



DUBOIS COUNTY JUSTICE STUDY

Summary Presentation



Justice Study Committee

- Chad Blessinger, County Commissioner
- Elmer Brames, County Commissioner
- Nick Hostetter, County Commissioner
- Jerry Hunefeld, Council Member
- Judge Mark McConnell
- Judge Nathan Verkamp
- Gregg Schnarr, County Attorney
- Tom Kleinhelter, Sheriff
- Jennifer Lampert, Probation
- Megan Durlauf, Director of Community Corrections
- Anthony Quinn, Prosecutor
- Randy Schnell, Jail Commander
- Sandra Morton, Auditor
- Timothy Demotte, Defense Attorney
- Tamara Humbert, Director of Emergency Management Agency
- Gil Eckerle



Justice Study Committee Mission Statement

The Committee is dedicated to exploring and advocating for needed improvements to the Dubois County Criminal Justice facilities and providing ideas for a system of justice focused on victim rights, community safety, and participant rehabilitation with deep consideration for financial constraints. We will accomplish this through a study of our existing system, use today's data to project for future needs and collaborate to determine the best course of action for the benefit of Dubois County citizens.



Judicial Components included in this Facilities' Needs Assessment Study are:

- Community Corrections**
- Jail / Sheriff's Office**
- Courthouse Departments**
 - Auditor, Treasurer, Recorder, Clerks, Superior and Circuit Courts, Probation, and Assessor**
- Annex Departments**
 - Emergency Management Agency, Commissioners, and Prosecutor**

Analytics Summary



□ County Population

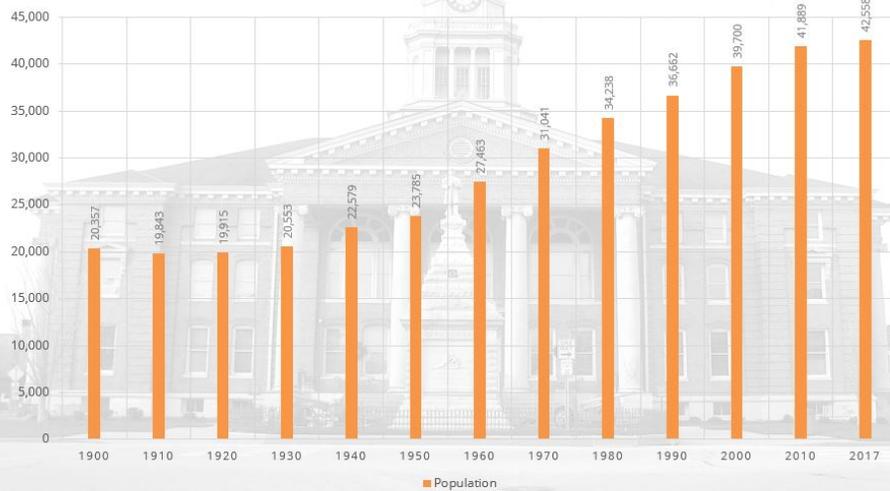
- 2017 Estimated - 42,558
- 2038 Projected - 50,000

Potential Increase of 17%

DUBOIS COUNTY JUSTICE STUDY



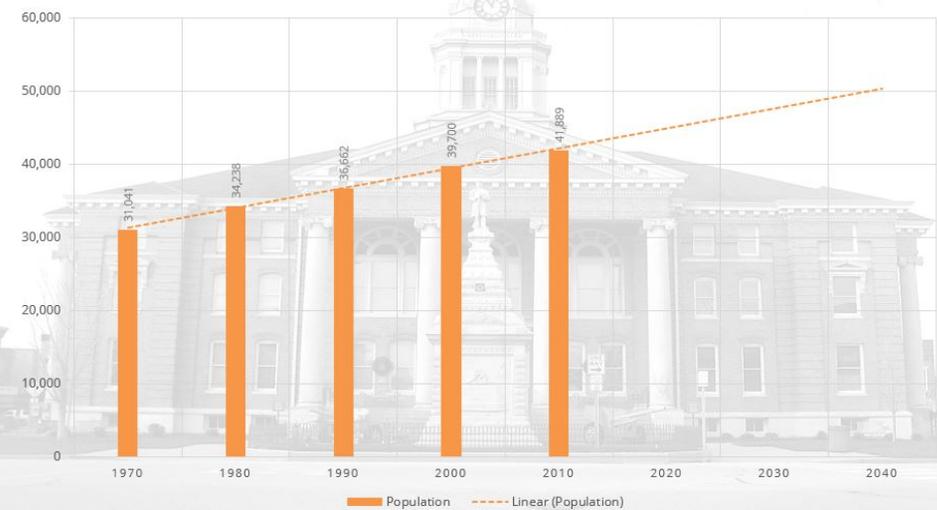
COUNTY POPULATION



DUBOIS COUNTY JUSTICE STUDY



POPULATION- PROJECTION



Analytics Summary



<u>County</u>	<u>Population</u>	<u>Capacity</u>	<u>Beds/1000</u>
Cass	38,966	208	5.35
Harrison	39,364	175	4.44
DeKalb	40,285	105	2.60
Dubois	42,558	84	1.97
Jackson	44,013	248	5.65
Shelby	44,436	231	5.21
Lawrence	46,134	168	3.65

Rule of Thumb is 4.5 beds per 1000



Dubois County Sheriff's Office and Jail Feasibility Study

Types of Housing Unit Classifications and Population on 02/13/19

	Types of Housing Unit Classification	Number of Inmates
	Medium Risk Male Housing	43
	Medium Risk Female Housing	13
	L6 DOC Ineligible Male	5
	L6 DOC Ineligible Female	2
	High Risk Existing Male	5
	Inmate Worker Housing	3
	Holding/Booking	1
	Disciplinary Isolation	3
	Voluntary Segregation Male	1
	Voluntary Segregation Female	1
	Protective Custody	6
	Total Inmates	83

11 Classifications / Classification Threshold = 67.5 / Capacity = 84

Analytics Summary



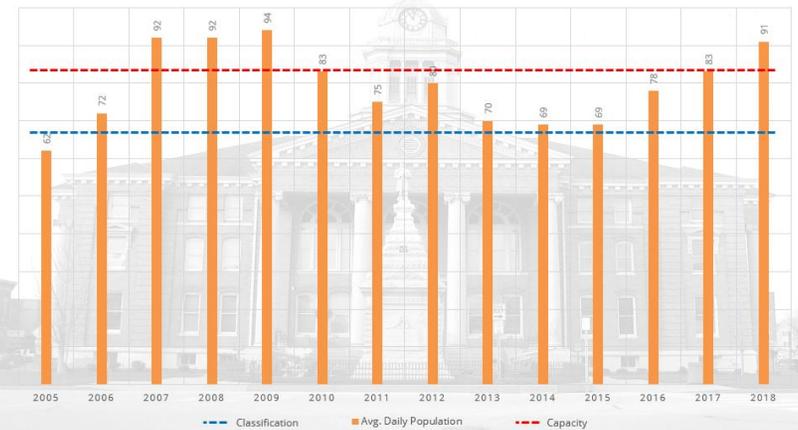
Average Daily Jail Population (ADP)

- ❑ **Current Rated Capacity: 84 Beds***
- ❑ **2013 Average: 70 Beds + 20% Classification = 88 Beds**
- ❑ **2014 Average: 69 Beds + 20% Classification = 86 Beds**
- ❑ **2015 Average: 69 Beds + 20% Classification = 86 Beds**
- ❑ **2016 Average: 78 Beds + 20% Classification = 98 Beds**
- ❑ **2017 Average: 83 Beds + 20% Classification = 104 Beds**
- ❑ **2018 Average: 91 Beds + 20% Classification = 114 Beds**

DUBOIS COUNTY JUSTICE STUDY



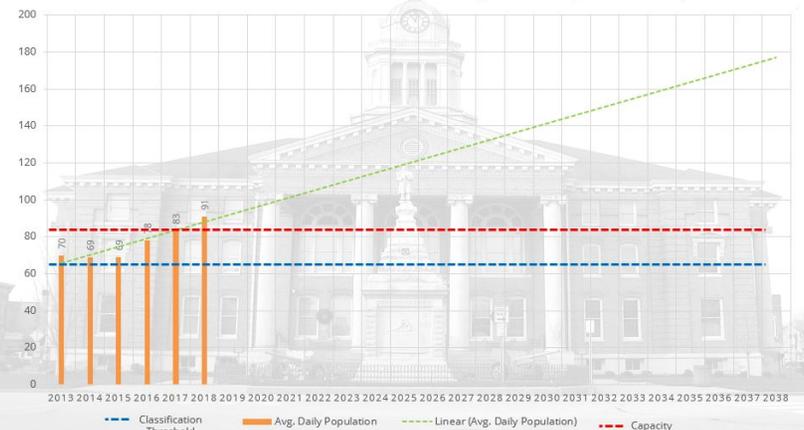
AVERAGE DAILY POPULATION



DUBOIS COUNTY JUSTICE STUDY



AVERAGE DAILY POPULATION - PROJECTION (2013-2018)





□ Average Length of Stay

□ 2018 – 35.6 Days

□ 2038 Projection – 73 Days

Potential Increase of 105%

DUBOIS COUNTY JUSTICE STUDY



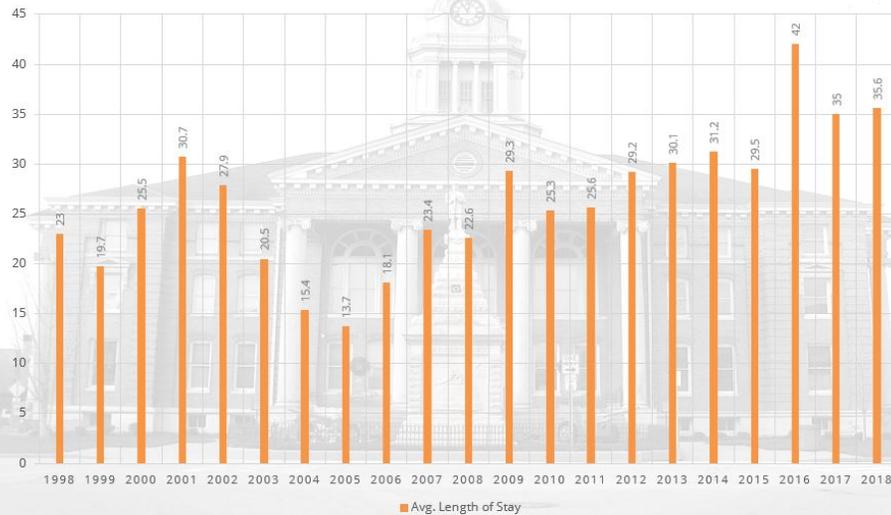
RQAW
ARCHITECTURE

DUBOIS COUNTY JUSTICE STUDY

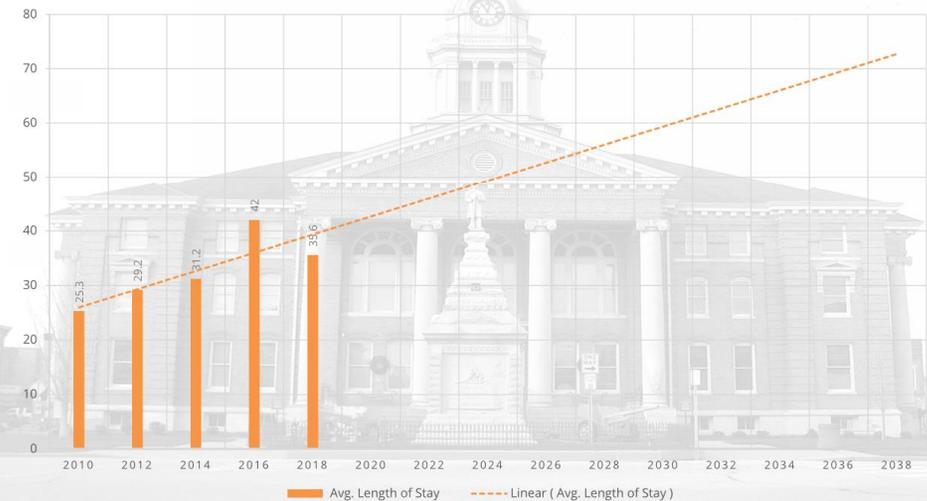


RQAW
ARCHITECTURE

AVERAGE LENGTH OF STAY (1998-2018)



AVG. LENGTH OF STAY- PROJECTION (2010-2018)





☐ Total Admissions (2010-2018)

- ☐ 2018 - 1,140 Inmates
- ☐ 2038 Projection - 1,060 Inmates

DUBOIS COUNTY JUSTICE STUDY



RQAW
ARCHITECTURE

DUBOIS COUNTY JUSTICE STUDY

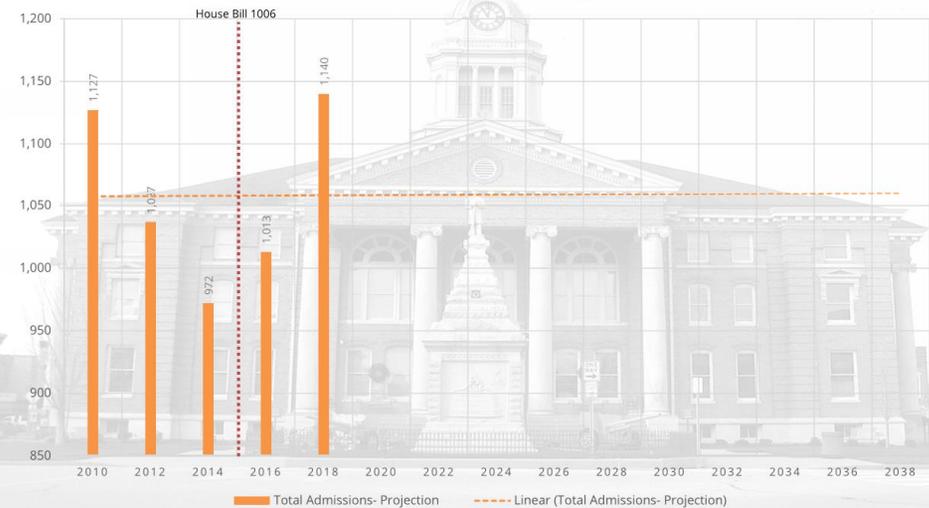


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TOTAL ADMISSIONS (2010-2018)



TOTAL ADMISSIONS- PROJECTION





Jail Capacity Calculation "A": 20 Year

Admissions x Avg. Length of Stay / 365 Days = Average Daily Population

Calculation: 1,060 Inmates x 73 Days / 365 Days = 212 Beds

<input type="checkbox"/> ADP (Average Daily Population) Projections (2038)	212 Beds
<input type="checkbox"/> Classification Factor @ 15% - 20%	32 - 42 Beds
<hr/>	
<input type="checkbox"/> Total Recommended Capacity	244 - 254 Beds

Potential Projection A Increase of 133%

Jail Capacity Calculations



Jail Capacity Calculation "B": 20 Year

Projected Pop. / 1,000 x 4.5 = ADP (Average Daily Population)

Calculation: **50,000 People / 1,000 x 4.5 = 225 Beds**

□ ADP (Average Daily Population)	225 Beds
Projections (2038)	
□ Classification Factor @ 15% - 20%	34 - 45 Beds
<hr/>	
□ Total Recommended Capacity	259 - 270 Beds

Potential Projection B Increase of 147%



Increase in Jail population drivers:

- ❑ **House Bill 1006.**
 - ❑ **Felony F6 under one year sentencing at County Jail.**
- ❑ **Increase in drug related crimes.**
- ❑ **Increase of female population in Jail.**
- ❑ **Insufficient amount of Programming.**



Proposed Option #1



Proposed Solutions



DUBOIS COUNTY JUSTICE STUDY Courthouse / Jail Pod Option #1



Cost Summary



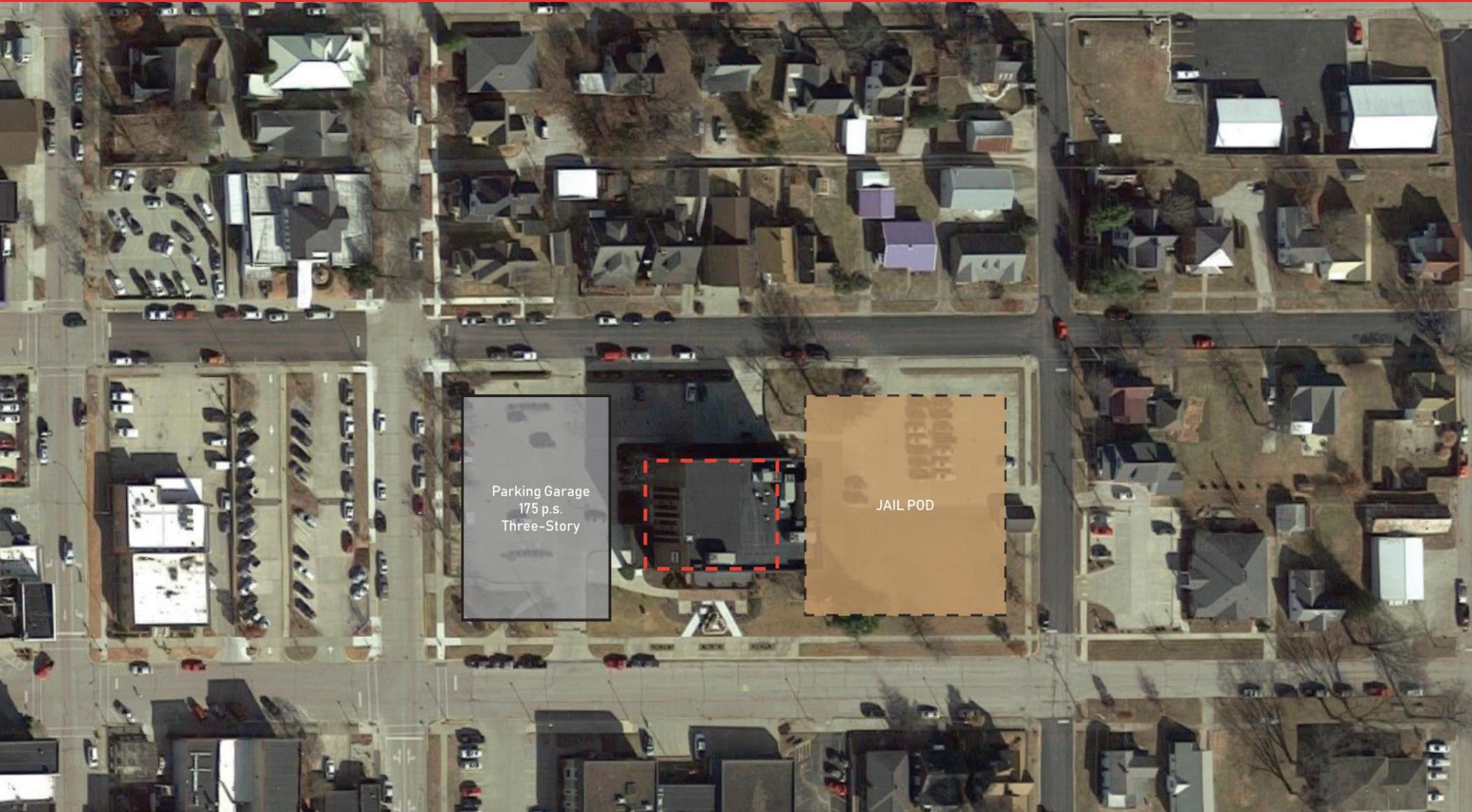
Cost Summary: Option #1

✓ Land Acquisition		\$350,000
✓ Community Corrections Expansion	10,950 SF @ \$250 / SF	\$2,737,500
✓ Jail Remodel	25,000 SF @ \$250 / SF	\$5,000,000
✓ Courts Building	25,000 SF @ \$250 / SF	\$6,250,000
✓ Jail Pod	37,086 SF @ \$375 / SF	\$13,907,250
✓ Connector to Courts	1,200 SF @ \$200 / SF	\$240,000
✓ Surface Parking	\$1,000 per space	\$102,000
✓ Project Contingency	8%	\$2,286,940
✓ Design Contingency	8%	\$2,286,940
Total Construction Costs		\$33,160,630
Total Soft Costs		\$9,948,189
Total Project Costs for Option #1		\$43,108,819



Proposed Option #2

Proposed Solutions



DUBOIS COUNTY- OLD NATIONAL BANK
SITE PLAN
Option #2



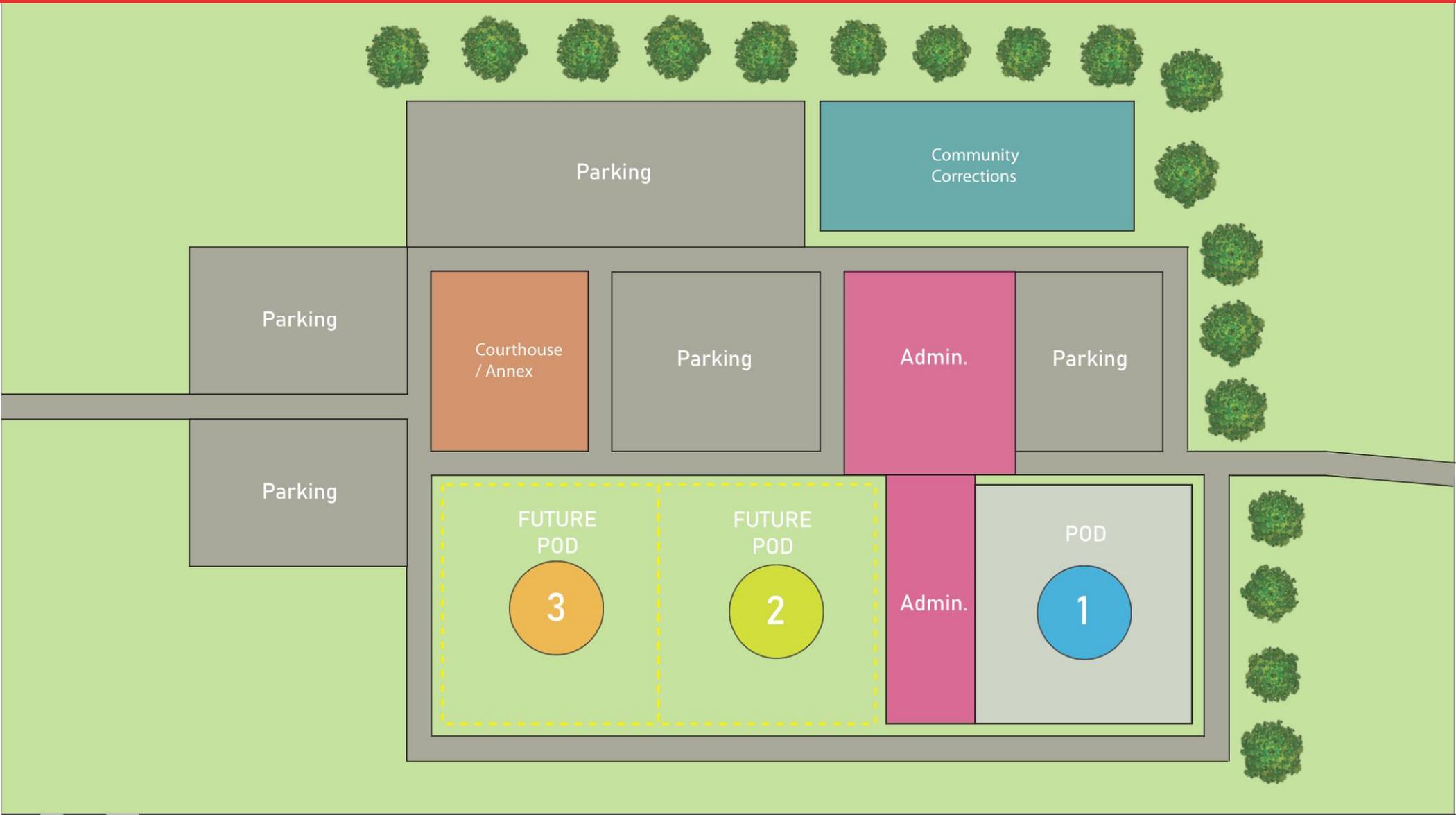
Cost Summary: Option #2

✓ Land Acquisition		\$1,000,000
✓ Renovation	50,000 SF @ \$50 / SF	\$2,500,000
✓ Intake / Booking / Laundry / Etc.	20,675 SF @ \$350 / SF	\$7,236,250
✓ Jail Administration	7,500 SF @ \$250 / SF	\$1,875,000
✓ Jail Pod	37,086 SF @ \$400 / SF	\$14,834,400
✓ Community Corrections Expansion	10,950 SF @ \$250 / SF	\$2,737,500
✓ Parking Garage	\$20,000 per space	\$3,500,000
✓ Project Contingency	8%	\$2,694,652
✓ Design Contingency	8%	\$2,694,652
Total Construction Costs		\$39,072,454
Total Soft Costs		\$11,721,736
Total Project Costs for Option #2		\$50,794,190



Proposed Option #3

Proposed Solutions





Cost Summary: Option #3

✓ Land Acquisition		\$700,000
✓ New Jail	62,000 SF @ \$375 / SF	\$23,250,000
✓ Community Corrections Expansion	20,675 SF @ \$350 / SF	\$2,737,500
✓ New Court	7,500 SF @ \$250 / SF	\$6,250,000
✓ Surface Parking	37,086 SF @ \$400 / SF	\$300,000
✓ Project Contingency	8%	\$2,659,000
✓ Design Contingency	8%	\$2,659,000
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Total Construction Costs		\$38,555,500
Total Soft Costs		\$11,566,650
Total Project Costs for Option #2		\$50,122,150

Operational Costs



Jail Operational Expense

	Existing	Day 1	10 Year	20 Year
✓ Jail Staff Positions:	15 (+0)	15 (+0)	20 (+5)	24 (+9)
✓ Jailer Salaries & Benefits:	\$864,856	\$864,856	\$1,072,662	\$1,301,230
✓ Jail Operating Expense:	\$1,466,111	\$1,483,211	\$1,826,140	\$2,189,831

Illustrative Financing Scenarios – Key Assumptions

Bonds

- Sized to fund RQAW project cost estimates, plus capitalized interest and transaction costs
- Issued with LIT revenue pledge and a property tax “backup”
- 20-year Lease Rental Bonds with 18 years of lease payments
 - Lease payments may not begin until the facility is completed
 - Interest payments are capitalized during construction

Correctional & Rehabilitation Facilities LIT

- Estimated based upon 2019 certified LIT distributions
- Collections begin in 2020

Illustrative Financing Scenarios – Key Assumptions

Scenario 1: Dubois County Security Center Site

- Scenario 1A:
Assumes Project is 100% funded from Bonds
- Scenario 1B:
Assumes Project is funded from Bonds, C&R LIT collections during construction, and \$10 million in funds on hand

Scenario 2: Old National Bank Site

- Scenario 2A:
Assumes Project is 100% funded from Bonds
- Scenario 2B:
Assumes Project is funded from Bonds, C&R LIT collections during construction, and \$10 million in funds on hand

Scenario 3: Greenfield Judicial Campus Site

- Scenario 3A:
Assumes Project is 100% funded from Bonds
- Scenario 3B:
Assumes Project is funded from Bonds, C&R LIT collections during construction, and \$10 million in funds on hand

Note: Assumed C&R LIT and funds on hand contributions included for illustrative purposes only.

Illustrative Financing Scenarios

Scenario	Illus. Total Project Cost	Illus. Total Bond Issued Amount	Illus. County Funds Contribution	Illus. Avg. Ann. Lease Rental Payment	Illus. Total Interest Expense
1A	\$43,110,000	\$46,255,000	\$0	\$3,479,000	\$18,691,226
1B	43,110,000	30,290,000	14,966,000	2,280,000	12,240,942
2A	\$50,795,000	\$54,450,000	\$0	\$4,094,000	\$22,005,386
2B	50,795,000	38,485,000	14,966,000	2,890,000	15,553,653
3A	\$50,125,000	\$53,735,000	\$0	\$4,035,000	\$21,714,106
3B	50,125,000	37,775,000	14,966,000	2,836,000	15,263,635