

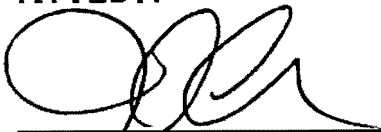
**RESOLUTION**  
**#R-2012-66**

Whereas, the DeKalb County Jail is full, and  
Whereas, the County of DeKalb has been sending detainees to neighboring counties for a number of years at a cost that now exceeds one million dollars per year, and  
Whereas, on September 15, 2010 the DeKalb County Board did provide for planning funds and did appoint an Ad Hoc Jail Planning Committee to begin planning the expansion of the existing DeKalb County Jail, and  
Whereas, as directed, the Ad Hoc Jail Committee Planning has solicited, selected and contracted with a Jail Planner, Architect and Construction Manager to carry out the Schematic Design Phase and has overseen that process, and  
Whereas, the selected design team has now reached the conclusion of the Schematic Design Phase of the Jail Expansion Project and did present to the Ad Hoc Jail Planning the recommendations for building design and project budget that are attached to this Resolution and hereby incorporated by reference, and  
Whereas, the Ad Hoc Jail Planning Committee did recommend the attached design and budget and forward them to the DeKalb County Board for approval.

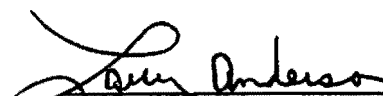
NOW, THEREFORE, BE IT RESOLVED that the DeKalb County Board does concur in the findings and recommendation of the Ad Hoc Jail Planning Committee and does hereby approve the budget and building design for the DeKalb County Jail Expansion as presented in the attached documents. Be it further resolved that the DeKalb County Board does encourage the design team to proceed to the Design Development Phase as soon as funding permits.

PASSED AT SYCAMORE, ILLINOIS THIS 19<sup>TH</sup> DAY OF SEPTEMBER 2012.

ATTEST:

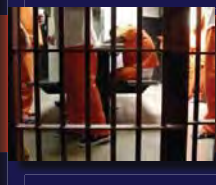
  
\_\_\_\_\_  
John Acardo, County Clerk

SIGNED:

  
\_\_\_\_\_  
Larry Anderson, Chairman

# **DEKALB COUNTY, IL**

## *Jail Expansion Project Schematic Design Report*



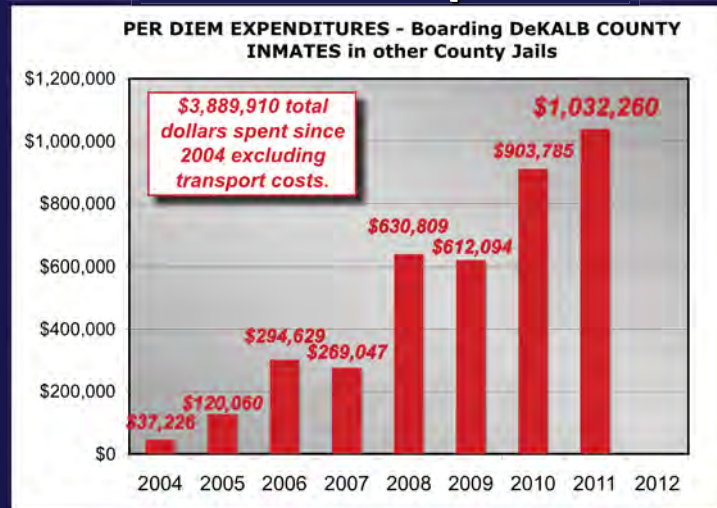
*Kimme & Associates, Inc.  
with PSA-Dewberry  
& Gilbane Building  
September 19, 2012*

KIMME & Associates, Inc. 

## **DeKalb County Jail History**

- The 32 year old 2nd floor jail was designed for only **64 beds**.
- Beds were added from 1989 to 1990 to existing space to reach today's **89 bed** total. No support infrastructure was added.
- The jail population averaged **141** in 2011 with a peak day of 152.
- The county routinely rents beds from other counties for **50** inmates a day.
- DeKalb County's projected need through 2030 is **330 beds**; 440% more than the 1980 bed capacity.

## Per Diem Expenses



*Projects to \$2,000,000 in 5 years.*

3

KIMME & Associates, Inc. K&A

## County Planning/Site Objectives

- Remain in downtown Sycamore.
- Accommodate 1st phase needs (about 200 beds total) and allow expansion to year 2030 bed needs.
- Attach to the existing PSB to re-use existing beds.
- Allow expansion of new jail housing so sheriff's operation can someday expand into existing jail.
- Develop jail expansion in context of a county campus master plan.
- Complement scale and nature of downtown setting.
- Respect the courthouse as the premier campus facility and downtown icon; respect scale of historic library.

4

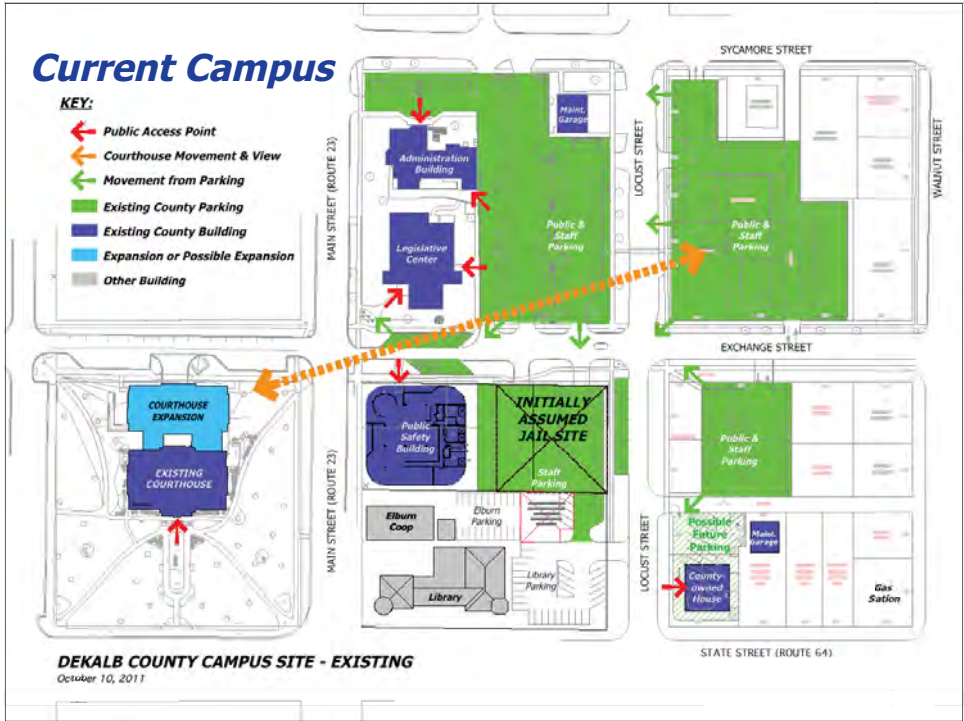
KIMME & Associates, Inc. K&A

## Space Needs of Other PSB Occupants - 2030

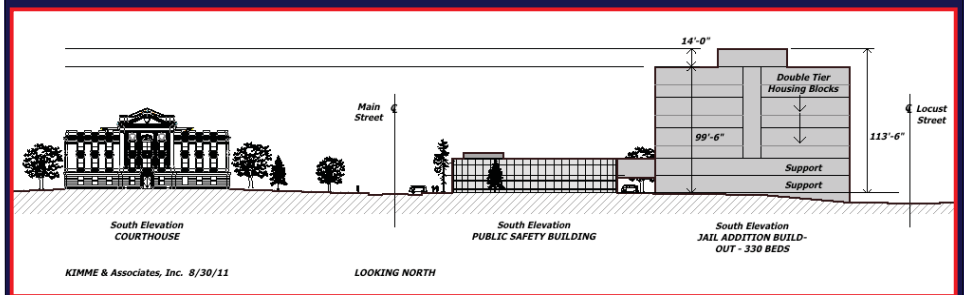
- Sheriff's Office - Law Enforcement
  - ◆ 7,890 additional Gross Square Feet (GSF)
- Coroner/ESDA
  - ◆ 520 GSF additional
- Facilities Maintenance
  - ◆ 670 GSF additional
- TOTAL additional GSF = 9,080
  - ◆ 55% of 16,500 GSF second floor jail

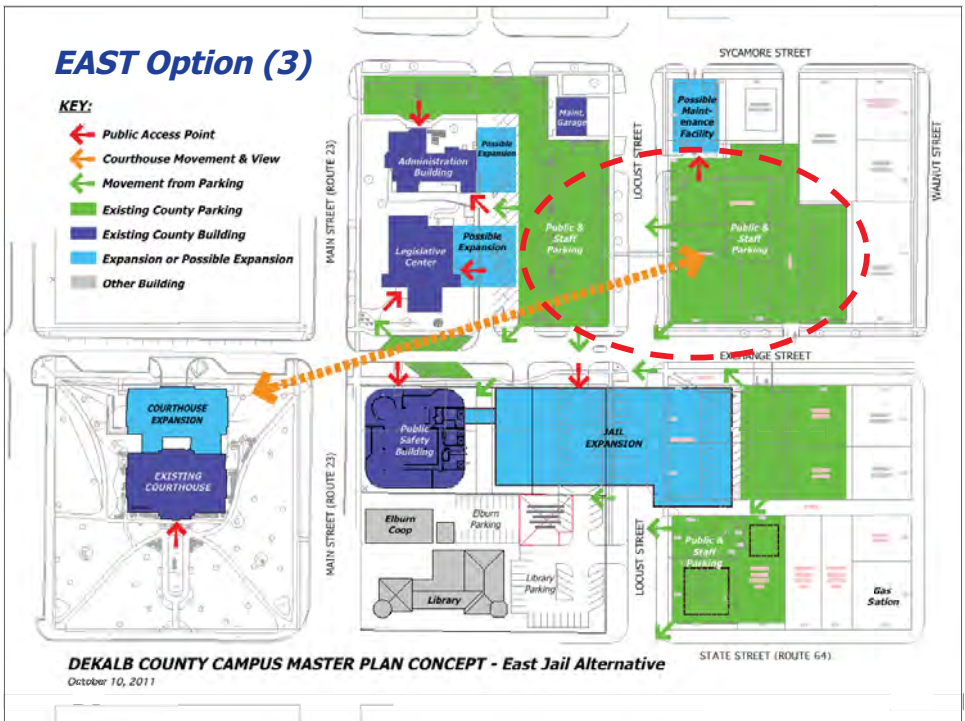
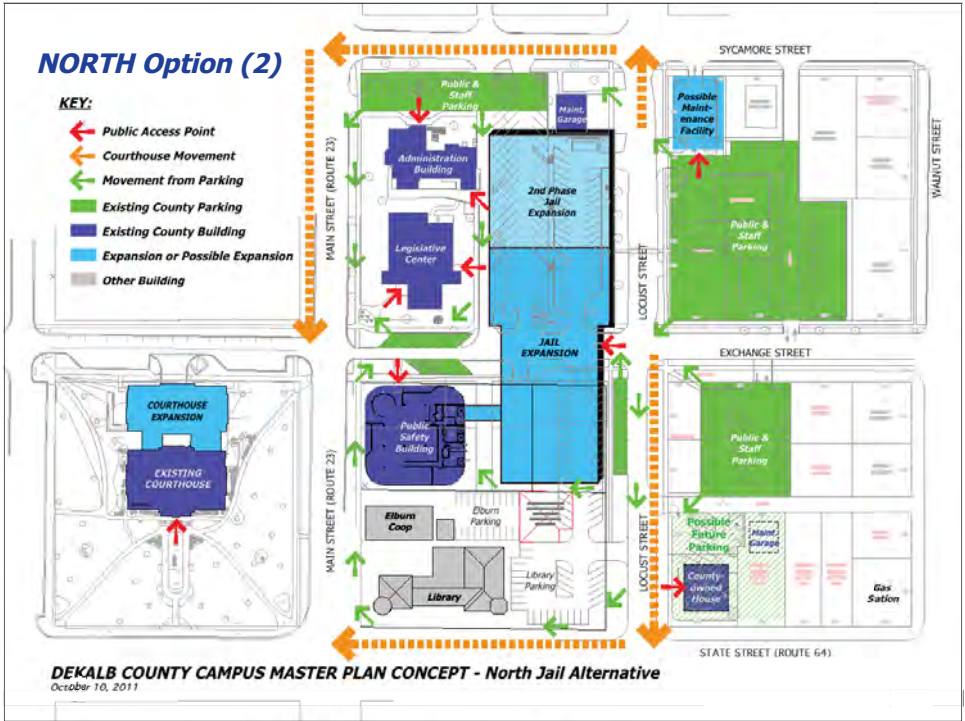
## Three Basic Options Explored

1. Expand on the **initially assumed site only**, i.e., on the parking lot behind (east of) the existing Public Safety Building (PSB).
2. Build on the PSB parking lot *and* extend **NORTH** across Exchange St. into the Legislative Building & Administration Building parking lot.
3. Build on the PSB parking lot *and* extend **EAST** across Locust St.



## Public Safety Building Site Option (1) (initially assumed site; building on the jail parking lot only)





## Intergovernmental Agreement

- DeKalb County gains access to and ownership of **Locust St** between State & Exchange.
- DeKalb County gains access to and ownership of the **Alley** between State & Exchange and Locust & Walnut.
- DeKalb County is permitted to move city **utilities**.
- Sycamore receives **Exchange** between Main & Locust; returns to two-way street; widened; (parking adjacent to Legislative building lost).

11

KIMME & Associates, Inc. 

## Intergovernmental Agreement:

- Turning **radius** at Exchange & Main enlarged.
- County provides **safety upgrades** at corner of Exchange & Main; Sycamore maintains.
- **Library's** half of Locust given to county; assured access to county public parking.
- Sycamore equally **shares costs** of water main movement/improvement & related design services.

12

KIMME & Associates, Inc. 






# Intergovernmental Agreement:

- **County** pays for:
  - ◆ other utility changes,
  - ◆ required plats,
  - ◆ Exchange Street and Alley improvements,
  - ◆ signage identifying public parking.
- The exterior building **appearance** on the south will be equal in character to the rest of the building.

## Initial Site Development Plan



**NEW COUNTY JAIL PROPOSED SITE WORK - PHASE 1**  
 TOTAL COUNTY PARKING = 277 +/- TOTAL LIBRARY PARKING = 26

 BUILDING - NEW	 PAVEMENT - NEW	
 BUILDING - EXISTING	 PAVEMENT - EXISTING	

1" = 60'

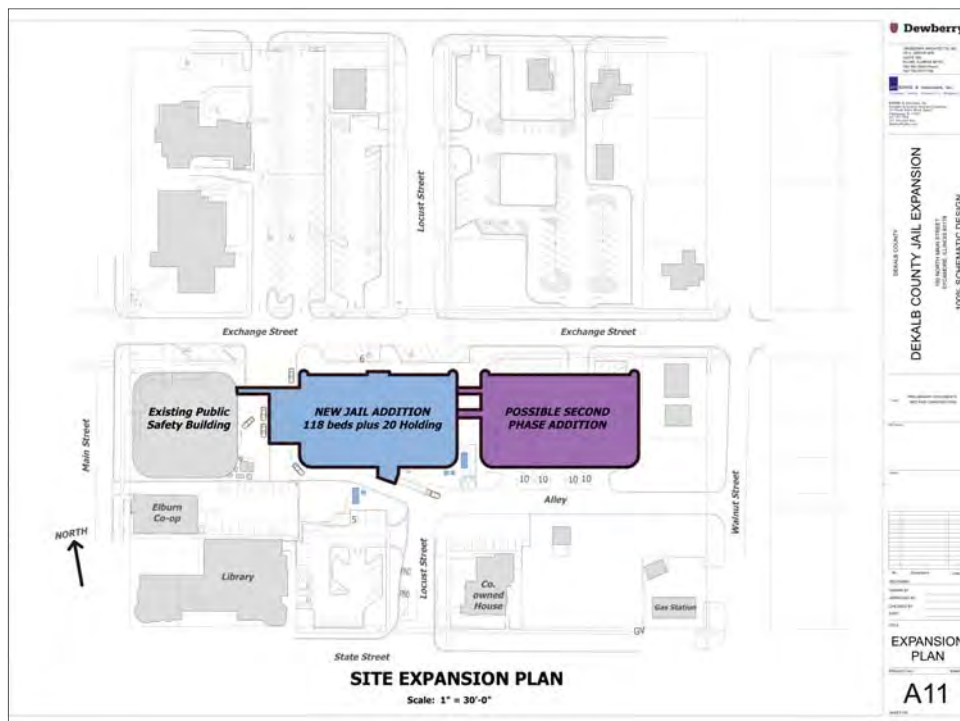


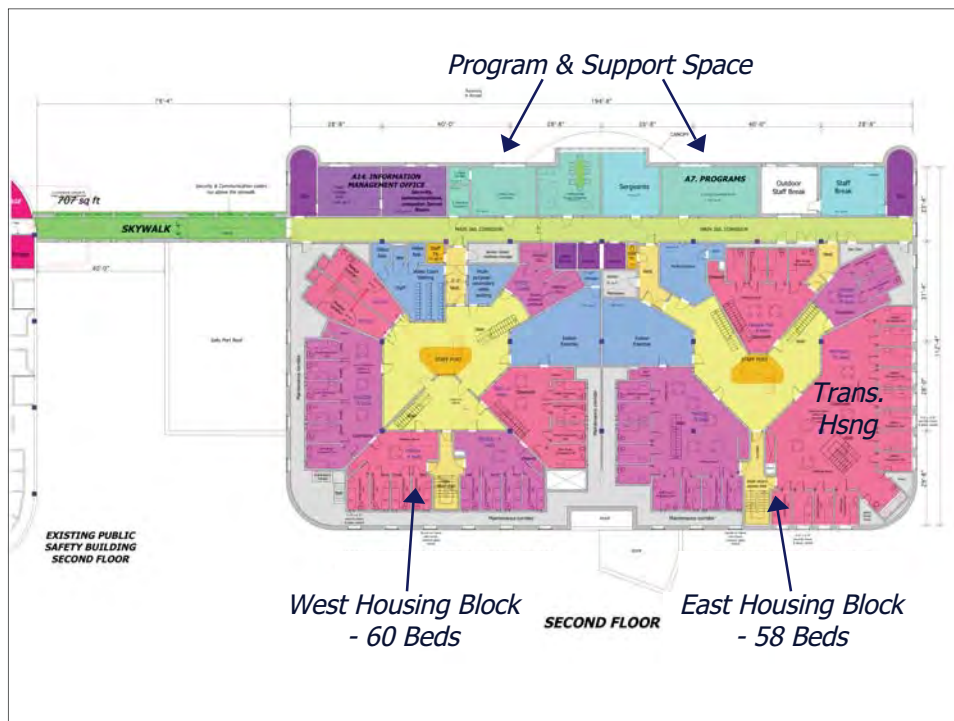
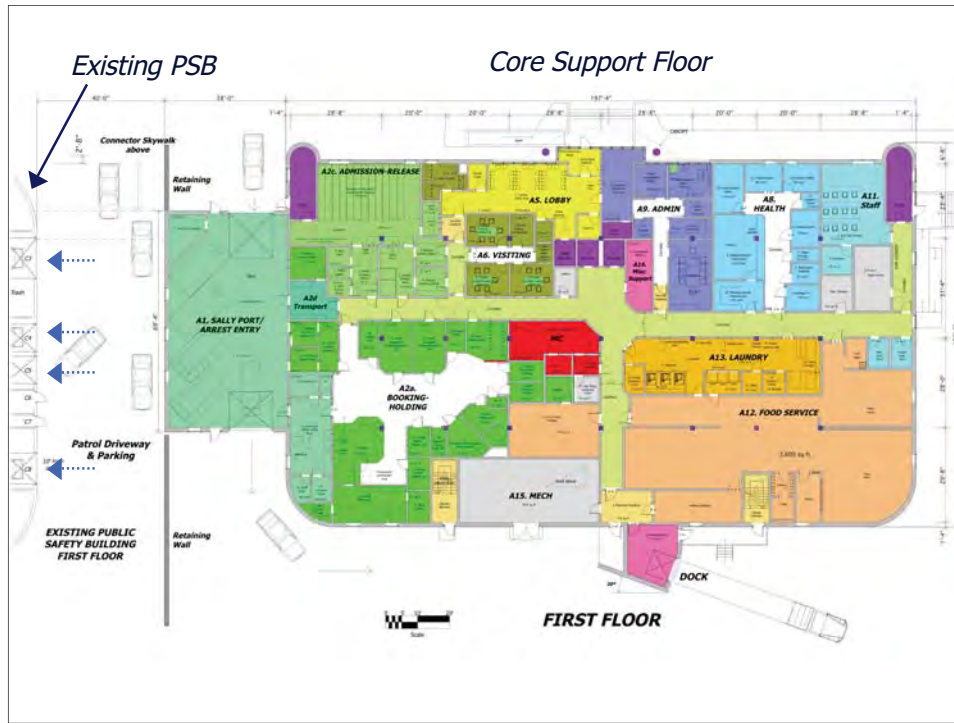
## Guiding Design Principles

- Insure that all boarded inmates come home.
- Satisfy User's critical operational needs.
- Attain staff efficiency.
- Provide adequate core support services so that future expansion is housing-oriented; uses less site footprint.
- Provide "add alternate" shelling options where necessary to insure the above and maximize the use of existing dollars.

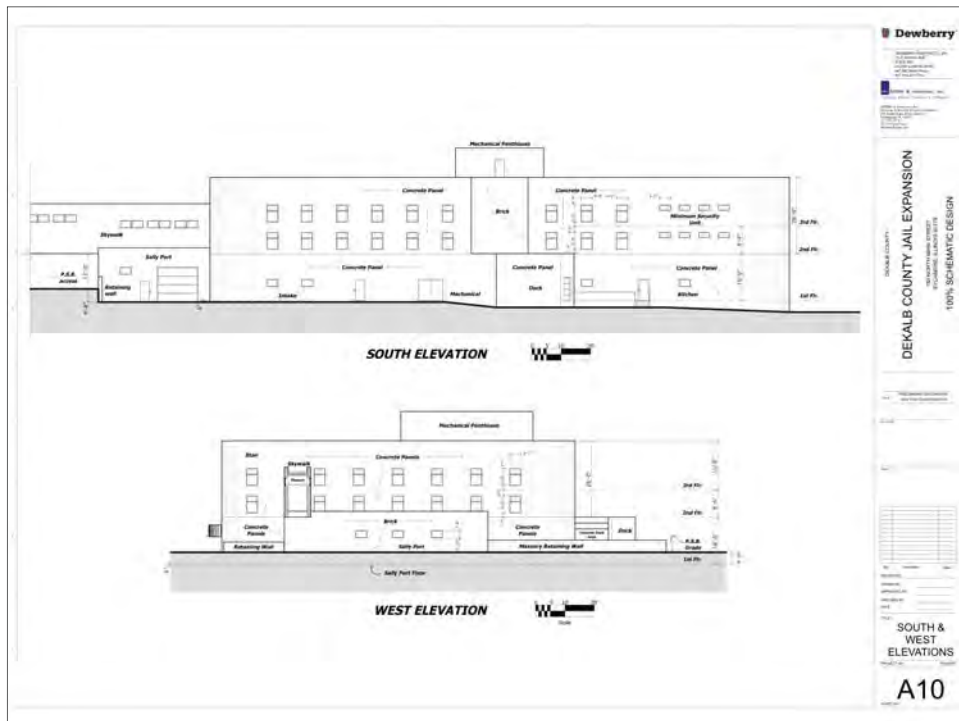
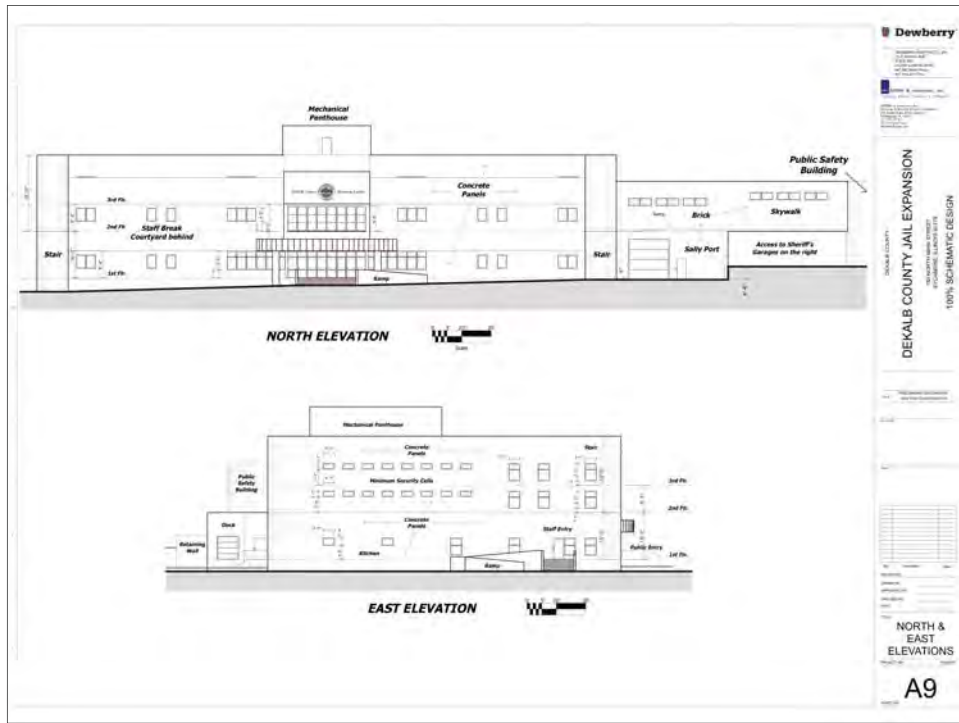
15

KIMME & Associates, Inc. 









**DeKalb County Jail  
Jail Expansion**

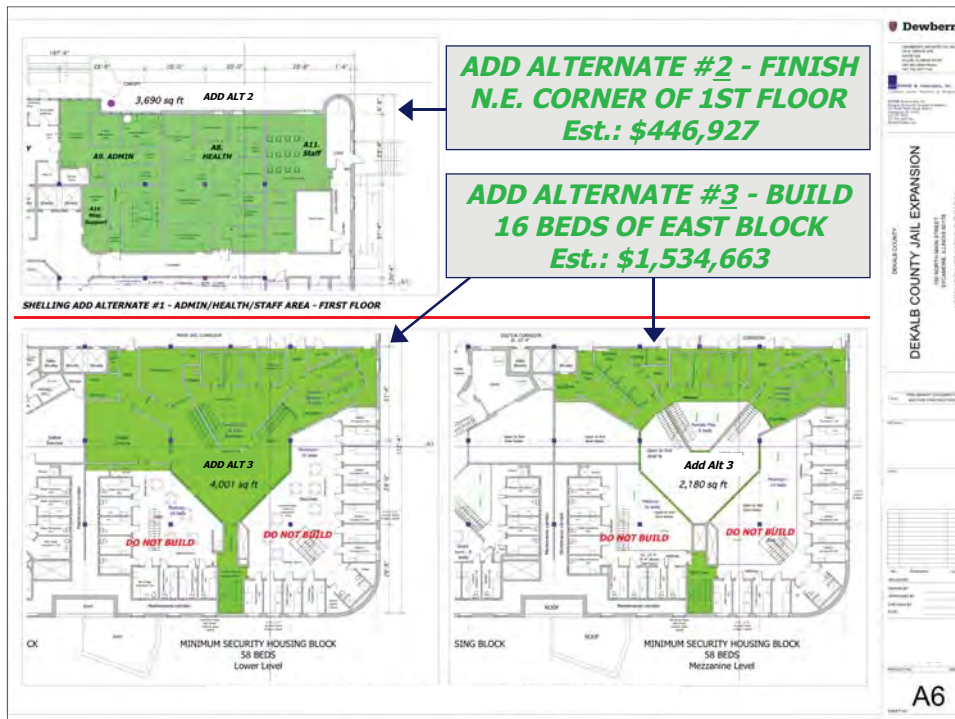
03 Beds Existing, 27 Beds New Level 1, 54 Beds New West 2nd-1st Beds  
18 Beds Future

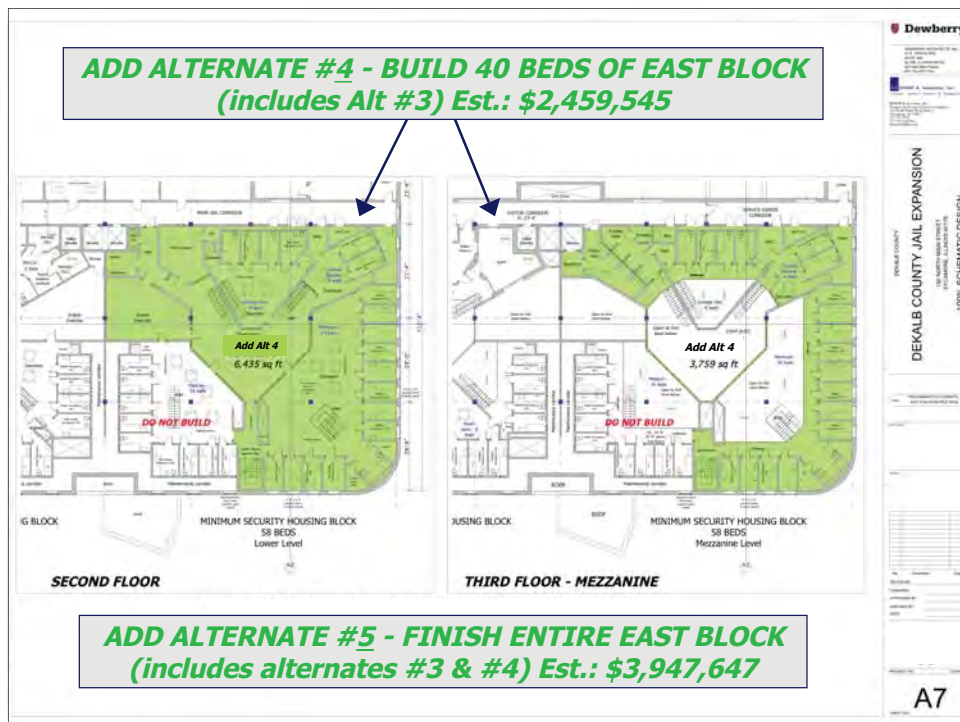
Division of Probation Cost

Category	Estimate	Contingency	Total
Construction Hard Costs	\$20,380,713		\$20,380,713
Contingencies/escalation:		\$2,653,976	\$2,653,976
<b>Base Hard Costs with contingencies/escalation</b>			<b>\$23,034,689</b>
Soft Costs	\$2,659,579		\$2,659,579
<b>Total Project</b>			<b>\$26,959,579</b>

# COST ESTIMATE

- **\$20,380,713** Base Hard Costs
  - ◆ Excludes add alternates
- **Contingencies/escalation:**
  - ◆ 3.5% design
  - ◆ 4.0% construction
  - ◆ 5.0% escalation (2014 start)
    - + \$1,100,000
  - ◆ **\$2,653,976** total (13.0%)
- **\$23,034,689** Base Hard Costs with contingencies/escalation
- **\$26,959,579** Total Project
  - ◆ Includes "soft" costs
  - ◆ \$40,000 under budget
- **Add Alternates Required** (5 proposed)
  - ◆ Add Alternate #1 - Kitchen Equipment; \$435,750





## Occupancy Attained

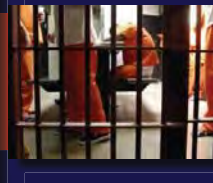
- **163** occupancy added with Base Bid
  - ◆ 60 new beds in the West Block,
  - ◆ 20 new occupancy in Booking-Intake Area,
  - ◆ 83 existing beds after 6 removed to make connection.
- **179** Occupancy with Add Alternate #3
- **203** Occupancy with Add Alternate #4
- **221** Occupancy with Add Alternate #5

# ***DEKALB COUNTY, IL***

---

## ***Jail Expansion Project***

### ***Schematic Design Report***



*Kimme & Associates, Inc.*  
*with PSA-Dewberry*  
*& Gilbane Building*  
*September 19, 2012*



# DeKalb County Jail Jail Expansion

83 Beds Existing, 20 Beds New Level 1, 60 Beds New West Cell-163 Beds  
58 Beds Future

9/19/2012

## Opinion of Probable Cost

100% SD 5-11-12

	<u>East Cell Block, 2nd fl, &amp; mezz - shelled</u>		<u>Schematic Cost Model</u>
	<u>SF</u>	<u>Cost</u>	<u>All New</u>
<b>A) <u>Construction Hard Costs</u></b>			
New Construction Cost	65,345		\$20,380,713
Outside corridor space			included
Connecting corridor/bridge 30' long		incl penthouse	included
Renovation			\$0
Security Control System connect to exist.			included
Intergovernmental Agreement			included
Site work - Hardscape, Softscape, utilities, etc.			included
Sub - total Hard Costs			<b>\$20,380,713</b>
Design/Estimating Contingency		3.50%	\$713,325
Construction Contingency - new		4.00%	\$843,762
Escalation - start 2014 -	2014 start	5.00%	\$1,096,890
Total Hard Costs			<b>\$23,034,689</b>
<b>B) <u>Soft Costs - need to be verified</u></b>			
Utility Company Charges - redo of exist OH lines allow			\$100,000
Utility Consumption Charges			\$22,000
Survey			\$20,000
Geotech - soil borings			\$10,000
Environmental Assessment			\$5,000
Environmental Remediation			\$10,000
A/E, Consultants			\$1,175,000
Reimbursables			\$50,000
Jail Planner			\$316,000
CM			\$1,860,890
Construction Testing			\$50,000
Reproduction			\$50,000
Builders Risk Ins.			\$20,000
Bond Costs			n/a
Moving Expenses			\$15,000
Permits and Fees			\$6,000
Final Cleaning			\$35,000
Legal Fees			\$5,000
FFE-Furniture, Fixtures, and Equipment-loose furniture			\$100,000
Food Service Equipment, Medical Equip.			in hard cost
Sally port, exercise equip			\$0
Sound / Paging Equipment			in hard cost
Video bond call, video arraignment equipment			\$25,000
Tech / Telephone Equipment			\$50,000
Dispatch radios, walkie talkie, etc.			separate budget
Total Soft Costs			<b>\$3,924,890</b>
	<b><u>Budget</u></b>	<b><u>\$27,000,000</u></b>	
			<b><u>Total Cost</u></b>
			<b>\$26,959,579</b>
			<b><u>Delta</u></b>
			<b>-\$40,421</b>

## Additive Alternates

	<u>Area (SF)</u>	<u>Cost</u>
Alternate 1 - Kitchen Equipment	3,486	\$435,750
Alternate 2 - Office Build Out	3,690	\$446,927
Alternate 3 - East Pod Build Out - add 16 more beds	6,181	\$1,534,663
Alternate 4 - East Pod Build Out - add 40 more beds	10,194	\$2,459,545
Alternate 5 - East Pod Build Out - add 58 more beds	14,632	\$3,947,647