

# Alternative Design Options Study - Report Findings



## Dane County Board Presentation

Dane County Jail  
Consolidation Project



May 2, 2019  
DCPW Project #318003

**Mead  
& Hunt**

**Potter  
Lawson**  
Success by Design

**HR Gilbane**

# Agenda

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- Alternative Design Options
- Program Objectives Summary
- Options Comparison
- Estimated Schedules
- Additional Information
- Questions

# Alternative Design Options

- South Tower Addition
- CCB & PSB Renovation & Greenfield Site
- PSB Renovation & Greenfield Site
- All Greenfield Site

# South Tower Addition Option

## CITY COUNTY BUILDING



**VACATE**

*Area: 81,000 SF*

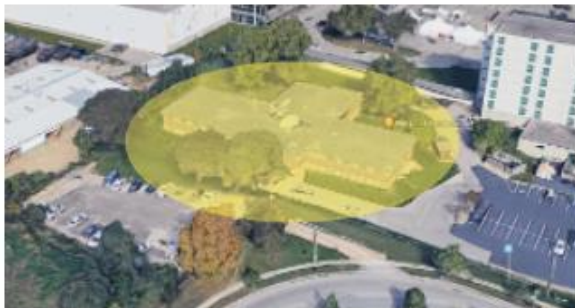
## PUBLIC SAFETY BUILDING



**RENOVATE**

*Area: 59,200 SF*

## HUBER/FERRIS CENTER



**VACATE**

*Area: 29,200 SF*

## SOUTH TOWER ADDITION



**BUILD**

*Area: 198,600 SF*

**Estimated Project Cost: \$148M | Estimated Completion: 2Q 2024**

# CCB & PSB Renovation & Greenfield Site Option

## CITY COUNTY BUILDING



**RENOVATE**

Area: 81,000 SF

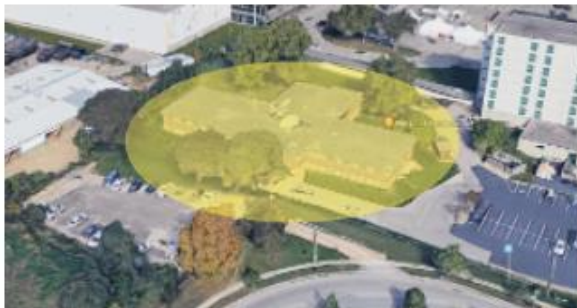
## PUBLIC SAFETY BUILDING



**RENOVATE**

Area: 89,600 SF

## HUBER/FERRIS CENTER



**VACATE**

Area: 29,200 SF

## NEW HUBER CENTER



**BUILD**

Area: 133,200 SF

Estimated Project Cost: \$161.1M | Estimated Completion: 1Q 2027



# PSB Renovation & Greenfield Site Option

## CITY COUNTY BUILDING



**VACATE**

Area: 81,000 SF

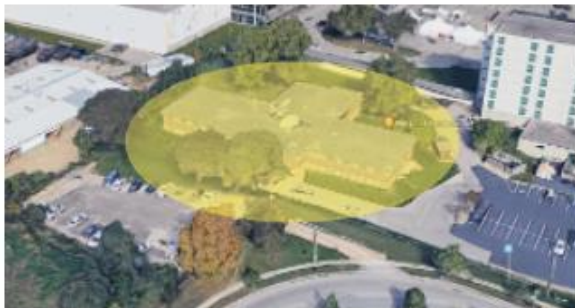
## PUBLIC SAFETY BUILDING



**RENOVATE**

Area: 62,500 SF

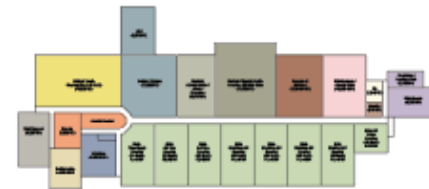
## HUBER/FERRIS CENTER



**VACATE**

Area: 29,200 SF

## GREENFIELD SITE



**BUILD**

Area: 256,400 SF

Estimated Project Cost: \$164.5M | Estimated Completion: 2Q 2024

# All Greenfield Site Option

## CITY COUNTY BUILDING



**VACATE**

Area: 81,000 SF

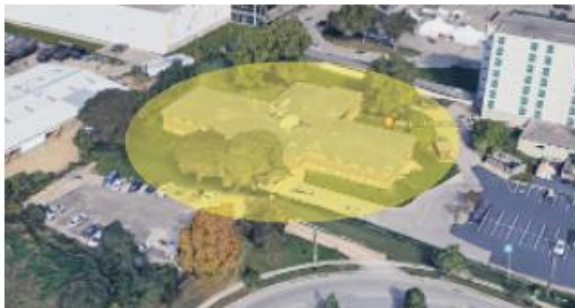
## PUBLIC SAFETY BUILDING



**REPURPOSE/SELL**

Area: 203,100 SF

## HUBER/FERRIS CENTER



**VACATE**

Area: 29,200 SF

## GREENFIELD SITE



**BUILD**

Area: 445,500 SF

Estimated Project Cost: \$220.4M | Estimated Completion: 3Q 2023

# Program Objectives

	South Tower Addition Option	CCB & PSB Renovation & Greenfield Site Option	PSB Renovation & Greenfield Site Option	All Greenfield Site Option
Provide one consolidated jail facility	✓			✓
Replace the outdated cell blocks in CCB	✓	✓	✓	✓
Provide appropriate medical/mental health space	✓	✓	✓	✓
Eliminate/greatly reduce solitary confinement	✓	✓	✓	✓
Provide non-contact visitation at the housing units	✓	✓	✓	✓
Provide multipurpose space to meet spiritual needs of inmates	✓	✓	✓	✓
Provide a downtown location close to the courthouse/bus	✓	✓	✓	
Reduce total number of beds	✓	✓	✓	✓
Improve staffing and operational costs	✓			✓
Minimize impact to existing operation during construction	✓			✓
Replace the Ferris Center	✓	✓	✓	✓



# Options Comparison

	South Tower Addition Option	CCB & PSB Renovation & Greenfield Site Option	PSB Renovation & Greenfield Site Option	All Greenfield Site Option
Total Number of Beds	922	922	922	922
Total Facility Estimated Area	401,700 SF	417,300 SF	459,500 SF	445,500 SF
Estimated Project Cost	\$148M	\$161.1M	\$164.5M	\$220.4M
Estimated Staffing Cost	\$35.7M/YR 317.7 FTE	\$45.9M/YR 404.6 FTE	\$41.4M/YR 377.7 FTE	\$34.1M/YR 303.3 FTE
Project Completion	2Q 2024	1Q 2027	2Q 2024	3Q 2023
Out of County Housing Cost	No	Yes	No	No
Relocation of City Employees	No	Yes (5th floor CCB)	No	No
Relocation of County Employees	Yes (2nd floor PSB)	Yes (5th floor CCB) Yes (2nd floor PSB)	Yes (2 <sup>nd</sup> Floor of PSB)	No

# Other Costs Not Included in Project Costs

Additional/ Future Costs	South Tower Addition Option	CCB & PSB Renovation & Greenfield Site Option	PSB Renovation & Greenfield Site Option	All Greenfield Site Option
Demolition of Ferris Center	\$740k	\$740k	\$740k	\$740k
Land Purchase	N/A	\$TBD	\$TBD	\$TBD
CCB Decommissioning (6 <sup>th</sup> & 7 <sup>th</sup> Floors)	\$TBD	N/A	\$TBD	\$TBD
Sale of PSB; Appraisal to Determine Value	N/A	N/A	N/A	\$TBD
PSB Decommissioning	N/A	N/A	N/A	\$TBD
PSB Repurposing	N/A	N/A	N/A	\$TBD

# Other Costs Not Included in Project Costs

Renovation Options	South Tower Addition Option	CCB & PSB Renovation & Greenfield Site Option	PSB Renovation & Greenfield Site Option	All Greenfield Site Option
Relocate CCB 5 <sup>th</sup> Floor Office Staff	N/A	Move out/back: \$97K Rental: \$500K/yr	N/A	N/A
Relocate CCB 5 <sup>th</sup> Floor Public Health Laboratory	N/A	Move out/back: \$47K Rental: \$85K/yr	N/A	N/A
Relocate CCB 5 <sup>th</sup> Floor Technology Systems Data Room	N/A	Move out/back: \$20K Rental: \$45K/yr	N/A	N/A
Relocate PSB 2 <sup>nd</sup> Floor Office Staff	Move out/back: \$103K Rental: \$531K/yr	Move out/back: \$103K Rental: \$531K/yr	Move out/back: \$103K Rental: \$531K/yr	N/A

# Dane County Jail - Alt Design Options

## Estimated Schedules

### ■ SOUTH TOWER ADDITION OPTION

- Design
- Bid & Award South Tower Addition
- Construction South Tower Addition
- Relocate Inmates Out of PSB
- Bid & Award PSB Renovation
- Renovation PSB
- Relocate Inmates/Vacate CCB & Ferris

### ■ CCB & PSB RENOVATION & GREENFIELD SITE OPTION

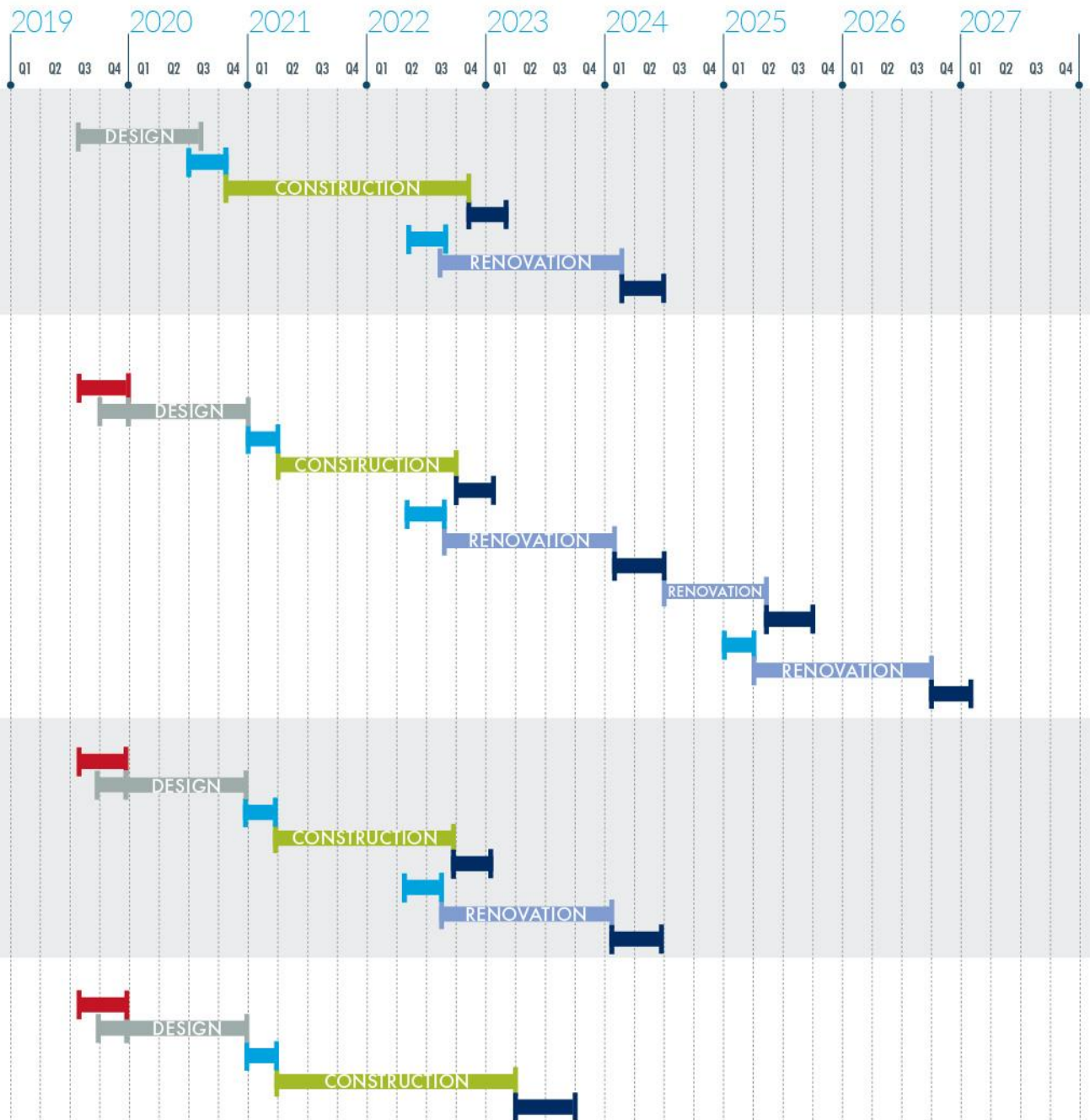
- Site Selection/Approvals
- Design
- Bid & Award Greenfield
- Construction Greenfield
- Relocate Inmates Out of CCB 1/2 6th & 7th Floors
- Bid & Award Renovation CCB
- Renovation CCB 1/2 6th & 7th Floors
- Relocate Inmates Out of CCB 1/2 6th & 7th Floors
- Renovation CCB 1/2 6th & 7th Floors
- Relocate Inmates Out of PSB
- Bid & Award Renovation PSB
- Renovation PSB
- Relocate Inmates/Vacate Ferris

### ■ PSB RENOVATION & GREENFIELD SITE OPTION

- Site Selection/Approvals
- Design
- Bid & Award Greenfield
- Construction Greenfield
- Relocate Inmates From PSB to Greenfield
- Bid & Award Renovation PSB
- Renovation PSB
- Relocate Inmates/Vacate CCB & Ferris

### ■ ALL GREENFIELD SITE OPTION

- Site Selection/Approvals
- Design
- Bid & Award Greenfield
- Construction Greenfield
- Relocate Inmates, Vacate PSB, CCB & Ferris



■ = Site Selection   ■ = Pre-Design/Design   ■ = Bid/Award   ■ = Construction   ■ = Transition   ■ = Procurement & Renovation

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# Additional Information

Responses to Specific Questions  
from the Committee



# Inmate Movement

- Bed Space in Other Counties
  - Not able to find medium/maximum jail beds in 33 Wisconsin Counties
- Jail Inmate Court Movement
  - On average 17.1 Jail inmates a day are brought to court
  - In 2018 the range was 42 (highest day) to 3 inmates (lowest day)brought to court
  - Inmate court movement is higher in the summer months and lowest in December and reflects the seasonal variances in the jail population

# Inmate Movement (cont.)

- Huber Inmates (2018 Averages):
  - 32% (19) inmates per day are released to work
  - 33% (20) inmates per day are released to volunteer
  - 20% (12) inmates per day are released to attend programs
  - 8% (4) inmates per day are released to attend appointments

## Total Inmate Trips from all Jail Facilities in 2018

Type	Total	Percentage	Average Trips per Day	Percentage
Appointment	1635	7.6%	4	7.6%
Court	323	1.5%	1	1.5%
Medical Appt.	288	1.3%	1	1.3%
Program	4211	19.5%	12	19.5%
Release to Treatment	1087	5.0%	3	5.0%
Volunteer	7180	33.2%	20	33.2%
Work Release In	6907	31.9%	19	31.9%
Grand Total	21631		59	

# Visitation

- Visitation Data

- DCSO staff kept track of all jail visitors to the PSB and CCB Jail for the month of March 2019.
- 1,516 total Professional Visitors (Attorneys, Probation and Parole, Programs and others)
- 1,043 total Family and Friends Visitors

Family & Friends Method of Transport	Percentage
Visitor took the bus	9%
Visitor dropped off	13%
Visitor drove a car	75%

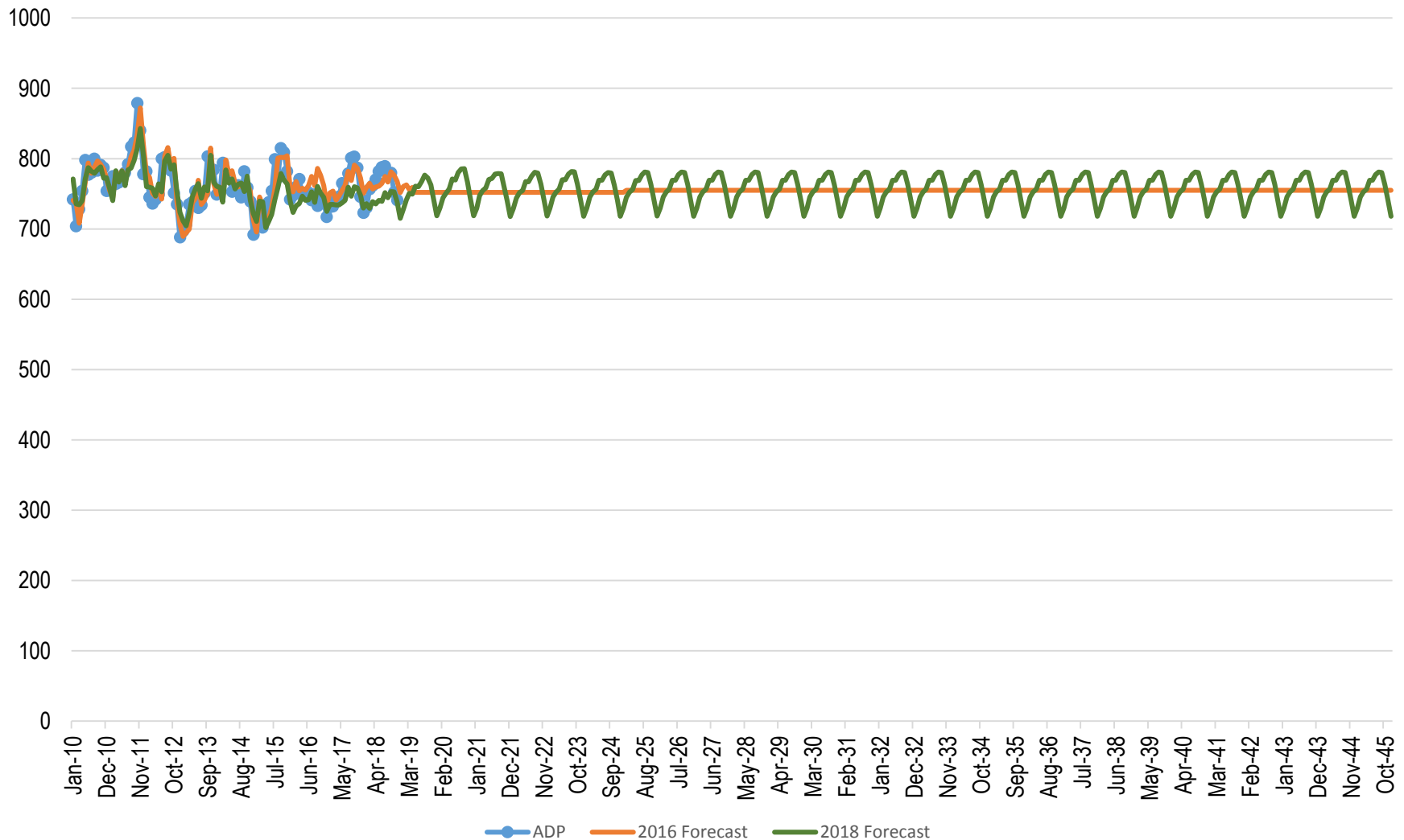
- Video Visitation

- 61% of jail visitors surveyed were open to the idea of a remote video visitation

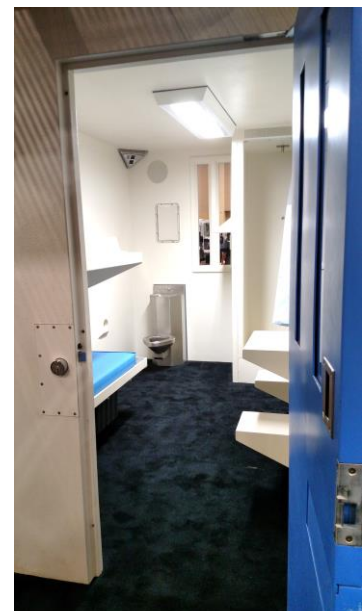
Interest in Video Visitation	Number of Responses	Percentage
Yes	279	45%
No	243	39%
Maybe	101	16%

# Jail Population Forecast - 2018 to 2045

Dane County Jail Under Roof ADP & Forecast



# Sheriff's Office Comments







**Questions?**