
CHAMPAIGN COUNTY PUBLIC SAFETY FACILITIES MASTER PLAN UPDATE

502 S Lierman Avenue
Urbana IL 61802

03MAR20

RRCo Project 201919

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JAIL PRIORITIES

- 1. Housing: Special Management Pod.** The most critical housing need in the jail is for a wide variety of special management inmates.
- 2. Housing: Females.** Females are inadequately accommodated in the existing jails.
- 3. Housing: General Population.** These beds will allow inclusion of some beds lost by the closing of the Downtown Jail.
- 4. Health Care Area.** Facilities for the care of inmates to include exams, treatment, nurses, medical records, and medicines storage is insufficient for the current Satellite Jail population let alone a larger merged population.
- 5. Inmate Program Space.** Space at the Satellite Jail to address the priority of providing inmate programming is needed, and more so as the Downtown Jail population is incorporated into the Satellite.
- 6. Indoor Exercise Space.** At present existing inmate exercise space at the Satellite is of the outdoor variety only. Space for exercise needs to include indoor space.
- 7. Safer Existing Housing.** Existing **pod control centers** (Pods A & B) will be moved to the center of the pods to facilitate much better viewing of each pod's individual housing units.
- 8. Inmate Visitation Space.** Visitation space must include large enough space for family visitation, especially in light of the Downtown Jail closing.
- 9. Booking-Intake Area & Vehicle Sally Port.** The current booking area has inadequate holding space, arresting officer workspace, and I.D. areas.
- 10. Jail Administration Space.** Jail administration space is lacking in square footage.
- 11. Storage & Inmate Commissary.** Current storage capabilities at the Satellite are inadequate and will be made more so with the inclusion of the Downtown Jail population.
- 12. Laundry.** Present laundry facility is too small.
- 13. Secure Refuge Area.** Currently doesn't exist. Corrections needs fenced outside area for emergency evacuations.
- 14. Kitchen.** Deficiencies in kitchen food storage space and work area will be addressed.
- 15. Garage.** With the Downtown Jail closing, needs to accommodate combined storage and larger vehicles, as needed.



JAIL PRIORITIES (expanded text)

Priorities for the jail portion of the project are itemized below in order of priority.

- 1. Housing: Special Management Pod.** The most critical housing need in the jail is for a wide variety of special management inmates. This type of housing is lacking in both existing jails thus forcing the unintended use of wholly insufficient short-term holding cells in the booking areas. This housing will also provide ADA compliant housing which is otherwise absent in the existing jails. Post-Master Plan study demonstrated that this type of housing was not attainable through renovation of existing housing at either jail. A perimeter service corridor will be provided to enhance secure maintenance.
- 2. Housing: Females.** Females are inadequately accommodated in the existing jails. This housing must be designed to efficiently accommodate (in space and staff terms) the wide population fluctuations in the female population (from 6 to 31 female inmates as revealed by daily count information documented in the 2015 MP on page 20). A perimeter service corridor will be provided to enhance secure maintenance.
- 3. Housing: General Population.** These beds will help replace some beds lost by the closing of the Downtown Jail. Creating a flexible, multi-use pod that can also accommodate female inmates (priority #2 above) in the widely varying daily numbers needed would be ideal from a staff and space efficiency viewpoint, if possible. This second pod would also allow for more ADA housing space to ensure compliance. A perimeter service corridor will be provided to enhance secure maintenance.
- 4. Health Care Area.** Facilities for the care of inmates to include exams, treatment, nurses, medical records, and medicines storage is insufficient for the current Satellite Jail population let alone a larger merged population. This component needs to be expanded in a consolidated location in order to more closely monitor the medical needs of inmates. Preferably, this component would be located adjacent to the Special Management housing pod which is where inmates most in need of care will be housed.
- 5. Inmate Program Space.** Space at the Satellite Jail to address the priority of providing increased inmate programming is needed, and more so with the inclusion of the Downtown Jail population. Space to accommodate the needs of in-house and visiting programming staff would be included. Space provisions will also include creation of an Electronic Home Detention (EHD) entry point and parking.
- 6. Indoor Exercise Space.** At present existing inmate exercise space at the Satellite is of the outdoor variety only (and is within each of the two existing housing pods). This curtails year-round access to healthful exercise opportunities. Existing exercise space would be renovated to become indoor space with provisions for heating and cooling. Replacement housing would include indoor exercise space in order to improve access with minimal inmate movement and staff impact. Secure outdoor exercise space will be created for use by all inmates.



7. Safer Existing Housing. Existing **pod control centers** (Pods A & B) will be moved to the center of the pods to facilitate much better viewing of each pod's individual housing units. This will improve inmate safety and staff control, and thus potentially reduce liability. To further this goal the separating dayroom wall between two units in Pod B (B-2 and B-3) will be removed to eliminate blind spots, and the solid wall in front of Units A-1 and A-2 in Pod A (currently female units) will be replaced by glazed vision panels. New part-height toilet area screening will be used throughout to ensure inmate privacy without compromising security.

8. Visitation Space. Visitation space must be expanded. Appropriately designed video visiting space needs to replace the old visiting accommodations. Professional contact visiting space to facilitate increased legal and programmatic interaction will be provided. Inmate video visiting stations will be installed at the new housing pods.

9. Booking-Intake Area & Vehicle Sally Port. The current booking area has inadequate holding space, arresting officer workspace, and I.D. areas, all of which negatively affect efficiency in the booking and releasing of arrestees. Inmate property storage is a special problem in that it is insufficient and is inefficiently scattered throughout the facility. Redesigned space as part of this project would address these issues and also provide an improved environment for more humane arrestee processing to include a less restrictive open waiting option. Improved connected space for video court appearances would be included.

10. Jail Administration Space. Jail administration space is lacking in square footage. It is also in separate areas of the facility. Consolidated space will be created to remedy these problems and will include space for shift command staff, home detention operations and the critically important, inmate classification function, improving efficiency and effectiveness. This consolidated space will be in the existing booking area.

11. Storage & Inmate Commissary. Current storage capabilities at the Satellite are inadequate and will be made more so with the inclusion of the Downtown Jail population. Additional consolidated space will be provided.

12. Laundry. As space is redesigned existing program office space adjacent to the Laundry will be made available for an inexpensive but necessary renovation of laundry space, particularly for linen storage.

13. Secure Refuge Area. A secure fenced outdoor refuge area will provide a last, safe inmate exiting resort after all internal refuge moves are exhausted in an emergency egress situation.



**REIFSTECK
REID**

ARCHITECTURE.
CONSTRUCTION MANAGEMENT.
INTERIORS.

OTHER ISSUES

There were other issues that were addressed in the original Master Plan but not mentioned in recent preliminary discussions with county officials. These issues will be addressed in the updated plan as lower priority items in case the county would like the option of pursuing them.

14. Kitchen. Deficiencies in kitchen food storage space and work area will be addressed principally by utilizing existing jail staff locker space abandoned when lockers are consolidated in the new law enforcement component. The abandoned space will be used for dry goods storage thus freeing space in the existing kitchen area for food preparation area.

15. Garage. The small garage at the northwest corner of the Satellite will be expanded to accommodate combined storage and larger vehicles, as needed.

CHAMPAIGN COUNTY
CHAMPAIGN COUNTY PUBLIC SAFETY BUILDING - ADDITIONS & RENOVATIONS
PROGRAM ESTIMATE
Champaign County, IL



R03

ESTIMATE SUMMARY

February 27, 2020

| DESCRIPTION | Plan ID | GSF | TOTAL | |
|--|----------|-------------------|-------------------|---------------|
| 01 New Jail Construction | | 52,920 | 23,998,000 | 453.48 |
| Replacement Housing - Males/Females (49 Beds) | Item #2 | 12,000 | 5,820,000 | 485.00 |
| Replacement Housing - Special Needs (26 Beds) | Item #1 | 11,000 | 5,390,000 | 490.00 |
| Replacement Housing - General Population (49 Bed) | Item #3 | 12,000 | 5,820,000 | 485.00 |
| Booking/Intake w/ Sally Port | Item #9 | 9,920 | 3,968,000 | 400.00 |
| Health Care Area | Item #4 | 2,000 | 900,000 | 450.00 |
| Inmate Program Space | Item #5 | 1,500 | 525,000 | 350.00 |
| Other - Night Sgt, Circulation, Connector, Mech | Other | 4,500 | 1,575,000 | 350.00 |
| <u>COMPARABLE PROJECTS</u> | | | | |
| Ogle County Detention (Single story 42,000 GSF, Bid Spring 2019) | | \$505 /SF | | |
| DeKalb County Jail (2018 Adjusted to 2019, <u>excludes</u> basement storage) | | \$495 /SF | | |
| 02 Renovations - Inmate | | 10,224 | 2,291,860 | |
| Inmate Program Space/EHD | Item #5 | 2,972 | 520,100 | 175.00 |
| Indoor Exercise | Item #6 | 3,484 | 661,960 | 190.00 |
| Safer Existing Housing (Raised Control Post and related) | Item #7 | 2,096 | 733,600 | 350.00 |
| Visiting Space | Item #8 | 1,672 | 376,200 | 225.00 |
| Inmate Housing Upgrades (Tables/Partitions) | Other | included | - | - |
| 03 Renovations - Admin, Support, General | | 8,480 | 1,588,175 | |
| Jail Administration | Item #10 | 1,744 | 305,200 | 175.00 |
| Storage & Inmate Commissary | Item #11 | 2,881 | 360,125 | 125.00 |
| Laundry | Item #12 | 909 | 136,350 | 150.00 |
| Public Lobby (Existing to Remain) | | - | - | |
| Food Storage | Item #14 | 2,000 | 550,000 | 275.00 |
| Garage w/ Addition | Item #15 | 946 | 236,500 | 250.00 |
| 04 Site Improvements | | 76,636 | 990,000 | 12.92 |
| Secure Refuge Area | Item #13 | included | | |
| Site Improvements for Jail Addition | Other | included | | |
| Outdoor Exercise (2,900 sf) | Other | included | | |
| Site Improvements for LEC | Other | included | | |
| Parking / Roads | Other | included | | |
| 05 Other | | | 910,000 | |
| HVAC - Geothermal Option for New Additions (Jail & Sheriff's Office) | | | 910,000 | |
| SUBTOTAL CONSTRUCTION ALL AREAS (includes CM/GC staff, fees, insurance) | | | 29,778,035 | |
| Escalation (Start Spring 2022) | | 12.0% | 3,573,364 | |
| Contingency | | | included | |
| SUBTOTAL CONSTRUCTION ALL AREAS | | | 33,351,399 | |
| Owner Other / Soft Costs (Design, Permits, FF&E, utility fees, legal, financial, etc.) | | 13.0% | 4,335,682 | |
| TOTAL PROJECT COST | | | 37,687,081 | |
| | | Range Low (-5%) | 35,800,000 | |
| | | Range High (+10%) | 41,500,000 | |

continued -->

CHAMPAIGN COUNTY
CHAMPAIGN COUNTY PUBLIC SAFETY BUILDING - ADDITIONS & RENOVATIONS
PROGRAM ESTIMATE
Champaign County, IL



R03

ESTIMATE SUMMARY

February 27, 2020

| DESCRIPTION | Plan ID | GSF | TOTAL | |
|---|---------|--------|-------------------|------------|
| New Construction - Sheriff's Law Enforcement (Offices) | | 23,716 | 11,165,245 | 470.79 |
| Sherriff's Law Enforcement - Office | | 23,716 | 7,257,096 | 306.00 |
| Shell Space - Storage / IT | | 5,000 | 1,250,000 | 250.00 |
| Solar Panels at Roof (170 KV System) | | | 315,000 | |
| Escalation, Contingency, Soft Costs | | | 2,343,149 | |
| | | | Range Low (-5%) | 10,600,000 |
| | | | Range High (+10%) | 12,300,000 |

COMPARABLE PROJECTS

| | |
|---|------------------|
| Rock Island Police Station - 2015 Adjusted to 2019 & Location | \$341 /SF |
| Oswego Police Station - 2018 Adjusted to 2019 & Location | \$370 /SF |
| Discount for primarily office program (-\$50/SF) - Use | \$306 /SF |

OTHER COSTS CONSIDERATIONS (Order of Magnitude)

* Costs adjusted to 2022 and include 13% Soft Cost Allocation

Deferred Maintenance (3 - Year Maintenance Repairs)

| | | |
|--|-----------|-----|
| Exterior Repairs / Replacements (Roof, Façade, Misc) | 1,330,000 | ADD |
| Plumbing Upgrades | 140,000 | ADD |
| Electrical/Security Upgrades | 960,000 | ADD |

Two Story Sheriffs Office

| | | |
|---|-------|-----|
| Add stairs, elevator (additional building area to accommodate) | 3%-5% | ADD |
| Increase in exterior wall area - high cost, but also more opportunity for natural light | | |
| Occupies less space on site | | |