

July 19, 2017

Response to Questions:

1. What is your current timeline for the project and the ramifications of not meeting the timeline or specific benchmarks?

Answer: Currently, there are no specific benchmarks pending, the estimation is that the production of construction grade blueprints will take approximately 7 months, which has not yet begun and construction will take approximately 20 months. In the stipulation we estimated a completion date of late 2019, but that assumed construction grade blueprints would be ready by October of this year, which will not be the case. If the funding and property acquisition fell into place within the reasonably near future, this project could be ready for construction documents and bidding late spring 2018. This question really asks for the Commissioners to estimate when either of the respective courts will quit believing that the County is taking this issue seriously. Both Attorney's representing their respective clients believe this is an extremely urgent issue and should have been taken care of yesterday and they are taking steps to convince the Judge of the same idea, thus far the County has averted losing control of this project, but any continued setbacks could be enough to convince a Judge that they need to step into a bigger role in this project.

2. Please fully disclose the process used in selecting DLZ for the needs assessment study and the architectural contract as well as Garmong for the construction manager contract. Please provide the contact information for each along with the individual charged with the project oversight.

Answer: The A/E (architectural and engineering) services were procured by RFP, which is attached. Garmong was selected after receiving a Request for Qualifications and their role is construction manager as adviser.

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3. Would you be in support of having an independent needs assessment conducted?

Answer: We do not feel an independent needs assessment serves any purpose at this point. Yesterday, the jail population was at 280 (rated capacity 268) and we had 55 inmates in other facilities. Today the jail population was 267 and we had around the same number out. Along with this letter you will see the jail population figures since the 3<sup>rd</sup> quarter of 2015, look at those numbers and can anybody with a straight face say our current jail is the right size? We have all the alternatives to incarceration a community could hope for and our jail population routinely exceeds 300, this is not guesswork, we are overcrowded and we have been overcrowded. Right now if you figure our average daily population is 330, which is conservative, this “mega-jail” will be pretty close to full when we move in (using classification factor of 80%).

4. Have you reviewed options for the facility at various cost points such as \$35 million, \$45 million, and \$60 million? If so, please share results.

Answer: Please see attached spreadsheet. I don't know what “cost points” means, but the real question is what are you getting for 35 million or 45 million? In my opinion, you are getting a smaller building that will fill up faster and cost the taxpayers of this county more money because neither the costs of construction or financing appear to be going down.

5. The Commissioners have mentioned multiple times there have been revisions to the preliminary design.

- a. Based on the revisions, what is the cost per bed?
- b. Does the inclusion of a classroom inside each jail pod remain in the latest jail design? What types of programs are being envisioned for these classrooms?

Answer:

Assumed Hard Construction Cost 50 million dollars and 25% for soft costs bringing approximate amount to 62.5 million

$\$62,500,000 / 534 \text{ total beds} - 432 \text{ general population beds} = \$117,481$

$\text{Hard Construction cost} - \$50,000,000.00 / 534 = \$93,632$

The latest design includes a class room in each pod – substance abuse programming, anger management, potentially religious classes, better decision making programming, essentially all evidence based practices for decreasing recidivism.

Please see the attached cost estimation from Garmong.

- c. Are there dedicated pods for mentally ill inmates? If so, how many beds are proposed, and what is the anticipated availability of mental health professionals for those inmates?

Answer:

How can anyone predict what the composition of the jail population is going to be a couple of years down the road from a mental health standpoint? It is fair to say that the design being contemplated gives the Sheriff maximum flexibility in classification and making sure staff and inmates remain safe. Furthermore, everyone associated with this project appreciates the necessity of designing a building that can accommodate the needs of mental health professionals in the delivery of care (i.e. meeting space & privacy).

- d. Will the Council see the final building plans before being asked to fund said plan?

Answer:

That is impossible because the final plans will not be developed until everyone knows the project is moving forward. It takes thousands of professional work hours to develop final plans. The Council, and the public, will always be welcome to contact the Commissioners regarding the development of plans, once that process is initiated. Furthermore, this would not be the final approval process the Council would have to undertake, if there are bonds issued, additional approvals would be necessary. Everything that has been prepared to date has been shared with the Council and the public at large, the building program was placed on the county website. Those initial plans have not changed drastically, the plan is to build a building that is staff efficient, takes into account all the advancements in correctional technology, and provides the staff and inmates with a safe and secure environment.

6. Please explain the feasibility of the Jail and Sheriff administrative offices to be housed in a multi-level facility with the jail on one level and administrative offices on upper levels? If it is feasible, what are the estimated acreage requirements?

Answer:

Please see attached from DOJ regarding multiple level facilities.

7. Is the 13th and Hulman property completely ruled out as a potential location for the jail? If so, why? Reports indicate there are 8-10 acres of clean ground on the north end of the property which could support at least the initial project size, with the opportunity to remediate additional land as the need for expansion may be created.

Answer:

13<sup>th</sup> and Hulman is out as a potential site, the potential liability concerns alone rule it out as a viable site.

8. Please identify Vigo County's cost obligation to fund the proposed jail in terms of personnel, transportation costs, liability/insurance, utilities, and other standard jail costs. What will the difference be in operating costs for the new jail compared to the current jail?

Answer:

We are transporting inmates all around the state right now, we have a design that maximizes staff efficiency forever, it is impossible to assess what the quotes for insurance will be on a year to year basis, utilities in the new building will be more efficient, but the building is bigger and the primary driver of the standard jail costs are driven by the number of people you have to cloth, feed, medicate, protect, and supervise 24/7/365.

9. Please identify Vigo County's cost obligation to fund the use of the existing jail once the new jail has been made operational.

- a. Will the existing jail continue to be used to house inmates? Where will inmates be housed after they have been transported to the Vigo County Courthouse from the new jail?

Nobody will be housed the former jail and we will assess whether any portion of it should be kept operational for logistical issues.

- b. Who will supervise these inmates? Will additional officers be needed at the courthouse once the new jail becomes operational?

The transport of inmates is something the Sheriff's office does every day right now and nothing about that would change with a new jail. The officers who did the transport would supervise.

- c. Will any renovation be required if repurposed? If so, what are the anticipated renovation costs?

The new side of the jail is a pod design and it is not anticipated much, if any, renovation would be necessary.

- d. What are the anticipated annual operating costs if the existing jail will be continued to be used?

The plan will be to minimize use, so the operating costs should be nominal.