

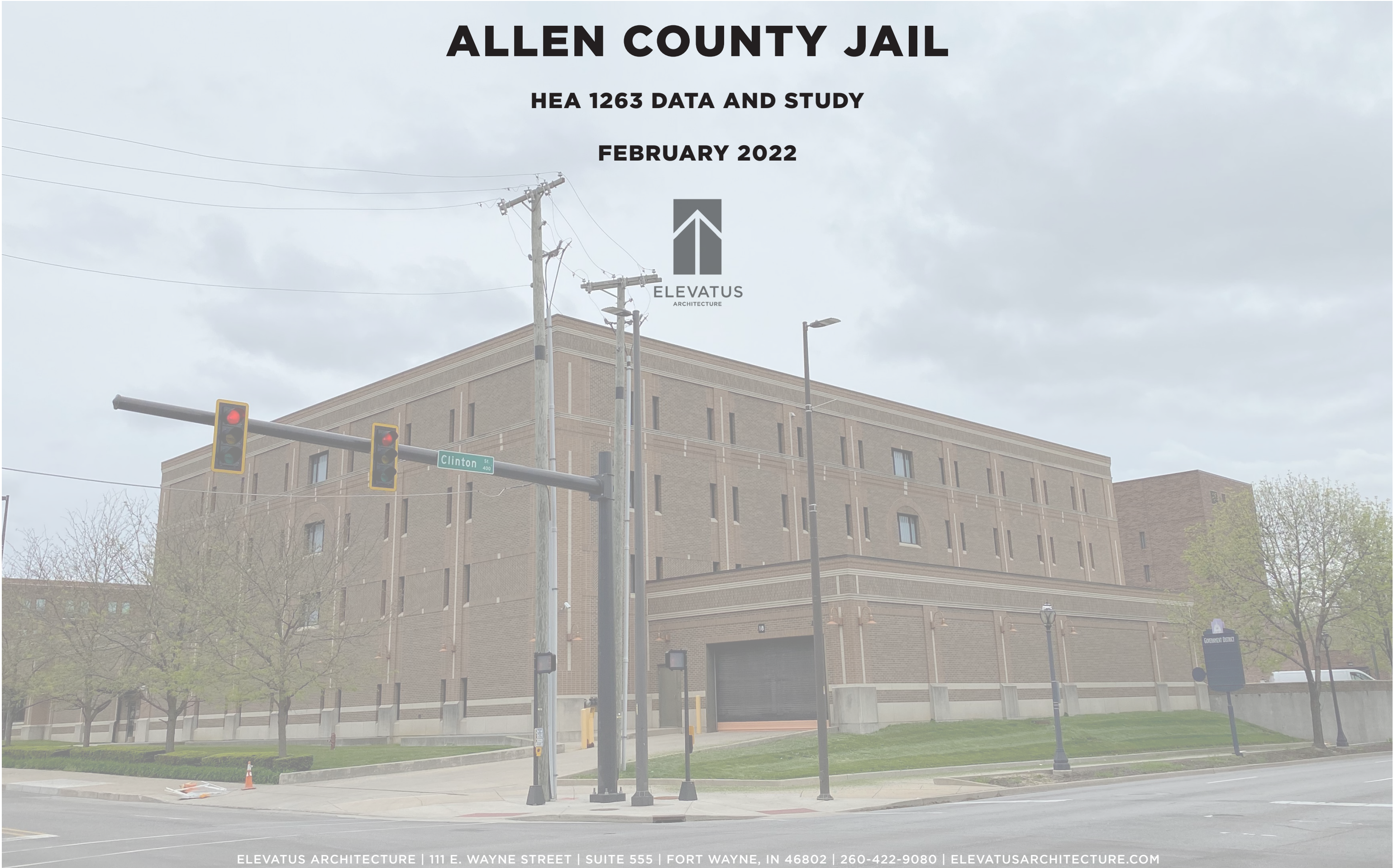
ALLEN COUNTY JAIL

HEA 1263 DATA AND STUDY

FEBRUARY 2022



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INTRODUCTION



GOALS OF THE STUDY

The goal of this study is to meet the statutory requirements as dictated by the State of Indiana’s IC 36-1-8-19 (HEA 1263 (2018)) for the county as to the possibility of designing and constructing a justice project for expansion or replacement of the existing jail in Allen County, Indiana.

Following pages outline and identify the needs and requirements of the Allen County jail in regard to its current situation, possibilities of expansion both on site and in a new location, and the options created therein to house the requisite number of inmates based on current, past, and future potential needs. Additionally, the study indicates the potential costs for those options that could be borne by the county, as well as the financial feasibility to afford any of these options moving forward.

The contents of this study have been derived from multiple sources including, but not limited to, state jail inspection reports, meetings with county leadership, sheriff’s office and jail personnel, current and ongoing legal discussions, a justice system study provided by Elevatus in the summer of 2021, construction cost estimates and programming provided by Elevatus as well as CCI, and financial modeling and potential cost implications to taxpayers by Baker Tilly.

EXECUTIVE SUMMARY

Elevatus Architecture was retained by the Commissioners of Allen County to provide the statutory required data and information to satisfy Indiana's IC 36-1-8-19 (HEA 1263 (2018)) requirements prior to the financing, design, and construction of a possible expansion or new jail for the county. The following are the results of that study.

Identifying the Need:

The Allen County jail has been at or over capacity both operational and actual capacity for the majority of the last decade. This is despite the great efforts of the judicial system and sheriff working together to reduce admissions, offer diversionary programs, offer judicial programs outside of the jail, offering multiple levels of incarceration from work release to the jail, and working within the confines of the law to manage lengths of stay of inmates.

The County Commissioners, Sheriff, and the jail have been working through an ACLU lawsuit regarding the overcrowded jail for the past few years.

The conditions of the jail and its systems - ranging from 20-40 years old - are inefficient, in need of replacement, and have become dangerous for inmates and staff in situations that are common in a jail: disruptive inmates, medical and mental health emergencies, and vertical transportation of inmates to and from inmate services. Additionally, the jail has no specific capacity or design parameters to allow for medical isolation to the extent that were required during the corona virus pandemic.

The current Allen County jail has the capacity of 741 beds. This number of beds is "operationally full" at 593 beds as the Sheriff needs to maintain 20% of the beds open to allow for critical classifications of incoming offenders, inmates, and suspects. Over the past ten years the average daily population of the jail has varied from as low as 769 to as high as 925. This reflects a minimum of 33% overcrowding, putting many people at risk and in unfavorable positions during the standard operations of the jail.

Projections:

Based on multiple methodologies in forecasting bed needs for the Allen County Jail, it is clear over the next 20 years the jail needs to be sized for 1,300 - 1,700 beds and be able to more easily expand in the future than they currently are able to. The actual number of beds needed will vary based on many controllable and many more uncontrollable factors within the county, its justice system, and state and federal mandates. A critical step in the design of an expanded or new jail will be to work with the judicial leadership as well as the Sheriff's Department to determine what the right bed count and mix of beds needs to be. Due to this large influx and variability in beds needs, moving forward in the projections, and other information in this project study, the assumption is a middle ground of 1,500 beds.

Feasibility of Options

Multiple options were explored for the feasibility of reaching the 1,500 bed count needed in the future. The first of these options is to explore with neighboring counties two opportunities: (1) the opportunity to design and construct a Regional Jail to serve multiple counties, and (2) the availability of beds in those neighboring counties to rent on an on-going basis to alleviate the overcapacity of the Allen County jail. As of the date of this report, no neighboring counties were interested in exploring the opportunity for Regional Jail, nor were any significant number of beds available for Allen County to lease.

The second of these options is to explore expansion and renovation on the existing site. The existing jail is landlocked and surrounded by land that is not practically or politically acquirable for the use of a jail. The only option to expand on site without disrupting the ongoing operations of the jail is a vertical expansion of the South tower. This expansion will cost in excess of \$25 million and will only provide an additional 236 beds. This expansion is too small of an addition, and takes too long to design and construct to make a meaningful impact to the existing and continued overcrowding at the jail.

The third option to explore is the possibility of a brand new jail on a new site. While the site has not been selected or formally explored, County Commissioners and the executive team have been looking for opportunities for this facility. Prior to doing so, there was a brief study done in August of 2021 outlining the site requirements for a potential new jail and future "justice campus". The site would require a minimum of 50 acres, with an ideal size of 70 acres or more. Key components to the site would be readily available utilities, transportation infrastructure for access to county roads and highways, as well as easy access to medical facilities.

Focus on a New Jail Facility

Based on the results of the options explored, the option to pursue a new jail facility outside of downtown was reviewed in more detail. In order to facilitate this, some basic conceptual programming, planning, cost estimates and financial forecasting was required.

Based on both historical benchmarks and a preliminary programming of the facility needs, a new, stand-alone jail facility could be between 380,000-500,000 square feet, depending on efficiency of space utilization and preferred design concepts. A more detailed look provided a preliminary space program around 420,000 square feet.

Jack Krouse with Construction Control Inc. was engaged to assist the Commissioners in forecasting and validating construction planning and costs, based on the information available to arrive at a potential total project cost estimate. At 420,000 SF, a 1,500 bed facility is forecast to cost approximately \$232 million in construction, and an additional \$65 - \$70 million in soft costs, for a total project cost of approximately \$300 million.

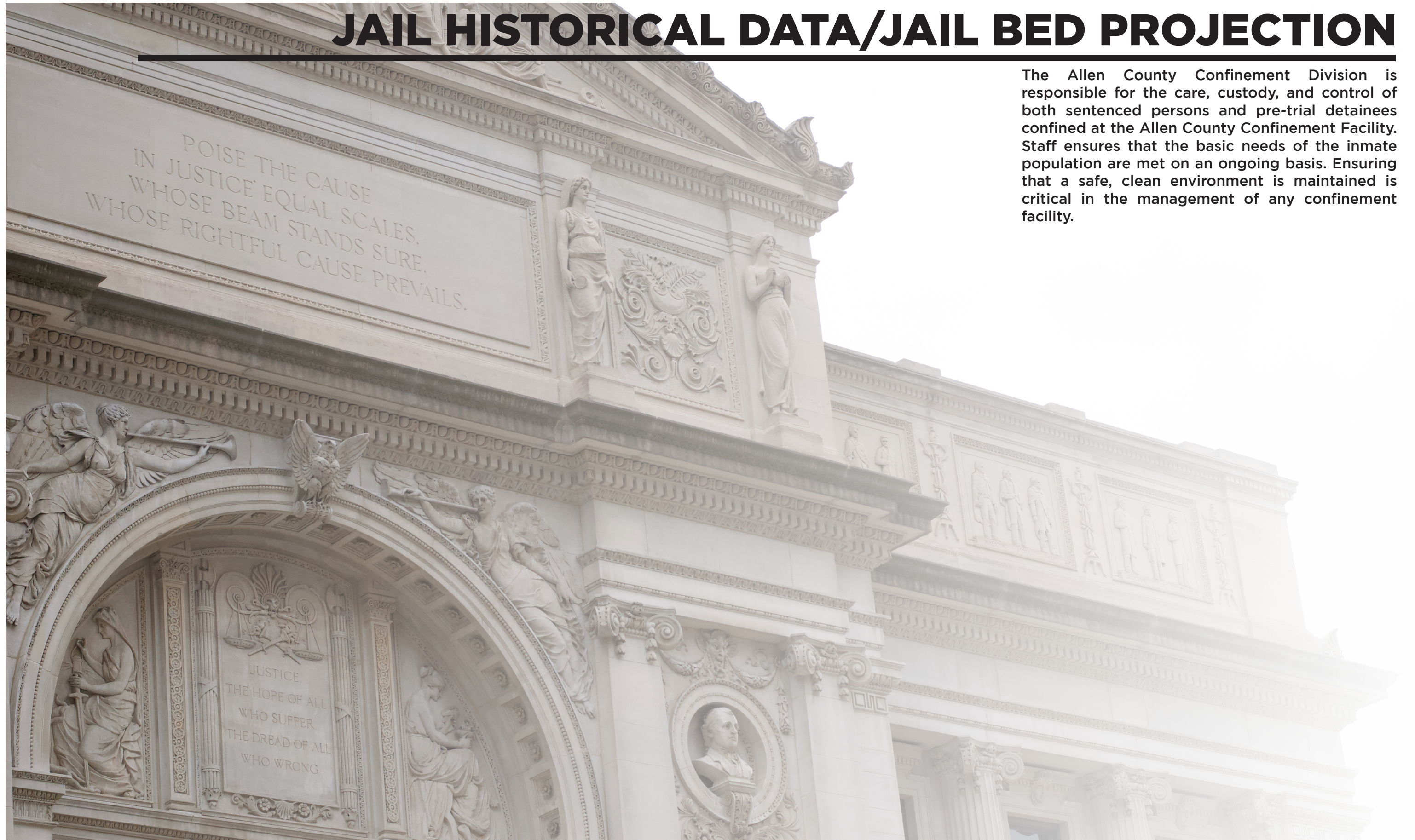
Baker Tilly has been engaged by the county to evaluate the feasibility of this potential project on the county's tax rolls, has provided the background to indicate that a \$300 million project is fund-able with the appropriate coverage, with multiple options available to do so.

Conclusion

In conclusion, the need for an expanded or new jail is justified, the forecast need for approximately 1,500 total beds to accommodate the county for the future is our recommendation - with easy expandability in the future.

JAIL HISTORICAL DATA/JAIL BED PROJECTION

The Allen County Confinement Division is responsible for the care, custody, and control of both sentenced persons and pre-trial detainees confined at the Allen County Confinement Facility. Staff ensures that the basic needs of the inmate population are met on an ongoing basis. Ensuring that a safe, clean environment is maintained is critical in the management of any confinement facility.



HISTORICAL AVERAGE DAILY INMATE POPULATION (ADP) MALE/FEMALE 1981-2020

This chart reflects the average daily inmate population in the Allen County jail, and shows how it is influenced by the number of beds available. It appears (and is corroborated by national trends) that every time new construction of more beds occurs, the inmate population jumps up. On average, especially in the period from 2001 (when the last addition was made to the jail) to the present, the inmate population has been managed to be as close to capacity as possible.

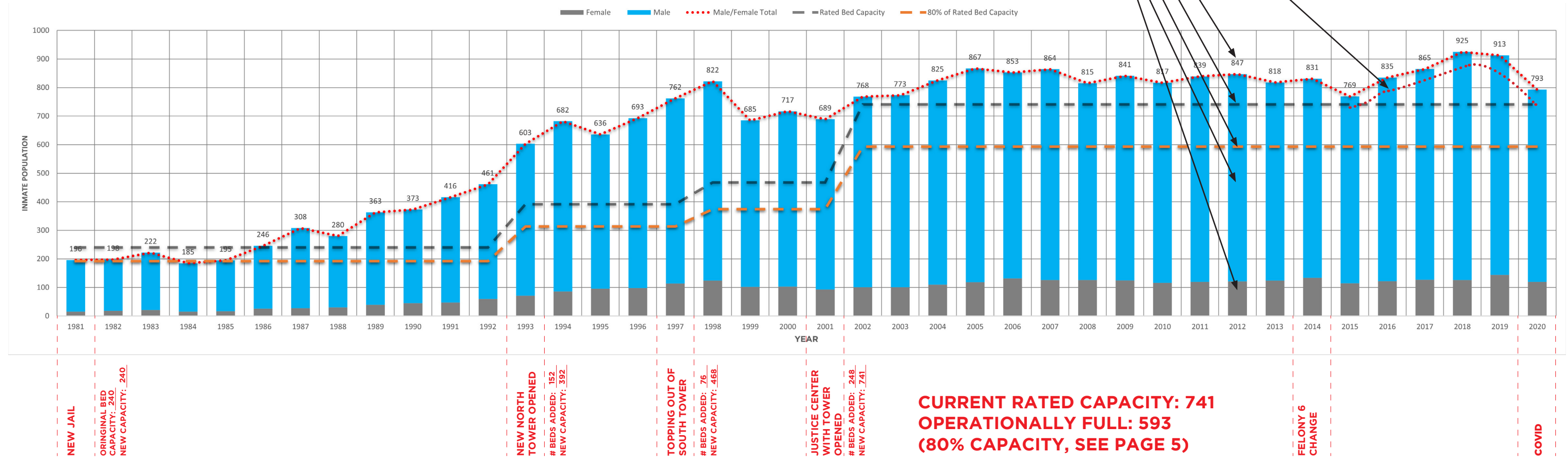
Projection Discount

It appears that the Average Daily Inmate Population (ADP) includes inmates that are in "Lockup", which are the beds in the 1st floor Inmate Booking/Intake area of the jail, inmates that have not yet been placed in a housing unit. Traditionally, "Lockup" beds are not included in the "Rated Capacity of the Jail". Allen County jail's rated capacity is 741. If this is accurate, the Average Daily Inmate Population can be reduced accordingly, favorably impacting the average of the inmate population.

Year	Average Daily Inmate Population	"Lockup"	Revised Avg. Daily Inmate Pop.
2016	835	39	796
2017	865	45	820
2018	925	49	876
2019	913	52	861
2020	793	33	759

The average of the 5 years is 44 inmates

- 44 BED ADJUSTMENT FOR "LOCKUP" EXCLUSION
- MALE/FEMALE TOTAL
- RATED BED CAPACITY
- 80% OF RATED BED CAPACITY
- MALE INMATE COUNT
- FEMALE INMATE COUNT



*For reference only, this graph is based upon data provided by the Sheriff's Department.

PROJECTING THE NEEDED BED COUNT

INTRODUCTION

The following graphs and data provide the basis upon which the future bed count projection is determined.

Anticipating future demand is a difficult endeavor when attempting to plan several years in advance, let alone 10 years or more. Jail forecasting models, like all such models, are only as good as the data that go into them. In the end, no method of forecasting can predict the future perfectly. Each local criminal justice system has its own complex and dynamic characteristics that influence jail capacity planning. Outside factors that cannot be controlled or predicted will affect future demand. Policies change, new laws are passed, new judges arrive, financial resources wax and wane. Furthermore, the capacity-driven nature of most jails makes jail capacity planning difficult. In most cases, available jail space tends to fill. Surveys of jails reveal that facilities that had been expected to be adequate for 10 or 15 years were filled in half that time or less. Because available jail beds tend to fill quickly and most jails operate at capacity, jail planning is challenging. Unlike most businesses, which experience an ebb and flow of demand, or some (like hotels) that actually have vacancies, jails tend to have a full house. This presents a unique challenge for jail capacity planning. Pent-up demand in jurisdictions with crowded jails can result in changes in criminal justice system practices (e.g., police no longer booking certain offenders, prosecutors no longer filing particular offenses) that challenge the task of gauging actual demand.

Nonetheless, we have utilized three methods to project future needs of the Jail in 2041.

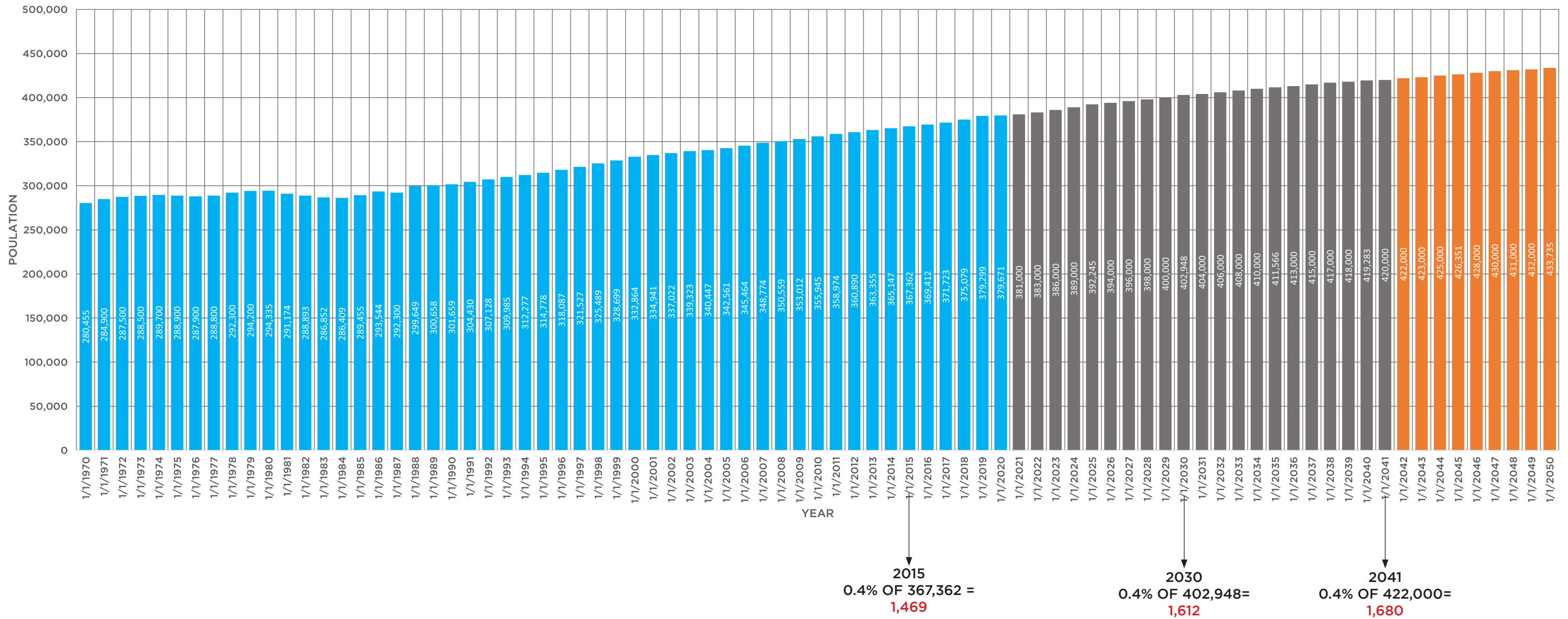
Method A: Jail capacity needs based on a rule of thumb as a percentage of county population.

Method B: Based upon the history of the jail and county populations, and data provided by the Sheriffs' Department. This method forecasts growth and fluctuations in the jail's population based on county population.

Method C: Utilizing Littles Law, this method of projection is also based upon data from the Sheriff's Department. This method utilizes the Average Length of Stay (ALOS) data and the Number of Admissions (ADM) to project the anticipated bed count needs.

METHOD A: FUTURE BED COUNT BASED ON COUNTY POPULATION 1970-2050

A good starting point in jail capacity discussion is historical data. Based on current judicial and correctional trends, a jail may need the bed capacity of approximately 0.4% of the population it serves. Based in this rule of thumb, the Allen County jail could need up to 1,680 beds by 2041.



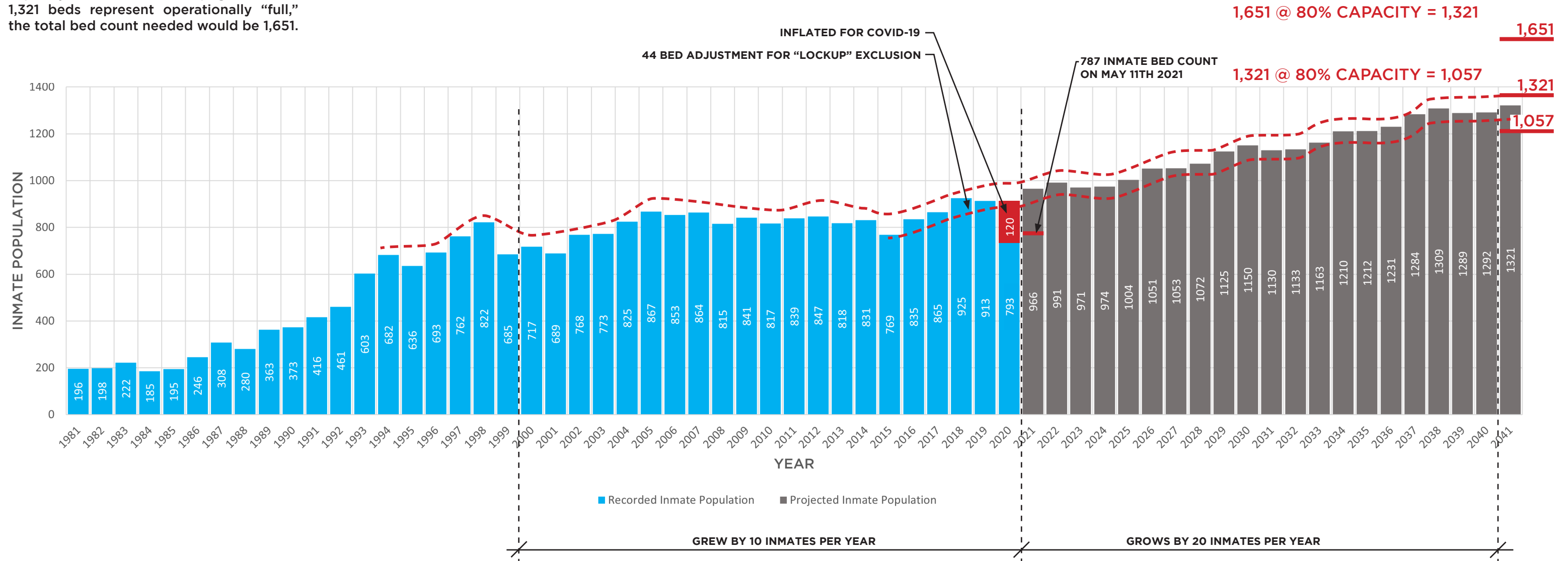
*Source: STATS Indiana using data from IU Kelley School of Business

METHOD B: AVERAGE DAILY INMATE POPULATION GROWTH TRENDING 1981-2041

INFLATED COVID YEAR

Based upon the historical trend over the past 20 years, and projecting forward through 2041, the average daily inmate population may be expected to grow by 408. That is an increase from the pre-pandemic count (2019) of 913 up to 1,321 in 2040.

If the 1,321 represents the total beds available, that would be an operational capacity of 1,057 beds. (See page 5). If the 1,321 beds represent operationally "full," the total bed count needed would be 1,651.



*For reference only, this graph is based upon data provided by the Sheriff's Department.

METHOD C: LITTLES LAW

UTILIZING HISTORICAL DATA FOR AVERAGE LENGTH OF STAY (ALOS), ADMISSIONS RATE (ADM) AND COUNTY POPULATION GROWTH TO FORECAST AVERAGE DAILY POPULATION (ADP)

Utilizing Littles Law, which calculates 'inventory needs' based on the incoming rate (Admissions/ADM) and length of the inmates' stay (ALOS) as a ratio to population.

It should be noted that these bed counts are for beds to be occupied for more than the 72 hour hold. As such, these numbers DO NOT include the lockup/booking cells.

Based on historical trends on admissions and current methods to maintain relatively low ALOS averages, the jail could need anywhere from 1,208-1,553 beds in the facility. The factors in adjusting and selecting from this range are dependent upon many variables that are both controllable (judges sentencing, jail standards for release, bonding) and uncontrollable (state mandates, etc.).

This bed count is also notably exclusive of special needs beds, such as medical, mental health, and addiction recovery beds.

Allen County Jail Projected Bed Needs

Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Projected Population		381,000	383,000	386,000	389,000	392,245	394,000	396,000	398,000	400,000	402,948	404,000	406,000	408,000	410,000	411,556	413,000	415,000	417,000	418,000	419,283	420,000
3500/100k Admissions Rate	ALOS 20	731	735	740	746	752	756	759	763	767	773	775	779	782	786	789	792	796	800	802	804	805
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	913	918	925	933	940	945	949	954	959	966	968	973	978	983	987	990	995	1,000	1,002	1,005	1,007
	ALOS 22	804	808	814	821	827	831	835	840	844	850	852	856	861	865	868	871	875	880	882	885	886
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,005	1,010	1,018	1,026	1,034	1,039	1,044	1,050	1,055	1,063	1,065	1,071	1,076	1,081	1,085	1,089	1,094	1,100	1,102	1,106	1,108
	ALOS 24	877	881	888	895	903	907	911	916	921	927	930	934	939	944	947	950	955	960	962	965	967
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,096	1,102	1,110	1,119	1,128	1,133	1,139	1,145	1,151	1,159	1,162	1,168	1,174	1,179	1,184	1,188	1,194	1,200	1,202	1,206	1,208
																						LOW RANGE
4000/100k Admissions Rate	ALOS 20	835	839	846	853	860	864	868	872	877	883	885	890	894	899	902	905	910	914	916	919	921
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,044	1,049	1,058	1,066	1,075	1,079	1,085	1,090	1,096	1,104	1,107	1,112	1,118	1,123	1,128	1,132	1,137	1,142	1,145	1,149	1,151
	ALOS 22	919	923	931	938	946	950	955	960	964	971	974	979	984	988	992	996	1,001	1,005	1,008	1,011	1,013
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,148	1,154	1,163	1,172	1,182	1,187	1,193	1,199	1,205	1,214	1,218	1,224	1,230	1,236	1,240	1,245	1,251	1,257	1,260	1,264	1,266
	ALOS 24	1,002	1,007	1,015	1,023	1,032	1,036	1,042	1,047	1,052	1,060	1,063	1,068	1,073	1,078	1,082	1,086	1,092	1,097	1,099	1,103	1,105
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,253	1,259	1,269	1,279	1,290	1,295	1,302	1,308	1,315	1,325	1,328	1,335	1,341	1,348	1,353	1,358	1,364	1,371	1,374	1,378	1,381
																						BASED ON CONTINUING CURRENT TRENDS
4500/100k Admissions Rate	ALOS 20	939	944	952	959	967	972	976	981	986	994	996	1,001	1,006	1,011	1,015	1,018	1,023	1,028	1,031	1,034	1,036
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,174	1,180	1,190	1,199	1,209	1,214	1,221	1,227	1,233	1,242	1,245	1,251	1,258	1,264	1,268	1,273	1,279	1,285	1,288	1,292	1,295
	ALOS 22	1,033	1,039	1,047	1,055	1,064	1,069	1,074	1,080	1,085	1,093	1,096	1,101	1,107	1,112	1,116	1,120	1,126	1,131	1,134	1,137	1,139
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,292	1,299	1,309	1,319	1,330	1,336	1,343	1,349	1,356	1,366	1,370	1,377	1,383	1,390	1,395	1,400	1,407	1,414	1,417	1,422	1,424
	ALOS 24	1,127	1,133	1,142	1,151	1,161	1,166	1,172	1,178	1,184	1,192	1,195	1,201	1,207	1,213	1,218	1,222	1,228	1,234	1,237	1,241	1,243
	Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
	ADP w/Classification	1,409	1,417	1,428	1,439	1,451	1,457	1,465	1,472	1,479	1,490	1,494	1,502	1,509	1,516	1,522	1,528	1,535	1,542	1,546	1,551	1,553
																						HIGH RANGE

MEETING THE NEEDS - EXPANSION ON SITE



ALLEN COUNTY JAIL LANDLOCKED SITE

One option to explore under this study is the expansion or improvement of the existing jail at its current location. As you can see on the map to the right, the existing jail is landlocked between streets Calhoun, Superior and Clinton, and bordered to the north by Headwaters Park. As such, there is no feasible way to expand on the existing property horizontally. While pure “feasibility” would allow expansion to the north to overtake the park, the political and public push back for such an option does not seem favorable.

Expansion on the existing site with new construction for additional housing could only occur if original (1980) portions of the jail were demolished and replaced with new housing units as well as supporting spaces for the jail. This option seems unfeasible due to the fact that the capacity of the jail would be decreased by nearly 50% during the construction, which could last over three years. To complicate this option, there are very few available beds to rent for this additional capacity needed during construction.

The only real availability for expansion on site is to complete or finish-out the top floor of the most recent jail expansion, and add two floors of housing on top of the existing jail, with additional mechanical, electrical, and vertical circulation extensions. The 2000’s addition of the Meeks Center was designed to accommodate that expansion, making this a possibility. This expansion possibility was reviewed in more detail on the following pages.

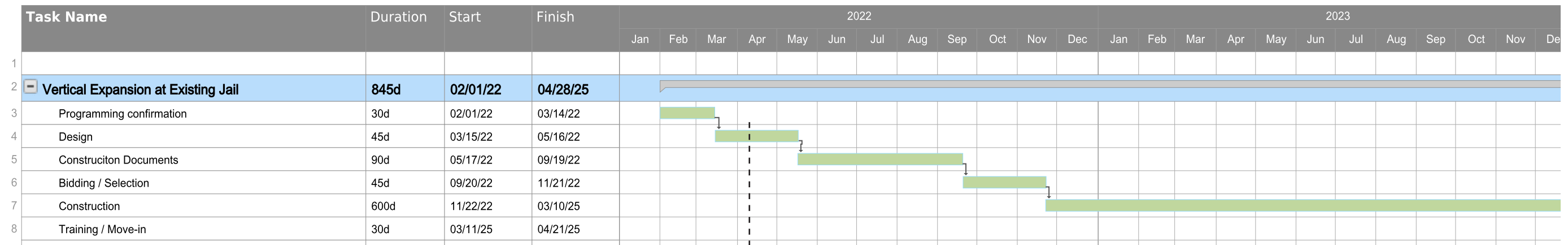


VERTICAL EXPANSION OF THE JAIL

BUILD OUT 4TH FLOOR & ADD 5TH + 6TH STORY PODS

The existing South tower of the jail was designed to expand vertically up to two levels of housing and one level of additional mechanical/ electrical support spaces. The summary table below shows the timeline and capacity expansions available with this option. The pages following detail the options and include the 2021 construction cost estimates - between \$21 and \$23 million - and identify increases in the bed capacity to 236 beds.

While feasible, the 3.5 years of design and construction does not provide enough beds for the projection of 2025, let alone 2041. This approach to alleviate over population is viable, but likely not a productive, long term solution for the County.



BEGIN PROCESS: FEB 2022

COMPLETE: MARCH 2025

**PROJECTED POPULATION FEB 2022
BED COUNT: APPROXIMATELY: 900***

**PROJECTED AVERAGE DAILY INMATE
POPULATION MARCH, 2025: 1,007****

CURRENT RATED CAPACITY: 741

ADDS 236 BEDS

RATED BED CAPACITY AFTER ADDITION: 977

*Based upon the bed count projection 2022
**Based upon conservative estimate of inmate growth of 9 per year

ALLEN COUNTY JAIL - VERTICAL EXPANSION

Vertical Expansion Options



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November 2, 2020

Commissioner Richard Beck
Commissioner Therese Brown
Commissioner F. Nelson Peters
Citizens Square
200 E Berry St, Ste 410
Fort Wayne, IN 46802
Delivered via email

Subject: *Allen County Jail Assessment*
Project No.: *2001303*

Dear Commissioners:

Following up on our prior discussions, we offer the following sketches and relative construction costs associated with the vertical Jail Expansion options at the Allen County Jail in Fort Wayne, Indiana. Please note that these are construction costs and do not represent total project costs, which can range from 15-30% more than the construction costs depending on financing options, inclusions, exceptions, as well as global costs that could be involved in a project like this, including system wide improvement or replacement of security electronics, surveillance systems, detention equipment changes, etc.

Another assumption to these costs is that the core infrastructure for the facility – kitchen, laundry, inmate property, etc. – is sized to accommodate the additional beds identified. Additional consideration and research should be done regarding infrastructure items that could have significant costs to the project are:

- Replacement of two elevators to extend three more floors \$550,000 - 700,000
- Extend a new water service to the new floor \$30,000 - 50,000
- Provide new Electrical Service for expanded area \$200,000 - 300,000

We hope that these items assist you in the information you were looking for. We know that it will benefit the justice system study we are starting with you soon, allowing us to better understand the possible longevity of the current facility to accommodate growth.

Sincerely,
ELEVATUS Architecture

Cory D Miller, AIA
President

Enclosures: Conceptual Planning Graphics and relative Costs

cc: File (G:\002020\2001303 Allen County Jail Assessment\0500 Graphic-Presentation\2001303_Jail Expansion Sketches and Costs_11-02-20.docx)

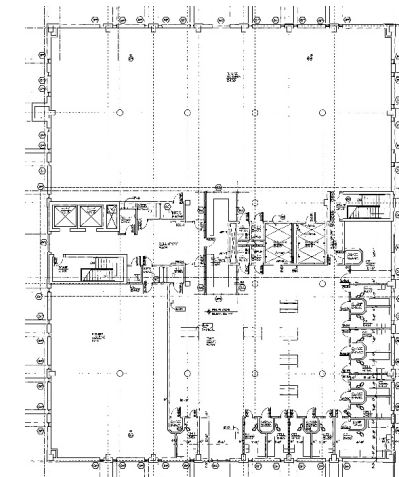
A 111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802 T 260 424-9080 W ElevatusArchitecture.com

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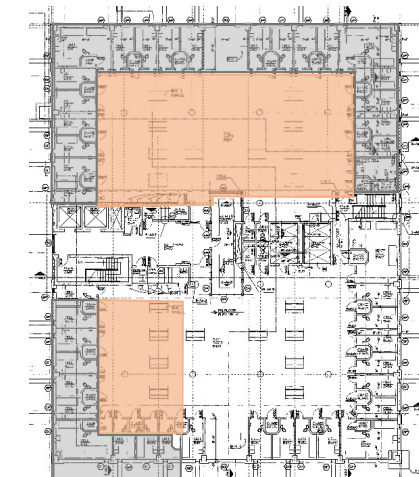
Base Construction Assumption – Completing the build-out of the Fourth Floor

Complete the construction of the 4th floor housing unit. Below you will see the existing and intended buildout of the 4th floor. This renovation would result in 74 additional beds at a cost between \$5.5MM and \$6.00MM, as well as 1 recommended additional 24/7 post.

Renovations/Improvements of 12,100 SF on the fourth floor.



Existing Fourth Floor of South Tower with undeveloped areas on SW corner and North Half



Proposed Fourth Floor of South Tower with renovated areas on SW corner and North Half

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ALLEN COUNTY JAIL - VERTICAL EXPANSION

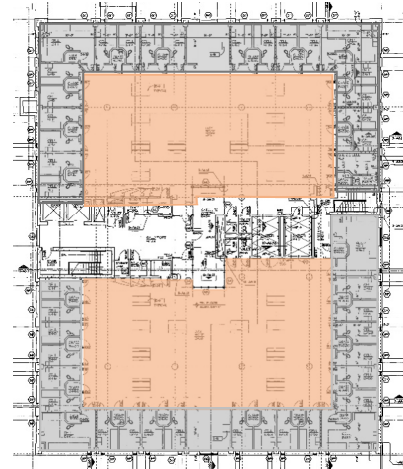
Vertical Expansion Options

ELEVATUS ARCHITECTURE

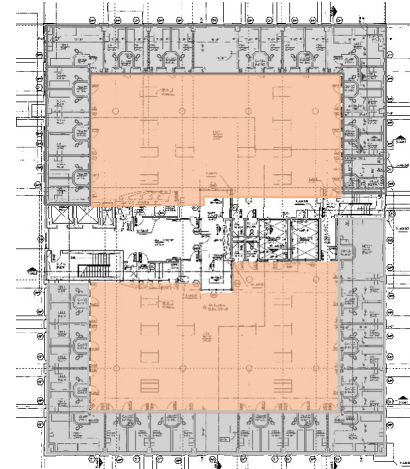
Vertical Addition Option A : Adding Floors 5, 6, and a mechanical penthouse to the south tower.

In addition to the completion of the 4th floor housing unit, the structure appears to be designed for vertical expansion. If the construction follows the original design intent, this plan will include building a 5th floor and 6th floor additions to match floors below, in addition to a new penthouse to serve the addition's Mechanical and Plumbing needs. The construction of the three-story addition would result in up to 216 additional beds at a cost between \$17.5MM and \$18.5MM, and would need to include, in our estimation, a minimum of four additional 24/7 posts.

5th – 6th Floor Additions of 33,400 SF
Mech Penthouse of roughly 6,400 SF



Fifth Floor Addition – matching the floor plans below



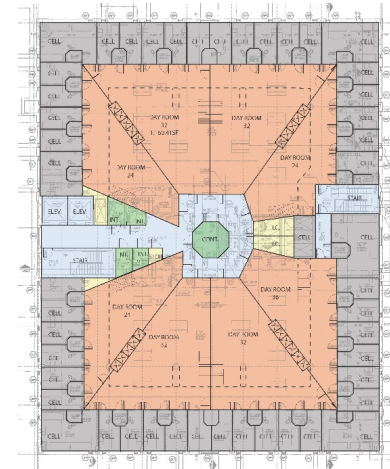
Sixth Floor Addition – matching the floor plans below

ELEVATUS ARCHITECTURE

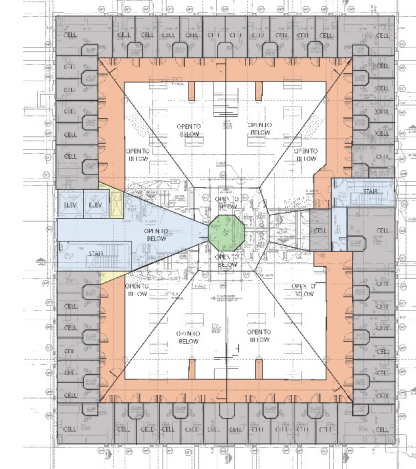
Vertical Addition Option B : Adding Floors 5, 6, and a mechanical penthouse to the south tower.

In addition to the completion of the 4th floor housing unit, the structure appears to be designed for vertical expansion. If the construction follows current design trends of lower staffing and more classifications, this plan will include building a two-story volume as the 5th and 6th floors, in addition to a new penthouse to serve the addition's Mechanical and Plumbing needs. The construction of the three-story addition would result in up to 236 additional beds at a cost between \$15.0MM and \$16.00MM, and would need to include, in our estimation, a minimum of one additional 24/7 post.

5th – 6th Floor Additions of 27,400 SF
Mech Penthouse of roughly 6,400 SF



Fifth Floor Addition – is the 1st floor of a 2-tier addition with smaller staffing needs, more beds, and more classifications



Sixth Floor is a 2nd tier of the 5th floor addition with housing, walkways and limited support space.

ALLEN COUNTY JAIL - VERTICAL EXPANSION

Vertical Expansion Options

Allen County Jail - Expansion
Elevatus Architecture

ALLEN COUNT - Expansion
Fort Wayne, Indiana

DRAFT FOR SCOPE REVIEW

Conceptual Design Opinion Of Probable Construction Cost **Summary**

BASE BID - Option A (Masonry Cells)

Fourth Floor - Interior Completion	12,093	GSF	\$	467.46	\$	5,652,773
Fifth/Sixth Floors	33,386	GSF	\$	510.14	\$	17,031,262
Mechanical Penthouse	6,350	GSF	\$	144.03	\$	914,587
Site Development - Allowance						N/A
Total Construction Hard Cost - Building & Site	51,828	GSF	\$	455.32	\$	23,598,622

BASE BID - Option B (Steel Cells)

Fourth Floor - Interior Completion	12,093	GSF	\$	467.46	\$	5,652,773
Fifth Floor - New Construction (2 Cell Levels)	27,338	GSF	\$	531.93	\$	14,541,616
Mechanical Penthouse	6,350	GSF	\$	144.03	\$	914,587
Site Development - Allowance						N/A
Total Construction Hard Cost - Building & Site	45,780	GSF	\$	461.09	\$	21,108,976

ALTERNATES:

Replace Elevators - Traction	Add	\$	600,000
New Water Service Connection	Add	\$	40,000
New Electrical Service (Backfeed Existing Main Panel)	Add	\$	250,000

NOTE: This estimate assumed a 2021 bid date. Construction pricing is escalating at approximately 1% per month or more.

Allen County Jail - Expansion
Elevatus Architecture

CLARIFICATIONS & QUALIFICATIONS:

The conceptual design documents cost study is based on documents prepared by the office of Elevatus Architecture received by BAI October 16, 2020 and discussions with their staff. The estimate is predicated on typical market conditions for a public works project located in north eastern Indiana and assumes the receipt of four or more competitive bids from qualified contractors. The estimate is predicated upon the receipt of unified bids from general contractors with appropriate levels of competition at the subcontract and materials vendor levels. Single or limited source selection of prime or major sub contractors, materials, equipment or systems packages will adversely impact the estimate. The estimate is predicated on all work being performed during first shift/standard work hours. After a maximum of four months, the estimate should be updated to reflect current market conditions.

The estimate is based on current information, and the scope should be reviewed to ensure that our interpretation of the drawings and other information is correct. The cost estimate should be updated as the design evolves and is completed. The cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of the estimate and, since we have no control over final design decisions, contractor and vendor bidding strategies and market conditions, no guarantee is given or implied with the estimate.

The Estimate Excludes:

- Design fees,
- Furnishings and equipment other than those shown in the body of the estimate,
- Hazardous materials abatement,
- Utilities companies tap/connection charges,
- Building permits,
- Construction contingency
- Builder's risk insurance.

REGIONAL JAIL AND REGIONAL OUTSOURCING OPTIONS

Two due diligence requirements for this study are to explore with neighboring counties their interest in entertaining the possibility of a Regional Jail that could serve multiple counties, as well as exploring opportunities with neighboring counties to house excess inmates Allen County is housing above the capacity of the current jail.

In early January 2022, a letter was sent to Commissioners in counties DeKalb, Noble, Whitley, Huntington, Wells, and Adams to request their interest in these possibilities.

To date, there have been no responses regarding the Regional Jail option. Additionally, as all neighboring county jails are at or near capacity, there have been limited positive responses regarding additional beds to rent to Allen County. These results mirror an inquiry done in mid-2021 with following results:

- | | | |
|-----|-------------------|---|
| 1. | Noble County | 10 beds @ \$40/day |
| 2. | Steuben County | 10 beds @ \$40/day |
| 3. | Elkhart County | 300 beds @ \$55/day (No beds available to Allen County inmates) |
| 5. | Lagrange County | 50 beds @ \$60/day |
| 4. | Huntington County | 0 |
| 5. | DeKalb County | 0 |
| 6. | Wabash County | 0 |
| 7. | Fulton County | 0 |
| 8. | Whitley County | 0 |
| 9. | Adams County | 0 |
| 10. | Kosciusko County | 0 |
| 11. | Wells County | 0 |

*Jails within an approximate 60-minute drive each way from downtown Fort Wayne.

The farthest is Elkhart County at 90-minute drive each way.

*Date of inquiry: 5/17/2021

REGIONAL BED AND BED RENTAL COSTS - IF AVAILABLE

As a matter of cost comparison, the cost for renting beds in neighboring counties, if available, would include not only the housing costs on a per bed per day basis, but also transportation costs needed to move inmates to and from the jail to the courts, and other services needed by the inmate. Based on the forecast needs of beds over the next 20 years, a cost for housing these excess inmates (**NOT INCLUDING** any transportation or staffing costs) would be nearly \$120 million.

Year	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
County Population	381000	383,000	386,000	389,000	392,245	394,000	396,000	398,000	400,000	402,948	404,000	406,000	408,000	410,000	411,556	413,000	415,000	417,000	418,000	419,283	420,000
Average Length of Stay (ALOS)	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
Admissions (ADM)	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
15	626	630	635	639	645	648	651	654	658	662	664	667	671	674	677	679	682	685	687	689	690
16	668	672	677	682	688	691	694	698	701	707	708	712	715	719	722	724	728	731	733	735	736
17	710	714	719	725	731	734	738	741	745	751	753	756	760	764	767	769	773	777	779	781	782
18	752	756	761	767	774	777	781	785	789	795	797	801	805	809	812	815	819	823	825	827	828
19	793	797	804	810	817	820	825	829	833	839	841	845	850	854	857	860	864	868	870	873	875
20	835	839	846	853	860	864	868	872	877	883	885	890	894	899	902	905	910	914	916	919	921
21	877	881	888	895	903	907	911	916	921	927	930	934	939	944	947	950	955	960	962	965	967
22	919	923	931	938	946	950	955	960	964	971	974	979	984	988	992	996	1001	1005	1008	1011	1013
23	960	965	973	980	989	993	998	1003	1008	1016	1018	1023	1028	1033	1037	1041	1046	1051	1054	1057	1059
24	1002	1007	1015	1023	1032	1036	1042	1047	1052	1060	1063	1068	1073	1078	1082	1086	1092	1097	1099	1103	1105
25	1044	1049	1058	1066	1075	1079	1085	1090	1096	1104	1107	1112	1118	1123	1128	1132	1137	1142	1145	1149	1151
26	1086	1091	1100	1108	1118	1123	1128	1134	1140	1148	1151	1157	1163	1168	1173	1177	1182	1188	1191	1195	1197
27	1127	1133	1142	1151	1161	1166	1172	1178	1184	1192	1195	1201	1207	1213	1218	1222	1228	1234	1237	1241	1243
28	1169	1175	1184	1194	1204	1209	1215	1221	1227	1236	1240	1246	1252	1258	1263	1267	1273	1280	1283	1287	1289
29	1211	1217	1227	1236	1247	1252	1259	1265	1271	1281	50345	1290	1297	1303	1308	1313	1319	1325	1328	1333	1335
Average Daily Population if Average Length of Stay is 22 Days																					
ALOS 22	919	923	931	938	946	950	955	960	964	971	974	979	984	988	992	996	1001	1005	1008	1011	1013
Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
ADP w/Classification	1148	1154	1163	1172	1182	1187	1193	1199	1205	1214	1218	1224	1230	1236	1240	1245	1251	1257	1260	1264	1266
2021																					
Total Available Beds	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741	741
Beds needed: ALOS 22/ADM 4000	919	923	931	938	946	950	955	960	964	971	974	979	984	988	992	996	1001	1005	1008	1011	1013
Outsourced Beds	178	182	190	197	205	209	214	219	223	230	233	238	243	247	251	255	260	264	267	270	272
Cost per person/bed/night	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
2031																					
2041																					
Total Annual Cost for renting Beds	\$ 3,564,825	\$ 3,728,200	\$ 3,945,255	\$ 4,167,590	\$ 4,407,925	\$ 4,575,300	\$ 4,758,915	\$ 4,946,050	\$ 5,136,705	\$ 5,384,271	\$ 5,528,575	\$ 5,729,790	\$ 5,934,525	\$ 6,142,780	\$ 6,327,595	\$ 6,508,250	\$ 6,726,185	\$ 6,947,640	\$ 7,108,375	\$ 7,289,299	\$ 7,435,125
										\$ 44,615,037											
										10-year total											
																				\$ 116,293,176	
																				20 year total	

FEASIBILITY: NEW JAIL ON NEW SITE



NEW JAIL AREAS

ALLEN COUNTY POTENTIAL NEEDS BASED ON BENCHMARK DATA

It is anticipated, based upon historical data, that the size of a new fully functioning 1,500 bed jail, including Sheriff's Administration and all 10 Divisions within the Sheriff's Department except Civil and Warrants, would be in the range of 380,000-510,000 SF.

This is in alignment with comparisons to similarly sized jails currently in design or construction.

Total area of the existing jail: 255,253 S.F.									
Construction/Addition									
Jail Construction	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Totals	
1981 Two Towers			12,793	12,793	6,771	6,771			39,128
1992 Third Tower		29,963	8,359	8,359	8,359	8,359	6,759		70,158
1997 Topping out					6,336	6,336	6,336		19,008
2000 Tower	24,820	31,619	16,541	16,541	16,541				106,062
									<u>234,356</u> subtotal
Courthouse + Rousseau									
Sheriff Administration, Civil, Warrants									2,800
Rousseau basement (storage, evidence)									6,080
Rousseau 2nd floor (Criminal Investigation Division, interview rooms)									12,017
									<u>20,897</u> subtotal
									255,253
Total of all Jail components									

BENCHMARKS

REFERENCE BENCHMARK #1: MARION CO. - 3,000 BEDS
 763,616 SF in the facility
 x 0.5 to align with 1,500 beds
 381,808 programmed area

REFERENCE BENCHMARK #2: ALLEN CO. - 741 BEDS
 255,253 SF existing area in the facility
 x 2.0 to align with 1,500 beds
 510,506 programmed area

ANTICIPATED PROGRAMMED AREA
 380,000 - 510,00 SF

CONCEPTUAL SPACE PROGRAMMING BASED ON NEEDS AND GROWTH BASED ON 2021 JUSTICE SYSTEM STUDY AND NEW JAIL NEEDS BASED ON CURRENT BEST PRACTICES

In the 2021 study of the justice system by Elevatus Architecture, all departments within the justice system were interviewed regarding current space needs and uses and reviewed to understand the efficiency and effectiveness of existing space, as well as projected growth in the departments. This growth could be based on growth in staff, new departmental needs, or other factors as identified by those departments. Within that study, there were some departments that needed to be near the courthouse, as well as many departments closely tied to the location of the jail.

As a follow up to that study, the attached conceptual program reflects those space needs of the departments that are tied most closely to the jail, their projected growth over a 20 year period, net to gross increases based on department and best practices, and potential gross square footage of a program of their department if a new jail is constructed away from downtown Fort Wayne. The only department identified as being closely related to the jail that would not move with the jail is component 2.0 the Civil / Warrants division which would best be located and remain inside the courthouse.

At such an early stage in the programming, and no design begun, the program on the right reflects an initial pass at the square footage requirements based on past completed and current projects by Elevatus Architecture. It would not be unreasonable to assume that in-depth programming and review with the county leadership and Sheriff's Department could lead to significant changes - up or down - in this program. As such, we believe a replacement jail outside of downtown could require between 410,00-430,000 square feet.

Full Conceptual Program is available in the Appendix.

PROGRAM SUMMARY						
Jail Program Summary						
Component No.	Component Name	2021 Study GSF	20 Yr Growth	Net-to-Gross	GSF Program	Comments
1.0	SHERIFF ADMINISTRATION	2,400	10%	25%	3,240	currently in Courthouse 1st floor
2.0	CIVIL/WARRANTS (3600 sf)	0	10%	25%	0	(4800 sf) will remain in Courthouse
3.0	CRIMINAL INVESTIGATION DIVISION/ROAD PATROL	12,017	10%	25%	16,223	currently on 2nd floor Rousseau
4.0	SORN (SEX OFFENDER REGISTRY)	1,500	15%	25%	2,100	currently in Meeks
5.0	B OF I (BUREAU OF IDENTIFICATION)	2,721	15%	25%	3,809	currently in Meeks
6.0	JAIL ADMINISTRATION	5,000	10%	25%	6,750	
7.0	CENTRAL CONTROL	900	0%	0%	900	
8.0	INMATE HOUSING - (5) 300 bed units	217,508	0%	0%	217,508	pod type layout for easy expandability
9.0	INMATE PROCESSING CENTER	55,998	0%	10%	61,597 **	see breakdown below
10.0	VISITATION	5,000	0%	25%	6,250 **	based on 85 visitation stations; **growth built in
11.0	MENTAL HEALTH HOUSING UNIT (64 beds)	23,700	0%	25%	29,625 **	48 male, 16 female MH single bunk units
12.0	MENTAL HEALTH OFFICES	4,600	0%	25%	5,750 **	**growth built in
12.0	CLINIC	13,000	0%	25%	16,250 **	see breakdown below
14.0	INFIRMARY (32 beds)	7,546	0%	25%	9,433 **	see breakdown below
15.0	LAUNDRY	4,000	0%	10%	4,400 **	**sized by V&A for up to 2500 beds
16.0	FOOD SERVICE	17,500	0%	10%	19,250 **	**sized by V&A for up to 2500 beds
17.0	MAINTENANCE	1,500	0%	10%	1,650 **	**growth built in
18.0	POWER PLANT	4,500	0%	10%	4,950 **	**growth built in
19.0	INMATE SUPPORT	1,500	0%	25%	1,875	
20.0	WAREHOUSE (15,000 sf)	0	0%	10%	0 **	(16,500 sf) separate building
SUB-TOTAL ADMINISTRATION AND SUPPORT		380,889			411,560	
BUILDING CIRCULATION FACTOR				3.0%	12,347	presumes multi-building connectors
SUB-TOTAL GSF					423,906	

LAND PLANNING - ACREAGE REQUIRED FOR JAIL

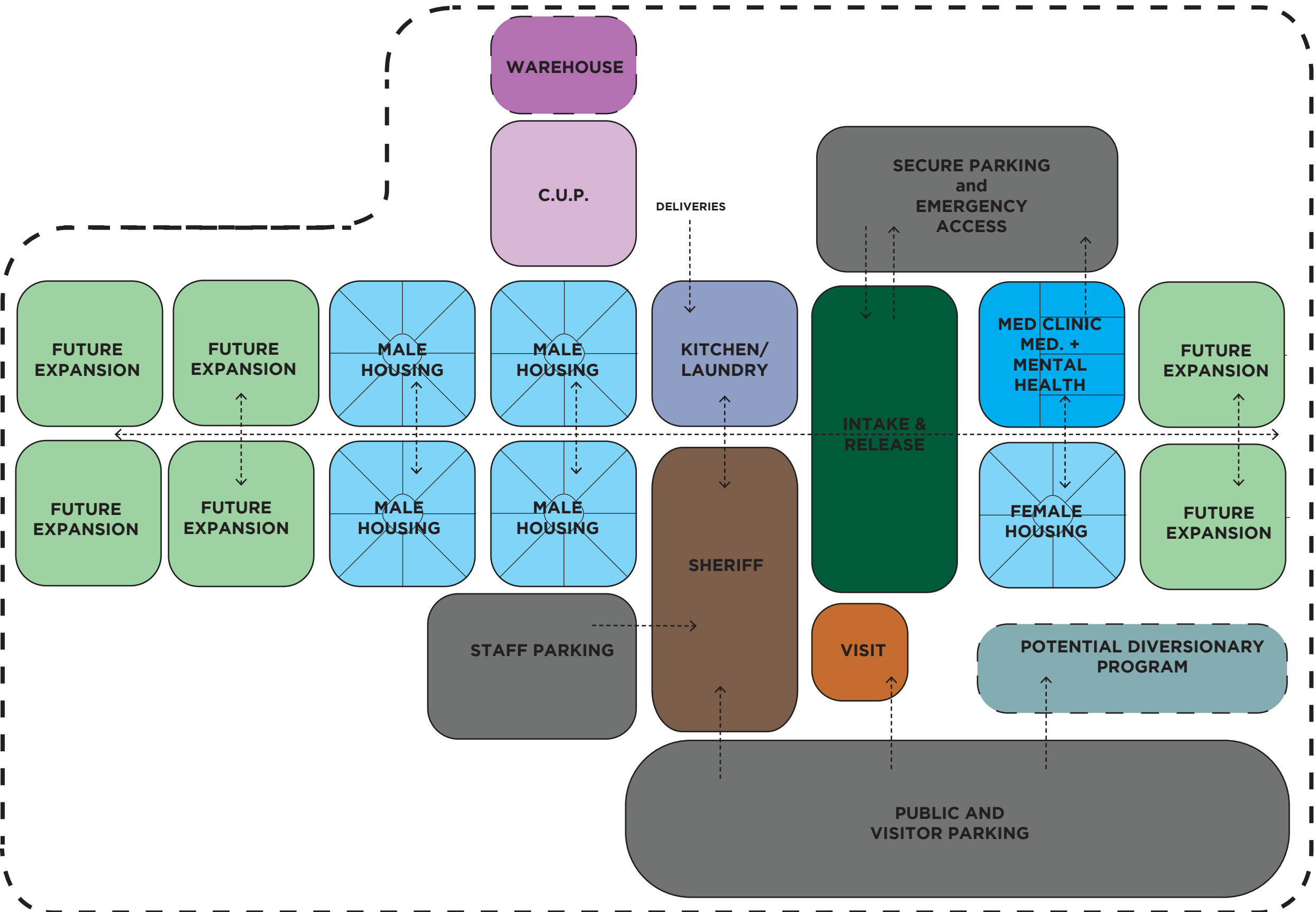
Justice Campus Concept utilizing 2-tier housing pods

A followup to the 2021 study included the planning/land needs for a justice campus. Elevatus explored two options, the favored option reflects the Sheriff's desire to construct all housing units as 2-tier pods, thus avoiding transporting inmates vertically in elevators. This layout consumes more land and more horizontal transportation via secure corridors.

The major benefit to this type of layout, if land is available, is that 2-tier pods can more easily be added as the need for more beds occurs, as opposed to the vertical construction over existing construction.

The site plan and core components would be planned and designed to allow for a full doubling of the bed count, including initial sizing of kitchen, laundry, inmate property, central utility plant, and more.

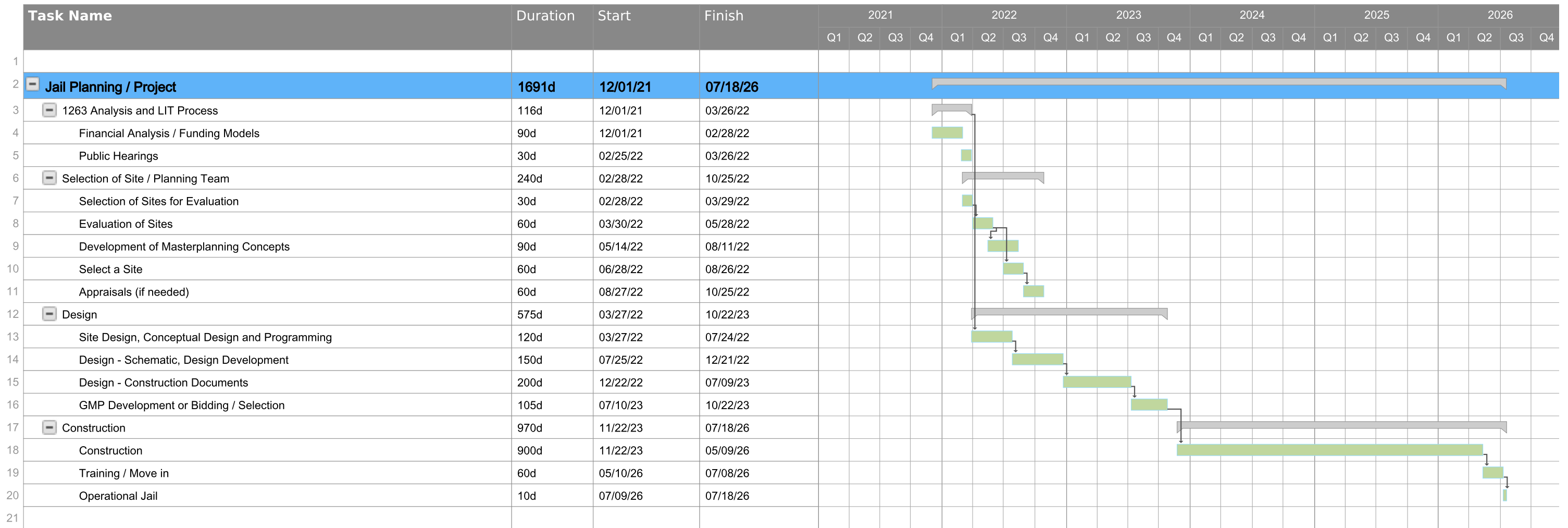
Land needed:
60 acres minimum, 75+ acres recommended



NEW JAIL ON A NEW SITE - DESIGN AND SCHEDULE

This timeline represents an approximation of the amount of time it could take to select a new site for the jail, determine funding methods, design time by an architectural and engineering team, and construction duration. The approximate five (5) year timeline noted could be condensed or extended dependent upon many factors.

NEW ALLEN COUNTY JAIL SCHEDULE



COST PROJECTIONS: CONSTRUCTION CONTROL INC.





FINANCIAL ANALYSIS:

BAKER TILLY

PROVIDED UNDER SEPARATE COVER



SHERIFF AND JAIL OPERATIONS DIVISION DEPARTMENT OF CORRECTIONS

U.S. DEPARTMENT OF JUSTICE UNITED STATES MARSHALS SERVICE



SHERIFF & JAIL OPERATIONS DIVISION INDIANA DEPARTMENT OF CORRECTION JAIL INSPECTION REPORT

COUNTY: **Allen**
 DATE OF INSPECTION: **8/6/2020**
 COUNTY NUMBER: **2**
 JAIL STREET ADDRESS: **417 South Calhoun Street**
 CITY: **Fort Wayne**
 ZIP: **46802**
 SHERIFF: **David J. Gladieux**
 YEAR OF OFFICE (including prior terms): **6th Year, 2nd Term**
 PHONE: **(260) 449-7535**
 FAX: **(260) 449-7915**
 E-MAIL: **david.gladieux@co.allen.in.us**

CIRCUIT COURT JUDGE: **Thomas J. Felts**
Thomas.Felts@co.allen.in.us

SUPERIOR COURT JUDGE: **David J. Avery**
David.Avery@allensuperiorcourt.us

COUNTY COMMISSIONERS:
Nelson Peters
nelson.peters@co.allen.in.us

COUNTY COMMISSIONERS:
Richard E. Beck, Jr.
richard.beck@allencounty.us

COUNTY COMMISSIONERS:
Therese Brown
therese.brown@co.allen.in.us

COUNTY PROSECUTOR:
Karen Richards
karen.richards@co.allen.in.us

YEAR JAIL BUILT/YEAR(S) ADDED OR RENOVATED: **1981, added to in 1994, 1998, and 2004**

**Deliberative
Confidential
Report
I.C. 5-14-3-4**

DEATHS SINCE LAST INSPECTION: **2** Natural: (8/12/19 & 11/04/19)
1 Suicide: (9/14/19)
0 Homicide

ESCAPES SINCE LAST INSPECTION: **0** From the jail
0 From custody
0 Walk-away/did not return

Administration and Organization	Remarks
---------------------------------	---------

- | | | |
|--|------------|--------------------------------|
| 1. Is there an Jail Administrator/Commander? | Yes | Capt. David Butler |
| 1a. Telephone Number: | | (260) 449-7107 |
| 1b. E-mail address: | | david.butler@co.allen.in.us |
| 1c. Is there an Assistant Jail Commander? | Yes | Lt. Mark Sickafoose |
| 1d. E-mail address: | | Mark.Sickafoose@co.allen.in.us |

U.S. Department of Justice United States Marshals Service

Detention Facility Review

A. Detention Facility Information

FACILITY NAME: **Allen County Jail** FACILITY CODE: **5BK**

STREET ADDRESS: **417 S Calhoun Street**
 CITY: **Ft Wayne** STATE: **IN** ZIP CODE: **46802**

DISTRICT: **Indiana - Northern** DISTRICT #: **27** OFFICE: **Fort Wayne**

FACILITY TELEPHONE NUMBER: **2604234667** COUNTY: **Allen**

FACILITY ADMINISTRATOR: **David Butler** TITLE: **Captain** TELEPHONENUMBER: **2604234667**

DETENTION FACILITY CONTACT: **Mark Sickafoose** TITLE: **Lieutenant** TELEPHONENUMBER: **2604494120**

USMS DISTRICT POINT OF CONTACT: **John Simpson** TITLE: **DUSM** TELEPHONENUMBER: **2604234667**

SHERIFF: **avid Gladieux** SHERIFF EMAIL: **David.Gladieux@co.allen.in.us**

CHIEF OF SECURITY: **Mark Sickafoose** CHIEF OF SECURITY EMAIL: **mark.sickafoose@co.allen.in.us**

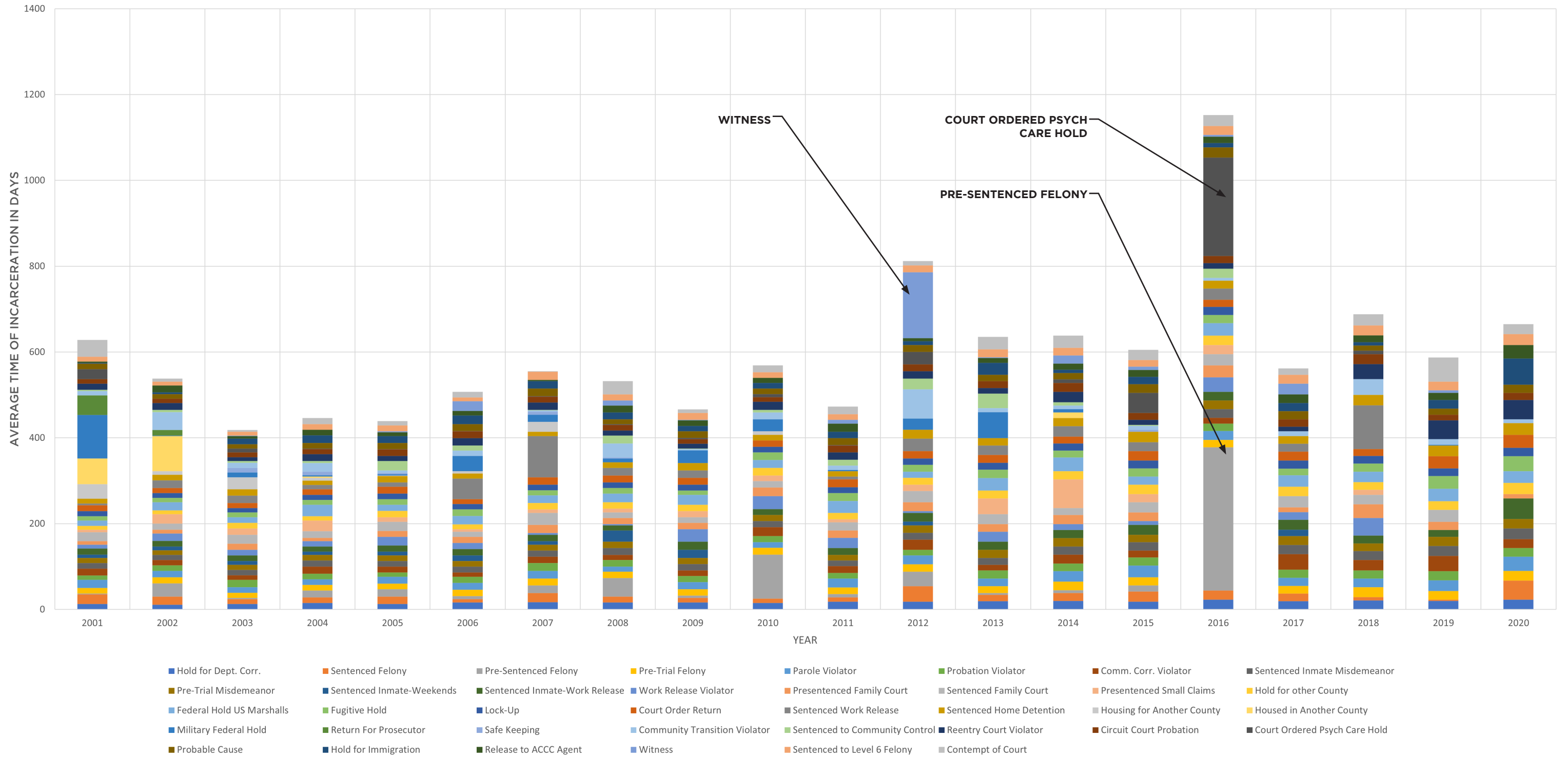
DISTANCE FROM USMS OFFICES (MILES): **3** DRIVING TIME FROM USMS OFFICES USING FACILITY (HOURS/MINUTES): **5 minutes**

B. Average Daily Detainee Population & Staffing Information

DETAINEE POPULATION INFORMATION:

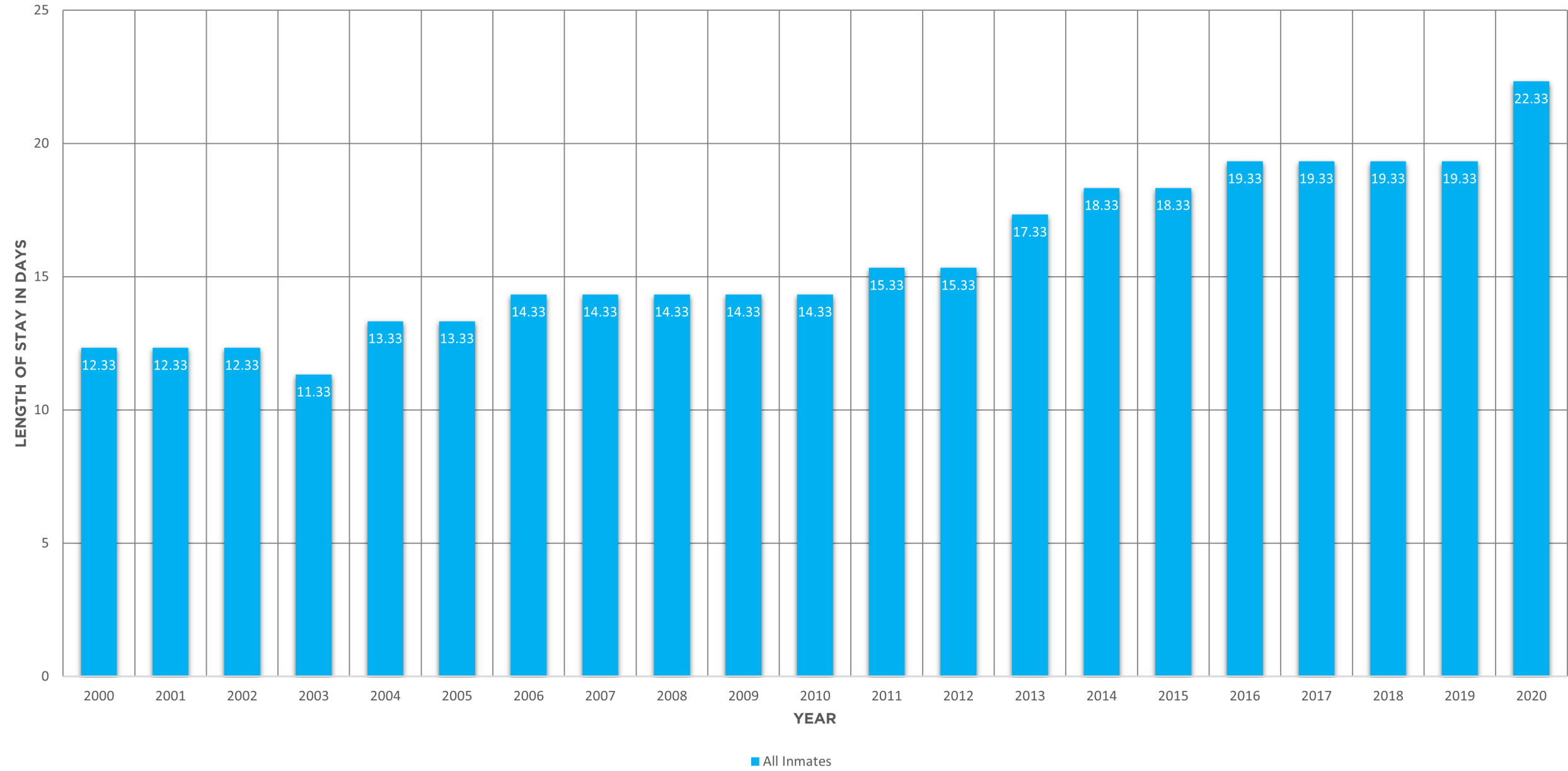
	ADULT MALE	ADULT FEMALE	JUV. MALE	JUV. FEMALE	TOTAL
FACILITY CAPACITY	602	127	5	0	734
FACILITY AVERAGE DAILY POPULATION (Last 12 months)	722	81	0	0	803
USMS BED CAPACITY	59	6	0	0	65
LOCAL/NON-FEDERAL	659	74	0	0	733
BUREAU OF PRISONS (BOP)	0	0	0	0	0
ICE	4	1	0	0	5

AVERAGE TIME OF INCARCERATION BY JUDICIAL CLASS 2001-2020



*For reference only, this graph is based upon data provided by the Sheriff's Department.

AVERAGE TIME OF INCARCERATION TOTAL POPULATION 2000-2020



*For reference only, this graph is based upon data provided by the Sheriff's Department.

ADMISSIONS RATE ESTIMATION: 2000-2020 BASED ON KNOWN ALOS AND ADP

Extrapolating the likely admissions based upon Average Daily Population (ADP) and Average Length of Stay (ALOS), as provided by the Sheriff.

The following projections are based upon the five (5) prior years data 2016-2020.

		ESTIMATED ADMISSIONS FOR THAT PARTICULAR YEAR - TYPICAL																						
		ALOS	ADP	717	689	768	773	825	867	853	864	815	841	817	839	847	818	831	769	835	865	925	900	900
DAYS	11			23791	22862	25484	25650	27375	28769	28304	28669	27043	27906	27110	27840	28105	27143	27574	25517	27707	28702	30693	29864	29864
	12			21809	20957	23360	23512	25094	26371	25945	26280	24790	25580	24850	25520	25763	24881	25276	23390	25398	26310	28135	27375	27375
	13			20131	19345	21563	21703	23163	24343	23950	24258	22883	23613	22939	23557	23781	22967	23332	21591	23444	24287	25971	25269	25269
	14			18693	17963	20023	20153	21509	22604	22239	22526	21248	21926	21300	21874	22083	21326	21665	20049	21770	22552	24116	23464	23464
	15			17447	16766	18688	18810	20075	21097	20756	21024	19832	20464	19880	20416	20610	19905	20221	18712	20318	21048	22508	21900	21900
	16			16357	15718	17520	17634	18820	19778	19459	19710	18592	19185	18638	19140	19322	18661	18957	17543	19048	19733	21102	20531	20531
	17			15394	14793	16489	16597	17713	18615	18314	18551	17499	18057	17541	18014	18186	17563	17842	16511	17928	18572	19860	19324	19324
	18			14539	13971	15573	15675	16729	17581	17297	17520	16526	17054	16567	17013	17175	16587	16851	15594	16932	17540	18757	18250	18250
	19			13774	13236	14754	14850	15849	16656	16387	16598	15657	16156	15695	16118	16271	15714	15964	14773	16041	16617	17770	17289	17289
	20			13085	12574	14016	14107	15056	15823	15567	15768	14874	15348	14910	15312	15458	14929	15166	14034	15239	15786	16881	16425	16425
	21			12462	11975	13349	13435	14339	15069	14826	15017	14165	14617	14200	14583	14722	14218	14444	13366	14513	15035	16077	15643	15643
	22			11896	11431	12742	12825	13688	14384	14152	14335	13522	13953	13555	13920	14053	13571	13787	12758	13853	14351	15347	14932	14932
	23			11378	10934	12188	12267	13092	13759	13537	13711	12934	13346	12965	13315	13442	12981	13188	12204	13251	13727	14679	14283	14283
	24			10904	10479	11680	11756	12547	13186	12973	13140	12395	12790	12425	12760	12881	12440	12638	11695	12699	13155	14068	13688	13688
	25			10468	10059	11213	11286	12045	12658	12454	12614	11899	12279	11928	12249	12366	11943	12133	11227	12191	12629	13505	13140	13140
Year		1/1/2000	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	1/1/2010	1/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020		
ALOS from Allen Co. Jail			17.9	15.8	11.9	12.7	12.5	14.9	16.3	15.6	14.1	18.4	14.8	24.6	20.5	19.3	18.9	24.5	20.1	24.6	22.6	30.2		
Admissions/Year		15394	13971	16489	23512	23163	24343	20756	19710	18592	21926	16567	20416	12881	14218	15166	14773	12699	15786	14068	14932	13140		
County Population		332864	334941	337022	339323	340447	342561	345464	348774	350559	353012	355945	358974	360890	363355	365147	367362	369412	371723	375079	379299	379671		
Admissions Rate (/100k)/Month		4625	4171	4893	6929	6804	7106	6008	5651	5304	6211	4654	5687	3569	3913	4153	4021	3438	4247	3751	3937	3461		
																				2016			2020	

TREND OF 3,500-4,000 ADM RATE/100K POPULATION.
THE FOLLOWING PROJECTIONS ARE BASED UPON THE FIVE (5) PRIOR YEARS DATA 2016-2020

BED COUNT PROJECTIONS

BASED UPON AN ADMISSIONS RATE OF 3,500 PER 100,000 COUNTY POPULATION

Year	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
County Population	381000	383,000	386,000	389,000	392,245	394,000	396,000	398,000	400,000	402,948	404,000	406,000	408,000	410,000	411,556	413,000	415,000	417,000	418,000	419,283	420,000

Average Length of Stay (ALOS)	Admissions (ADM)	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
15		548	551	555	560	564	567	570	572	575	580	581	584	587	590	592	594	597	600	601	603	604
16		585	588	592	597	602	604	608	611	614	618	620	623	626	629	631	634	637	640	641	643	644
17		621	624	629	634	639	642	646	649	652	657	659	662	665	668	671	673	677	680	681	683	685
18		658	661	666	671	677	680	684	687	690	695	697	701	704	708	710	713	716	720	721	724	725
19		694	698	703	709	715	718	721	725	729	734	736	740	743	747	750	752	756	760	762	764	765
20		731	735	740	746	752	756	759	763	767	773	775	779	782	786	789	792	796	800	802	804	805
21		767	771	777	783	790	793	797	801	805	811	814	818	822	826	829	832	836	840	842	844	846
22		804	808	814	821	827	831	835	840	844	850	852	856	861	865	868	871	875	880	882	885	886
23		840	845	851	858	865	869	873	878	882	889	891	895	900	904	908	911	915	920	922	925	926
24		877	881	888	895	903	907	911	916	921	927	930	934	939	944	947	950	955	960	962	965	967
25		913	918	925	933	940	945	949	954	959	966	968	973	978	983	987	990	995	1000	1002	1005	1007
26		950	955	962	970	978	982	987	992	997	1005	1007	1012	1017	1022	1026	1030	1035	1040	1042	1045	1047
27		986	992	999	1007	1016	1020	1025	1030	1036	1043	1046	1051	1056	1062	1066	1069	1074	1080	1082	1086	1087
28		1023	1028	1036	1044	1053	1058	1063	1069	1074	1082	1085	1090	1095	1101	1105	1109	1114	1120	1122	1126	1128
29		1059	1065	1073	1082	1091	1096	1101	1107	1112	1121	44052	1129	1135	1140	1144	1148	1154	1160	1162	1166	1168

RANGE BASED UPON ALOS FROM 2016-2020

DAYS

Average Daily Population if Average Length of Stay is 20 Days																						
ALOS 20		731	735	740	746	752	756	759	763	767	773	775	779	782	786	789	792	796	800	802	804	805
Classification Factor		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	
ADP w/Classification		913	918	925	933	940	945	949	954	959	966	968	973	978	983	987	990	995	1000	1002	1005	1007
Average Daily Population if Average Length of Stay is 22 Days																						
ALOS 22		804	808	814	821	827	831	835	840	844	850	852	856	861	865	868	871	875	880	882	885	886
Classification Factor		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	
ADP w/Classification		1005	1010	1018	1026	1034	1039	1044	1050	1055	1063	1065	1071	1076	1081	1085	1089	1094	1100	1102	1106	1108
Average Daily Population if Average Length of Stay is 24 Days																						
ALOS 24		877	881	888	895	903	907	911	916	921	927	930	934	939	944	947	950	955	960	962	965	967
Classification Factor		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	
ADP w/Classification		1096	1102	1110	1119	1128	1133	1139	1145	1151	1159	1162	1168	1174	1179	1184	1188	1194	1200	1202	1206	1208

80% CAPACITY FACTOR

2021

2031

2041

BED COUNT PROJECTIONS

BASED UPON AN ADMISSIONS RATE OF 4,000 PER 100,000 COUNTY POPULATION

Year	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
County Population	381000	383,000	386,000	389,000	392,245	394,000	396,000	398,000	400,000	402,948	404,000	406,000	408,000	410,000	411,556	413,000	415,000	417,000	418,000	419,283	420,000

DAYS	Average Length of Stay (ALOS)	Admissions (ADM)																				
			4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
	15	626	630	635	639	645	648	651	654	658	662	664	667	671	674	677	679	682	685	687	689	690
	16	668	672	677	682	688	691	694	698	701	707	708	712	715	719	722	724	728	731	733	735	736
	17	710	714	719	725	731	734	738	741	745	751	753	756	760	764	767	769	773	777	779	781	782
	18	752	756	761	767	774	777	781	785	789	795	797	801	805	809	812	815	819	823	825	827	828
	19	793	797	804	810	817	820	825	829	833	839	841	845	850	854	857	860	864	868	870	873	875
	20	835	839	846	853	860	864	868	872	877	883	885	890	894	899	902	905	910	914	916	919	921
	21	877	881	888	895	903	907	911	916	921	927	930	934	939	944	947	950	955	960	962	965	967
	22	919	923	931	938	946	950	955	960	964	971	974	979	984	988	992	996	1001	1005	1008	1011	1013
	23	960	965	973	980	989	993	998	1003	1008	1016	1018	1023	1028	1033	1037	1041	1046	1051	1054	1057	1059
	24	1002	1007	1015	1023	1032	1036	1042	1047	1052	1060	1063	1068	1073	1078	1082	1086	1092	1097	1099	1103	1105
	25	1044	1049	1058	1066	1075	1079	1085	1090	1096	1104	1107	1112	1118	1123	1128	1132	1137	1142	1145	1149	1151
	26	1086	1091	1100	1108	1118	1123	1128	1134	1140	1148	1151	1157	1163	1168	1173	1177	1182	1188	1191	1195	1197
	27	1127	1133	1142	1151	1161	1166	1172	1178	1184	1192	1195	1201	1207	1213	1218	1222	1228	1234	1237	1241	1243
	28	1169	1175	1184	1194	1204	1209	1215	1221	1227	1236	1240	1246	1252	1258	1263	1267	1273	1280	1283	1287	1289
	29	1211	1217	1227	1236	1247	1252	1259	1265	1271	1281	50345	1290	1297	1303	1308	1313	1319	1325	1328	1333	1335

RANGE BASED UPON ALOS FROM 2016-2020

80% CAPACITY FACTOR

Average Daily Population if Average Length of Stay is 20 Days																					
ALOS 20	835	839	846	853	860	864	868	872	877	883	885	890	894	899	902	905	910	914	916	919	921
Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
ADP w/Classification	1044	1049	1058	1066	1075	1079	1085	1090	1096	1104	1107	1112	1118	1123	1128	1132	1137	1142	1145	1149	1151
Average Daily Population if Average Length of Stay is 22 Days																					
ALOS 22	919	923	931	938	946	950	955	960	964	971	974	979	984	988	992	996	1001	1005	1008	1011	1013
Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
ADP w/Classification	1148	1154	1163	1172	1182	1187	1193	1199	1205	1214	1218	1224	1230	1236	1240	1245	1251	1257	1260	1264	1266
Average Daily Population if Average Length of Stay is 24 Days																					
ALOS 24	1002	1007	1015	1023	1032	1036	1042	1047	1052	1060	1063	1068	1073	1078	1082	1086	1092	1097	1099	1103	1105
Classification Factor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
ADP w/Classification	1253	1259	1269	1279	1290	1295	1302	1308	1315	1325	1328	1335	1341	1348	1353	1358	1364	1371	1374	1378	1381

2021

2031

2041

BED COUNT PROJECTIONS

BASED UPON AN ADMISSIONS RATE OF 4,500 PER 100,000 COUNTY POPULATION

Year	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
Population	381000	383,000	386,000	389,000	392,245	394,000	396,000	398,000	400,000	402,948	404,000	406,000	408,000	410,000	411,556	413,000	415,000	417,000	418,000	419,283	420,000

Average Length of Stay (ALOS)	Admissions (ADM)	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
15		705	708	714	719	725	729	732	736	740	745	747	751	755	758	761	764	767	771	773	775	777
16		752	756	761	767	774	777	781	785	789	795	797	801	805	809	812	815	819	823	825	827	828
17		799	803	809	815	822	826	830	834	838	845	847	851	855	859	863	866	870	874	876	879	880
18		846	850	857	863	870	874	879	883	888	894	897	901	905	910	913	917	921	925	928	930	932
19		892	897	904	911	919	923	928	932	937	944	946	951	956	960	964	967	972	977	979	982	984
20		939	944	952	959	967	972	976	981	986	994	996	1001	1006	1011	1015	1018	1023	1028	1031	1034	1036
21		986	992	999	1007	1016	1020	1025	1030	1036	1043	1046	1051	1056	1062	1066	1069	1074	1080	1082	1086	1087
22		1033	1039	1047	1055	1064	1069	1074	1080	1085	1093	1096	1101	1107	1112	1116	1120	1126	1131	1134	1137	1139
23		1080	1086	1095	1103	1112	1117	1123	1129	1134	1143	1146	1151	1157	1163	1167	1171	1177	1182	1185	1189	1191
24		1127	1133	1142	1151	1161	1166	1172	1178	1184	1192	1195	1201	1207	1213	1218	1222	1228	1234	1237	1241	1243
25		1174	1180	1190	1199	1209	1214	1221	1227	1233	1242	1245	1251	1258	1264	1268	1273	1279	1285	1288	1292	1295
26		1221	1228	1237	1247	1257	1263	1269	1276	1282	1292	1295	1301	1308	1314	1319	1324	1330	1337	1340	1344	1346
27		1268	1275	1285	1295	1306	1312	1318	1325	1332	1341	1345	1351	1358	1365	1370	1375	1381	1388	1391	1396	1398
28		1315	1322	1332	1343	1354	1360	1367	1374	1381	1391	1395	1402	1408	1415	1421	1426	1433	1440	1443	1447	1450
29		1362	1369	1380	1391	1402	1409	1416	1423	1430	1441	1441	1452	1459	1466	1471	1477	1484	1491	1494	1499	1502

RANGE BASED UPON ALOS FROM 2016-2020

DAYS

Average Daily Population if Average Length of Stay is 20 Days																						
ALOS 20		939	944	952	959	967	972	976	981	986	994	996	1001	1006	1011	1015	1018	1023	1028	1031	1034	1036

Classification Factor		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
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ADP w/Classification		1174	1180	1190	1199	1209	1214	1221	1227	1233	1242	1245	1251	1258	1264	1268	1273	1279	1285	1288	1292	1295
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Average Daily Population if Average Length of Stay is 22 Days																						
ALOS 22		1033	1039	1047	1055	1064	1069	1074	1080	1085	1093	1096	1101	1107	1112	1116	1120	1126	1131	1134	1137	1139

Classification Factor		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
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ADP w/Classification		1292	1299	1309	1319	1330	1336	1343	1349	1356	1366	1370	1377	1383	1390	1395	1400	1407	1414	1417	1422	1424
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Average Daily Population if Average Length of Stay is 24 Days																						
ALOS 24		1127	1133	1142	1151	1161	1166	1172	1178	1184	1192	1195	1201	1207	1213	1218	1222	1228	1234	1237	1241	1243

Classification Factor		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
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ADP w/Classification		1409	1417	1428	1439	1451	1457	1465	1472	1479	1490	1494	1502	1509	1516	1522	1528	1535	1542	1546	1551	1553
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80% CAPACITY FACTOR

2021

2031

2041

CONCEPTUAL JAIL SPACE PROGRAMMING

PROGRAM SUMMARY						
Jail Program Summary						
Component No.	Component Name	2021 Study GSF	20 Yr Growth	Net-to-Gross	GSF Program	Comments
1.0	SHERIFF ADMINISTRATION	2,400	10%	25%	3,240	currently in Courthouse 1st floor
2.0	CIVIL WARRANTS (3600 sf)	0	10%	25%	0	(4800 sf) will remain in Courthouse
3.0	CRIMINAL INVESTIGATION DIVISION/ROAD PATROL	12,017	10%	25%	16,223	currently on 2nd floor Rousseau
4.0	SORN (SEX OFFENDER REGISTRY)	1,500	15%	25%	2,100	currently in Meeks
5.0	B OF I (BUREAU OF IDENTIFICATION)	2,721	15%	25%	3,809	currently in Meeks
6.0	JAIL ADMINISTRATION	5,000	10%	25%	6,750	
7.0	CENTRAL CONTROL	900	0%	0%	900	
8.0	INMATE HOUSING - (5) 300 bed units	217,508	0%	0%	217,508	pod type layout for easy expandability
9.0	INMATE PROCESSING CENTER	55,998	0%	10%	61,597**	see breakdown below
10.0	VISITATION	5,000	0%	25%	6,250**	based on 85 visitation stations; **growth built in
11.0	MENTAL HEALTH HOUSING UNIT (64 beds)	23,700	0%	25%	29,625**	48 male, 16 female MH single bunk units
12.0	MENTAL HEALTH OFFICES	4,600	0%	25%	5,750**	**growth built in
12.0	CLINIC	13,000	0%	25%	16,250**	see breakdown below
14.0	INFIRMARY (32 beds)	7,546	0%	25%	9,433**	see breakdown below
15.0	LAUNDRY	4,000	0%	10%	4,400**	**sized by V&A for up to 2500 beds
16.0	FOOD SERVICE	17,500	0%	10%	19,250**	**sized by V&A for up to 2500 beds
17.0	MAINTENANCE	1,500	0%	10%	1,650**	**growth built in
18.0	POWER PLANT	4,500	0%	10%	4,950**	**growth built in
19.0	INMATE SUPPORT	1,500	0%	25%	1,875	
20.0	WAREHOUSE (15,000 sf)	0	0%	10%	0**	(16,500 sf) separate building
SUB-TOTAL ADMINISTRATION AND SUPPORT		380,889			411,560	
BUILDING CIRCULATION FACTOR				3.0%	12,347	presumes multi-building connectors
SUB-TOTAL GSF					423,906	

Component No.	Component Name	2021 Study GSF	20 Yr Growth	Net-to-Gross	GSF Program	Comments		
8.0 INMATE HOUSING								
Component No.	Component Name	Gross SF per Pod	Gross to Net	Total GSF per Pod	No. of Pods	Beds per Pod	Total GSF	No. of Beds
8.1	HOUSING - MALE GENERAL POPULATION (300 BEDS)	41,430	5%	43,502	4	300	174,006	1,200
8.2	HOUSING - FEMALE-GENERAL POPULATION (300 BEDS)	41,430	5%	43,502	1	300	43,502	300
8.30	PROGRAM/RECREATION SPACE**						**space is included in housing	
SUB-TOTAL INMATE HOUSING							217,508	1,500
SUB-TOTAL INMATE HOUSING							217,508	
9.0 INMATE PROCESSING								
Component No.	Component Name	Gross SF per Area	Gross to Net	Total GSF	No. of Areas	Total GSF		
9.1	VEHICLE SALLYPORT	11,467	25%	14,334	1	14,334		
9.2	INTAKE	14,204	25%	17,755	1	17,755		
9.3	TRANSFER	4,778	25%	5,973	1	5,973		
9.4	COURT HOLDING	2,732	25%	3,415	1	3,415		
9.5	INMATE PROPERTY STORAGE	5,548	25%	6,935	1	6,935		
9.6	RELEASE	4,000	25%	5,000	1	5,000		
9.7	SUPPORT	2,069	25%	2,586	1	2,586		
SUB-TOTAL INMATE PROCESSING							55,998	0
CIRCULATION FACTOR							0	
SUB-TOTAL INMATE PROCESSING							55,998	

CONCEPTUAL JAIL SPACE PROGRAMMING

Allen County (IN) Justice Center

Conceptual Space Programming

2/2/2022

Component No.	Component Name	2021 Study GSF	20 Yr Growth	Net-to-Gross	GSF Program	Comments		
12.0 CLINIC								
Component No.	Component Name	Gross SF per Area	Gross to Net	Total GSF	No. of Areas	Beds	Total GSF	No. of Beds
12.0	HOLDING CELLS	13,000	25%	16,250	1	3	16,250	3
12.1	EXAM ROOMS**				1	6		**area included above
12.2	TRIAGE**				1			**area included above
12.3	RADIOLOGY**				1			**area included above
12.4	DENTAL WITH LAB**				1			**area included above
12.5	PHYSICAL THERAPY**				1			**area included above
12.6	DIALYSIS**				1			**area included above
12.7	PHARMACY**				1			**area included above
12.8	SUPPORT**				1			**area included above
SUB-TOTAL CLINIC							16,250	3
CIRCULATION FACTOR							0%	0
SUB-TOTAL CLINIC							16,250	
14.0 INFIRMARY								
Component No.	Component Name	Gross SF per Area	Gross to Net	Total GSF	No. of Areas	Beds per Area	Total GSF	No. of Beds
14.1	INFIRMARY BEDS	7,546	25%	9,433	1	24	9,433	24
14.2	ISOLATION BEDS**		25%	0	1	4	0	4
14.3	MEDICAL OBSERVATION BEDS**		25%	0	1	4	0	4
SUB-TOTAL INFIRMARY							9,433	32
CIRCULATION FACTOR							0%	0
SUB-TOTAL INFIRMARY							9,433	