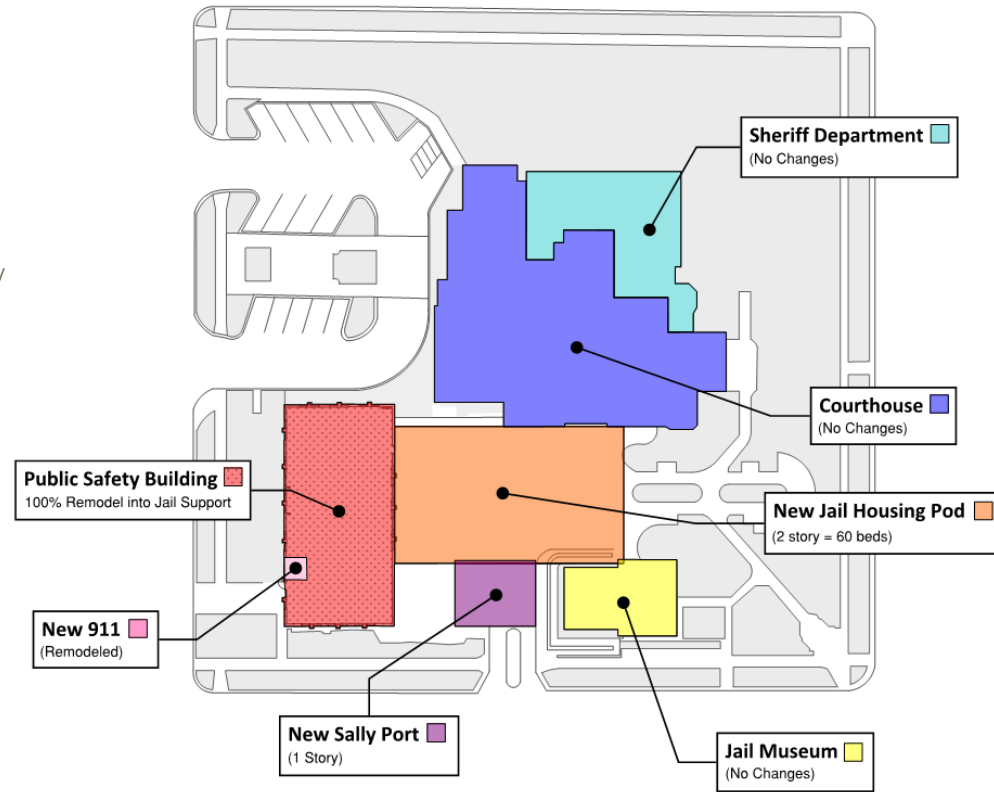
Advantages

- Remodeling and expansion of the existing building would allow for better building operation, safety, bed capacity, and classification.
- The land to build a new LEC on the existing site is already owned by Kewaunee County.
- Kewaunee County Public Safety Building staff would continue to work within the County.
- With the Jail on the same block as the Courthouse, inmate movement to Court can be secure.

Disadvantages

- No space for future horizontal jail expansion; it would need to be vertical.
- No changes to the Sheriff's Department

Cost / Benefit Only



4. Action Plans – Selected Options

OPTION 5 – NEW LAW ENFORCEMENT CENTER (JAIL & SHERIFF) ONSITE

Viable / Study

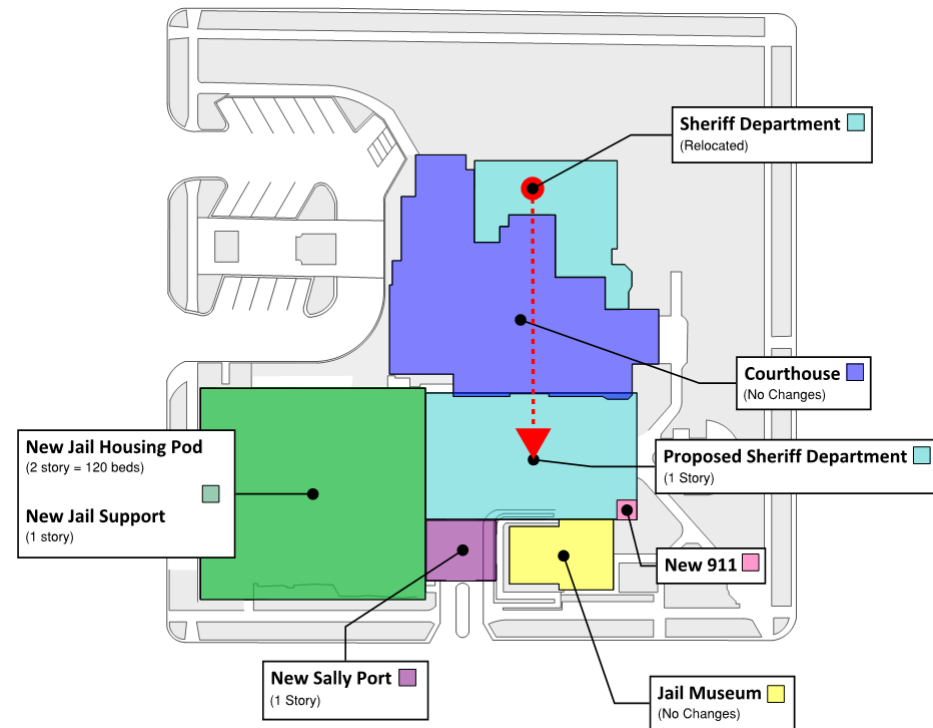
This option explores the possibility of Kewaunee County demolishing the existing Public Safety Building and constructing an entirely new jail and sheriff's department on the existing Courthouse site, including: Jail, Sheriff, and 911 (except the Sheriff's Garage), to a new Law Enforcement Center (LEC) constructed on the existing Courthouse site.

Advantages

- A completely new LEC onsite allows for an upgraded jail facility to meet modern standards, including improved operations, safety, inmate bed capacity, and classification.
- The land to build a new LEC on the existing site is already owned by Kewaunee County.
- Kewaunee County would not be financially burdened to pay for inmate travel for physical appearances at the existing Kewaunee County Courthouse.
- The Sheriff's Department, currently in basement of the courthouse, would be vacant for future Courthouse related functions.

Disadvantages

- Kewaunee County would be required to use other county jail facilities until construction is complete.



4. Action Plans – Selected Options

OPTION 6 – NEW JAIL OFFSITE (site selection TBD)

Viable / Study

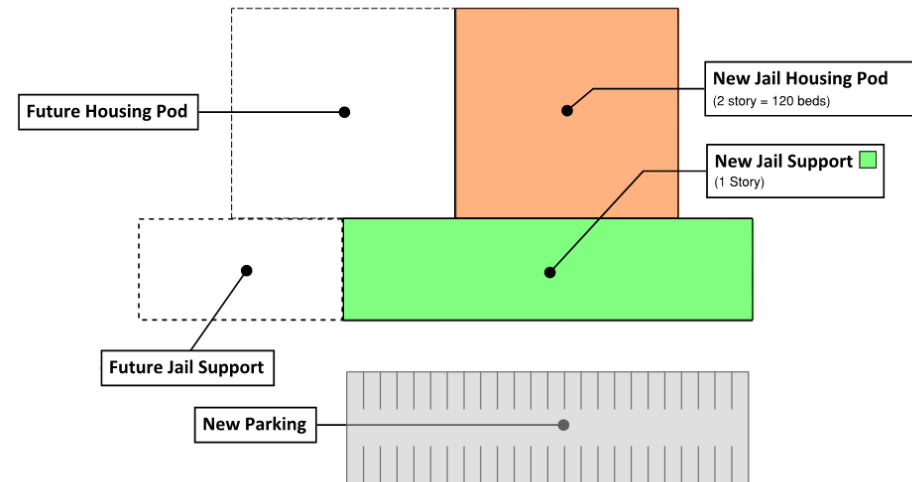
This option explores the possibility of Kewaunee County demolishing the existing Public Safety Building and constructing an entirely new jail somewhere off the existing site. Consequently, in this option, the 911 Sheriff Communications would be relocated into the Sheriff's Department in the Courthouse, or could be constructed new as part of the new Jail. This option will require a site of at least 8 acres.

Advantages

- A completely new jail facility would meet modern jail standards, including improved operations, safety, inmate bed capacity, and classification.
- Future jail expansion can happen with this option, trusting the site is large enough.
- Kewaunee County Public Safety Building staff would continue to work within the County.

Disadvantages

- Kewaunee County would be responsible for inmate travel expenses between the new facility and physical appearances at the existing Kewaunee County Courthouse.
- May require land acquisition and associated costs.
- A newly constructed facility combining all Sheriff operations would require a large area of buildable space, including an ideal location with the County.



4. Action Plans – Selected Options

OPTION 7 – NEW LAW ENFORCEMENT CENTER (JAIL & SHERIFF) OFF SITE (site selection TBD)

Viable / Study

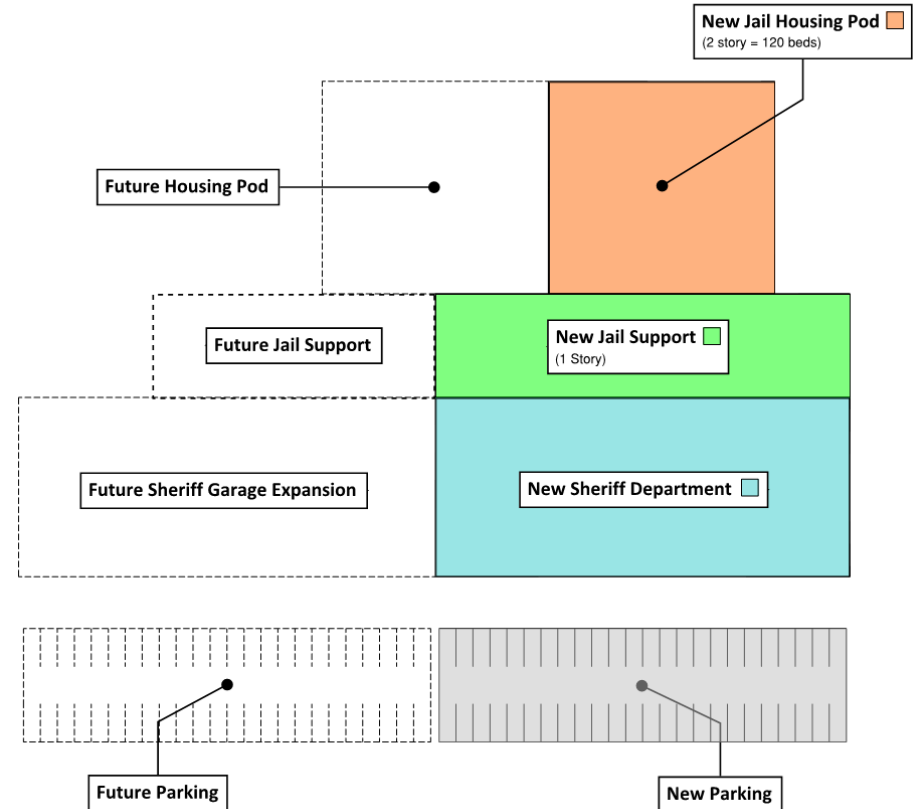
This option explores the possibility of Kewaunee County moving all Jail, Sheriff's Department functions, including: Jail, Sheriff, 911 Communications, and the Sheriff's Garage to a new facility constructed offsite. This option will require a site of at least 8 acres.

Advantages

- A completely new jail facility would meet modern jail standards, including improved operations, safety, inmate bed capacity, and classification.
- Future jail expansion can happen with this option, trusting the site is large enough.
- This option completely consolidates and organizes all Sheriff functions into one newly constructed facility.
- Kewaunee County Public Safety Building staff would continue to work within the County.

Disadvantages

- Kewaunee County would be responsible for inmate travel expenses between the new facility and the Courthouse, including physical appearances to Court.
- A newly constructed facility combing all Sheriff operations would require a large area of buildable space, including an ideal location with the County.
- May require land acquisition and associated costs.





Recommendations

5. Recommendations

Recommend the County
Begin Planning for a New
Law Enforcement Center



5. Recommendations

Why a New Law Enforcement Center?

Four Reasons:

1. Physical Condition of the Jail
2. Current Design and Impact on Operations
3. Inadequate Bed Capacity
4. Future Jail Bed Needs



5. Recommendations

Physical Condition of the Jail

- Existing out of date Materials and Systems have Ongoing Maintenance Issues
- HVAC – No Backup Heat
- Fire Suppression – Only Fire Monitoring System
- Plumbing – Continuous Repair and Replacement
- Electrical / Power – Old and out dated



5. Recommendations

Current Design and Impact on Operations

- Jail (Public Safety Building)
 - Security – Inability to directly view inmates because of linear design
 - Housing – Inadequate because of size and design
 - Classification – Inadequate housing for inmate classification
 - Work Release (Huber)
 - Special Needs Beds – Inadequate because of size, design, location



5. Recommendations

Current Design and Impact on Operations

- Jail (Public Safety Building)
 - Security – Inability to directly view inmates because of linear design



Kewaunee County



Eau Claire County

5. Recommendations

Current Design and Impact on Operations

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Kewaunee County

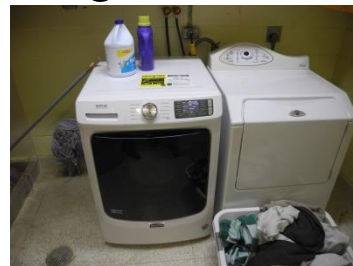


Eau Claire County

5. Recommendations

Current Design and Impact on Operations

- Jail (Public Safety Building)
 - Support Areas – Inadequate because of size and design
 - Sally Port – Too small for all vehicles
 - Intake / Booking – Too small and poorly laid out
 - Showers – Incorrect locations
 - Laundry – Need commercial washer and dryer
 - Medical – Not correct types of required rooms
 - Programming – No dedicated space
 - Exercise – No dedicated space
 - Foodservice – Foodservice storage in in the sally port



5. Recommendations

Current Design and Impact on Operations

- Jail (Public Safety Building)
 - 911 Jail / Dispatcher – Inadequate for two person function. Master Control and Dispatcher should not be combined.
 - ADA Compliance – Many areas in Jail not ADA compliant
 - Door Openings
 - Showers
 - Turning Radius
 - Etc.



5. Recommendations

Current Design and Impact on Operations

- Sheriff's Department (Courthouse)
 - Administrative staff area is poorly laid out – Distractions for staff
 - Meeting rooms are too small for their function
 - Acoustical privacy in meeting rooms is inadequate
 - No dedicated staff breakroom



5. Recommendations

Inadequate Bed Capacity

- Does not meet present and future bed needs
 - 22 Current Bed Rated Capacity
 - 18 Current Bed Design Capacity (85%)
 - Average Daily Population of 41
- Does not provide adequate housing for inmate classification
- All female inmates are housed out of the County

5. Recommendations

Future Jail Bed Needs

- Projected Average Daily Population in 20 Years

Projected ADP 20 Years =	Inmates 61.4
Plus Peaking Factor of 13.8%	8.5
Plus Classification Factor of 12%	8.4
Plus Maintenance Factor of 5%	3.9
Total Projected Beds =	82.2



Next Steps

6. Next Steps

- Approve Phase One Report
- Approve Moving into Phase Two Tasks:
Operational and Architectural Programming



Questions and Answers

