

A photograph of a jail cell interior. The cell is enclosed by metal bars on the walls and floor. In the foreground, there is a white table with a damaged, peeling top and three white stools. On the left wall, there are two black communication devices. In the background, a blue door is visible through an opening in the bars. The overall lighting is dim and the environment appears institutional.

Wold

CARROLL COUNTY

JAIL EXPANSION SCHEMATIC DESIGN UPDATE | JANUARY 2025

AGENDA



1. Recap Jail Housing Study Facility Options
2. Review Schematic Design Objectives
3. Review Jail Expansion Schematic Design
 - i. Review New Jail Conceptual Design
 - ii. Discussion

JAIL HOUSING STUDY FACILITY OPTIONS

Seven (7) facility options were identified and evaluated by the Inmate Housing Committee and Sheriff's Office:

Option 1: Renovate Existing Jail

Option 2: Renovate Existing Jail with Minimal Expansion

Option 3: Renovate Existing Jail with Maximum Expansion (1-Story)

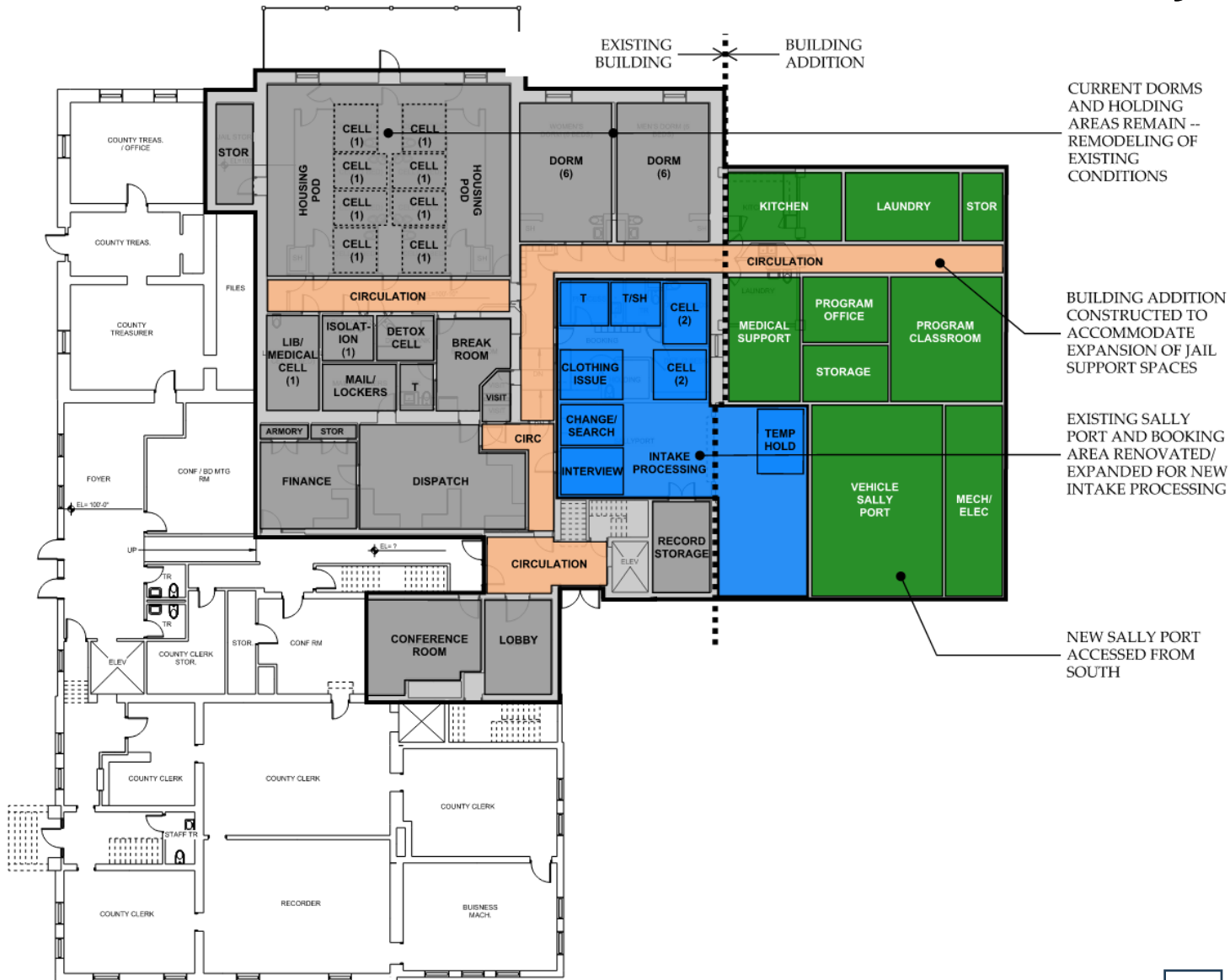
Option 4: Renovate Existing Jail with Maximum Expansion (2-Story)

Option 5: Construct New Jail

Option 6: Construct New Jail & Courthouse

Option 7: House Inmates Out-of-County

JAIL HOUSING STUDY FACILITY OPTIONS



OPTION 2

- Renovate/Minimal Expansion
- 3,000 GSF expansion to existing jail (single-story)
- \$6,7M Project Cost (2024 dollars)

JAIL HOUSING STUDY FACILITY OPTIONS



OPTION 3

- Renovate/Minimal Expansion
- 7,500 GSF expansion to existing jail (single-story)
- \$11.2M Project Cost (2024 dollars)

SCHEMATIC DESIGN OBJECTIVES



- Refine floor plans for identified options
- Building code analysis – allowable area, life safety, egress, etc.
- Site feasibility analysis and detailed design
- Preliminary building massing and exterior design concepts
- Updated project cost estimates

JAIL EXPANSION SCHEMATIC DESIGN



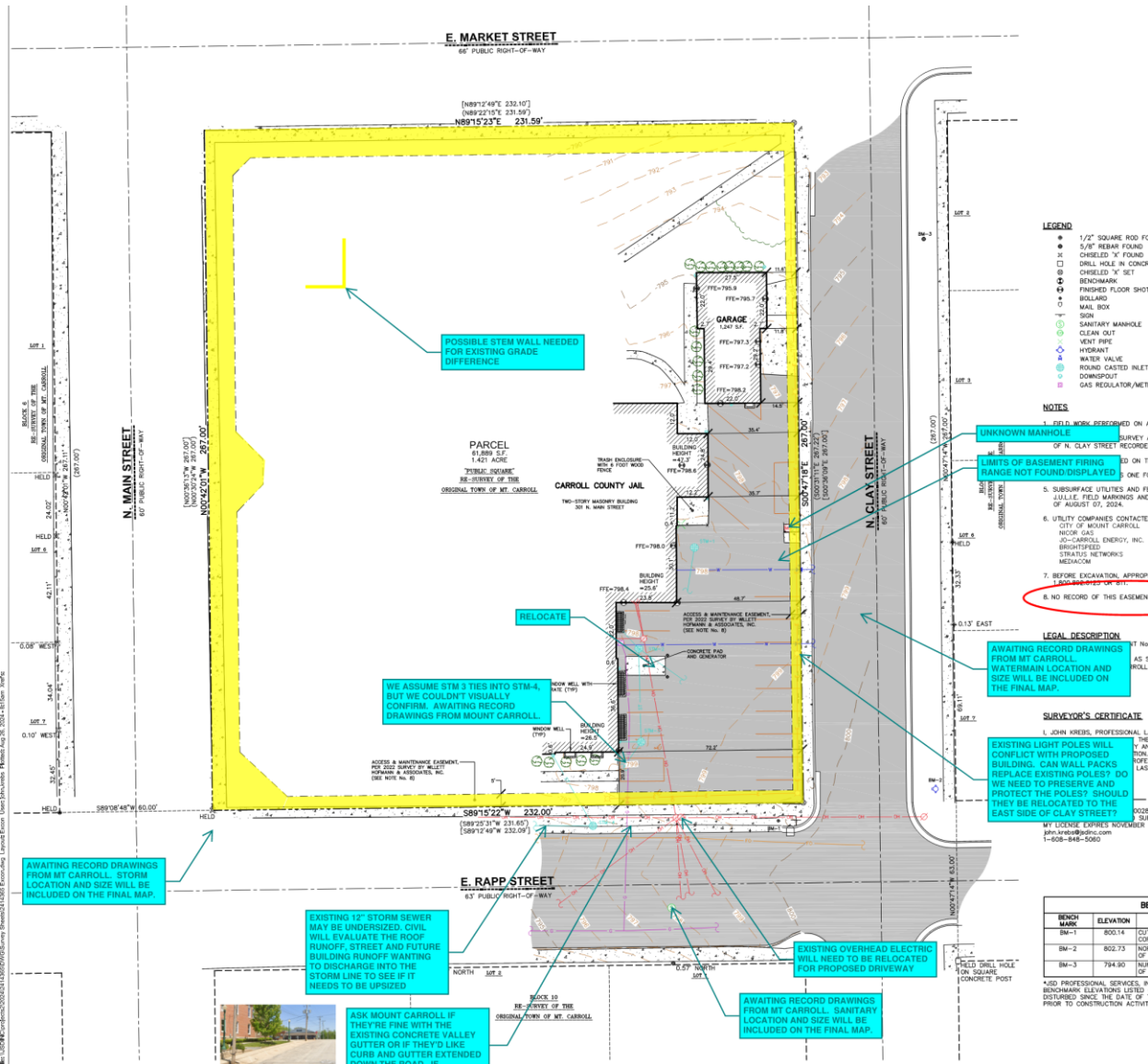
PROGRAM / SPACE NEEDS

- New housing should occur with building addition to maximize increasing of security and functionality.
- Four (4) housing pods with four (4) cells/beds each adequate for accommodating housing and classification needs
 - One (1) ADA cell planned per pod
 - Non-ADA cells can be sized for potential double-bunking to accommodate surge housing needs
- Two (2) isolation cells and two (2) medical cells to be planned to address specialized holding needs
- Total of 20 cells/beds planned (potential for 32 w/ double-bunking)

JAIL EXPANSION SCHEMATIC DESIGN

SITE FEASIBILITY ANALYSIS

- Permitted land-use
- 10' rear-yard setback from Clay Street
- No off-street parking required in C-2 District
- National Register of Historic Places
 - *SHPO & Mt Carroll Historic Preservation Advisory Committee approvals required*



JAIL EXPANSION SCHEMATIC DESIGN

SCHEMATIC DESIGN FLOOR PLAN

- 13,000 GSF (6,000 SF existing / 7,000 SF addition)
 - *Excludes existing Sheriff's Office space at basement and 3rd floor*
- 20 beds (32 beds/ double bunking)
- New garage space (smaller) to accommodate displaced
- Approximate 12-month construction period
 - *No opportunity for continued operation during construction*





JAIL EXPANSION SCHEMATIC DESIGN

SITE DESIGN CONSIDERATIONS

- Desired access to Sally Port location
- Reduced off-street parking
- ADA parking
- Existing garage
- Existing generator location
- Existing water & sewer utilities
- Existing electrical utility
- Existing street lighting

JAIL EXPANSION SCHEMATIC DESIGN

SCHEMATIC DESIGN SITE PLAN

- Achieves setback from Clay Street
- Displacement of existing garage
- Reduction of off-street parking
- Accessible parking relocated



JAIL EXPANSION SCHEMATIC DESIGN

**EXTERIOR DESIGN /
MASSING STUDY**



JAIL EXPANSION SCHEMATIC DESIGN



EXTERIOR DESIGN / MASSING STUDIES

- Impacts to existing courthouse image & identity
- Reduction of windows/daylight to existing 2nd floor spaces
- Proximity to Clay Street



JAIL EXPANSION SCHEMATIC DESIGN

PROJECT COST ESTIMATE – JAIL EXPANSION

Construction Costs	\$8,934,750
<i>Site, Remodeling, Addition, Escalation Costs</i>	<i>(\$687.29 / SF)</i>
Soft Costs	\$1,340,213
<i>AE Fees, Geotechnical/Testing, Asbestos Abatement</i>	
Other Owner's Cost	\$544,412
<i>Temporary Housing Off-Site, Transportation, FF&E</i>	
Design/Construction Contingency	\$893,475
TOTAL ESTIMATED PROJECT COST	\$11,712,850

NEW JAIL CONCEPT DESIGN

CONSTRUCTION COST ANALYSIS – NEW JAIL

	Year Bid	Facility Size (# of Beds)	Facility Size (SF)	Construction Cost	Construction Cost/SF (Year Bid)	Construction Cost/SF (Escalated 2025)*
Jackson County (IA)	2022	50	17,000	\$8,000,000	\$471	\$545
Henry County (IA)	2018	42	24,500	\$8,366,690	\$341	\$481
Sac County (IA)	2024	24	19,100	\$10,154,700	\$495	\$520
Lee County (IL)	2018	90	36,000	\$16,800,000	\$467	\$657
Ogle County (IL)	2019	154	42,000	\$25,000,000	\$595	\$798
Piatt County (IL)	2002	76	33,400	\$6,950,000	\$208	\$580
Jackson County (MN)	2023	26	62,500	\$32,800,000	\$525	\$579
Martin County (MN)	2023	50	77,300	\$40,300,000	\$521	\$575
Koochiching County (MN)	2024	20	23,800	\$20,100,000	\$845	\$887
Scott County (IA) **	2022	40	47,600	\$22,600,000	\$475	\$550

Median Cost/SF in 2025 Dollars	\$664.94
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Miron Construction	\$650
Camosy Construction	\$700
Loeffler Construction	\$750

MEDIAN CONSTRUCTION COST PER SQUARE FOOT	\$691
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NEW JAIL CONCEPT DESIGN

PROGRAM COMPARISON

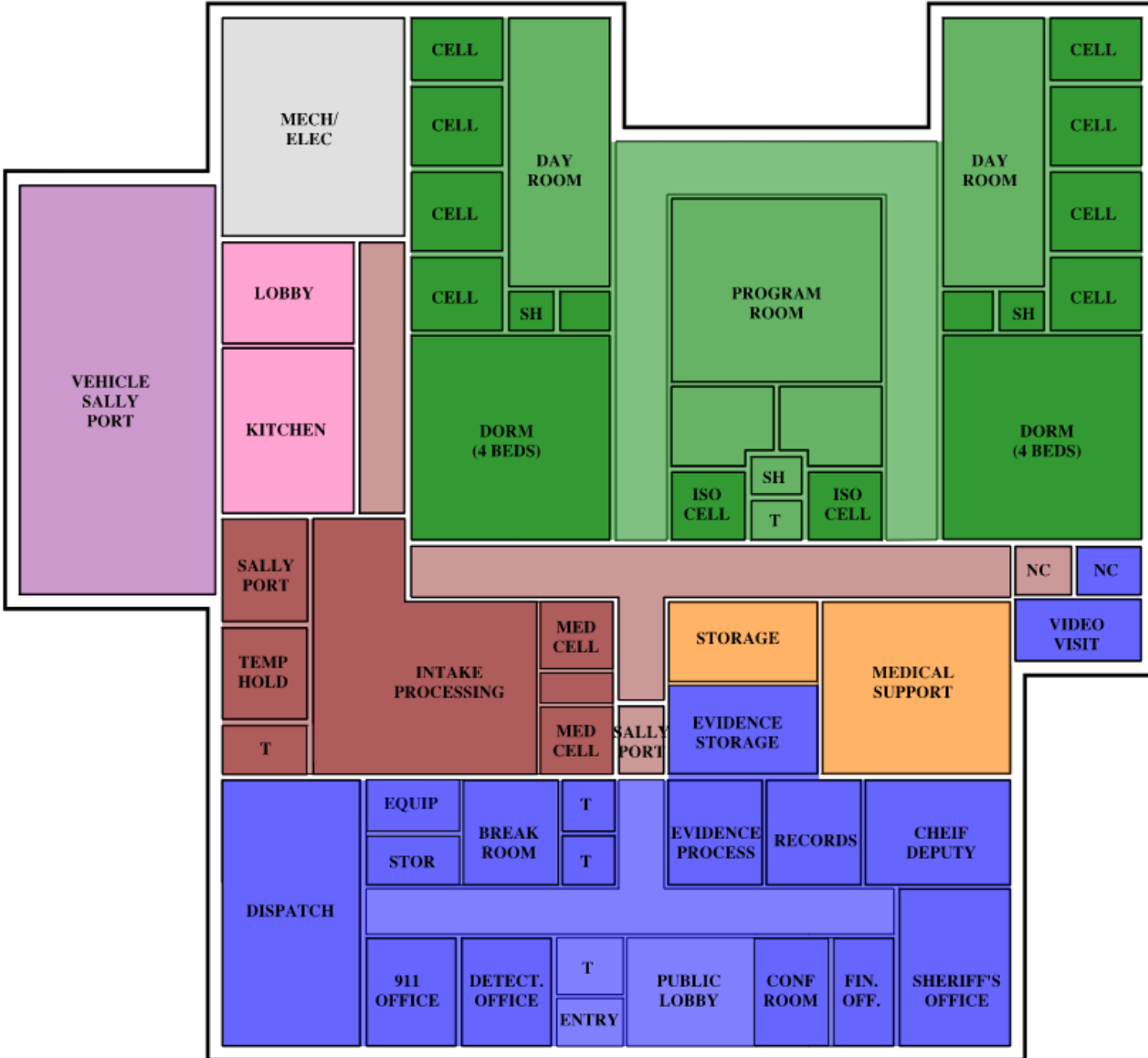
Can a new jail be constructed similar in size to proposed Jail Expansion option?

		"JAIL EXPANSION" OPTION					"NEW JAIL" OPTION				
			SCHEMATIC DESIGN - DECEMBER 6, 2024 (20 BEDS)						SCHEMATIC DESIGN - DECEMBER 31, 2024 (20 BEDS)		
		Bed Ct.	Qty	Size	Total SF	Comments	Bed Ct.	Qty	Size	Total SF	Comments
TOTAL BED COUNT		20					20				
TOTAL AREAS											
1.01 ADMINISTRATION / DISPATCH					1,639 SF					3,925 SF	
1.02 VEHICLE SALLY PORT					505 SF					600 SF	
1.03 INTAKE PROCESSING					826 SF					785 SF	
1.04 PROGRAM SERVICES					760 SF					730 SF	
1.05 KITCHEN / LAUNDRY					1,332 SF					510 SF	
1.06 HOUSING					2,500 SF					2,650 SF	
Total Net Square Footage					7,562 SF					9,200 SF	
Building Net/Gross Factor					x 1.71					x 1.50	
Total Gross Square Footage					12,937 SF					13,800 SF	

NEW JAIL CONCEPT DESIGN

NEW JAIL CONCEPT PLAN

- 13,800 GSF
- 20 beds (32 beds/ double bunking)
- Accommodates full Sheriff's Office relocation
- Improved opportunity for future expansion
- Approximate 3- to 5-acre site required
- Continued court holding function at Courthouse
- Reliant on transportation for court appearances



NEW JAIL CONCEPT DESIGN

PROJECT COST ESTIMATE – NEW JAIL

Construction Costs	\$9,320,000
<i>Land Acquisition, Site Development, Construction</i>	<i>(\$675.36 / SF)</i>
Soft Costs	\$1,003,504
<i>AE Fees, Geotechnical/Testing</i>	
Other Owner's Cost	\$622,500
<i>FF&E, Communications Technology associated with Dispatch</i>	
Design/Construction Contingency	\$932,000
TOTAL ESTIMATED PROJECT COST	\$11,874,004

DISCUSSION

JAIL EXPANSION OPTION

- 13,000 GSF
 - *Plus existing basement and 3rd floor spaces*
- 20-beds (potential for 32 w/ double-bunking)
- Impacts to existing courthouse house and site
 - *Impacts to existing courthouse image & identity*
 - *Reduction of windows/daylight to existing 2nd floor spaces*
 - *Reduced garage space and parking*
- Operations displaced during construction

\$11,712,850

NEW JAIL OPTION

- 13,800 GSF
 - *Full Sheriff's Office relocation*
- 20-beds (potential for 32 w/ double-bunking)
 - *Opportunity for future growth*
- No impacts to courthouse site or operations
- Land acquisition required
- Continued court holding function at Courthouse
- Reliant on transportation for court appearances

\$11,874,004

DISCUSSION



QUESTIONS