

October 10, 2007



# MARION COUNTY

## Facilities Subcommittee Report

**Aumsville Hwy Campus**

**FACILITIES STEERING COMMITTEE**  
**CORRECTIONS CAMPUS SUBCOMMITTEE REPORT**

**October 10, 2007**

**Background**

The Corrections Campus Subcommittee was chartered by the Marion County Facilities Steering Committee to:

- Review and evaluate the recommendations in the December 2005 Marion County Facilities Master Plan report as it relates to the Corrections Campus.
- Propose a written report to the steering committee containing the following elements:
  1. Affirmation or proposed amendments to the Correction's Campus recommendation
  2. Findings of the Subcommittee
  3. Recommended site for expansion
  4. Time frame for projects
  5. Cost estimates / suggested funding options
  6. Risk / liability

The Corrections Campus Subcommittee consisted of three community members; Mike Ryan (Community Service Director, Professional Mortgage Corporation), Bob Riggi (President of Realtor's Association), Judy Chartier (East Salem Neighborhood Association) and one member from the Board of Commissioners Office (Barb Young) and four members from the Sheriff's Office; Under Sheriff Mike Wilkerson, Commander Chris Hoy, Commander Troy Clausen, Commander Jason Myers) for a total of eight members.

The Corrections Campus Subcommittee met three times over the past three months and feels that the recommendations contained in this report are realistic and should be seriously considered by the Steering Committee when presenting the final report to the Board of Commissioners. It should also be noted that the Campus Subcommittee unanimously supported the recommendations in this report.

### **Findings of the Subcommittee:**

The Corrections Campus Subcommittee makes the following findings:

1. Immediate need to maximize space at the Jail and Work Center
2. Maximize use of County funding sources prior to bond measures
3. Pursue purchasing additional property adjoining the Corrections Campus for future expansion
4. Look at cost efficiencies of building a multi agency Criminal Justice complex

### **Review of Facility Master Plan:**

The consultant recommended four phases for Campus expansion:

- Phase 1 (next 5 years)
  1. Complete G Pod (128 beds)
  2. Add a new Infirmary (old infirmary could be converted to provide general population beds)
  3. Add an Acute Mental Health Unit and a step-down Mental Health unit (56 beds)
- Phase 2 (10 years out)
  1. Construct first half of H Pod (128 beds)
  2. Expand Intake area and develop new jail warehouse
  3. Temporarily relocate Parole and Probation to new site and demolish modular buildings
  4. Construct Sheriff's complex
  5. Relocate Central District from Work Center (WRC) to Sheriff's complex
  6. Expand WRC and reconfigure space vacated by Central District
  7. Expand site Maintenance Facility
- Phase 3 (15 years out)
  1. Complete H Pod (128 beds)
  2. Relocate Parole and Probation to Sheriff's complex
- Phase 4
  1. Add one additional court set

**The Corrections Campus Subcommittee proposes the following amendments to these recommendations:**

- Immediate: (within next 12 months)
  1. Maximize Jail space – increase funding level from 528 to 568 beds (2008/2009 General Fund)
  2. Maximize Work Center by increasing funding level from 144 to 200 (2009/2010 General Fund)
  3. Relocate Parole and Probation from Madison Street to alternative space to accommodate additional staff
  4. Explore purchasing additional property at campus
  5. Explore options to relocate Central District Office.
  
- Phase 1 (next 5 years)
  1. Pursue discussion re: Bond measure / operational levy for 2010
  2. Expand Jail capacity – complete G Pod (128 beds) and H Pod (256 beds)
  3. Enlarge Medical / Mental Health space to accommodate additional Jail capacity.
  4. Enlarge laundry area
  5. Garage and Sally Port to be relocated
  6. New Intake / Release area
  7. Parking would need to expand
  8. Additional administrative offices
  9. Remodel Work Center for additional capacity and program space
  10. Relocate Central District Office (patrol) over to the Parole and Probation modular space/or other alternative space.
  11. Expand Maintenance Facility space
  12. Explore concept with other criminal justice agencies RE: Criminal Justice Campus.
  13. Pursue discussions with Chemeketa RE: Joint Office Complex
  14. Pursue discussions with State Courts RE: Future Court expansion.
  15. Begin partnership discussion re: funding a criminal justice complex.
  
- Phase 2 (5 to 10 years)
  1. Construct Criminal Justice Center, which could include Sheriff's Office, State Police, Salem Police, Municipal Court, Justice Court and District Attorney space.
  2. Relocate downtown Sheriff's Office, Central District Office, Parole and Probation and other outlying functions to new Criminal Justice complex
  3. Expand space for State Courts
  
- Phase 3 (10 years +)
  1. Committee felt that it would be extremely difficult to make accurate recommendations this far into the future.

### **Options Considered:**

- Funding:
  1. Certificates of participation for completion of G-Pod
  2. Booking fees to help out for operational costs
  3. Lottery funds for capital construction
  
- Expansion:

Several options were considered and explored dealing with time frames for expanding and the size of the expansion. Listed below are some options that were considered:

1. Maximize use of Jail beds (40) in the next fiscal year 08-09
2. Maximize use of Work Center space (56 beds) in fiscal year 09-10
3. Complete G Pod (128 beds) next 5 years
4. Construct ½ of H Pod (128 beds) next 10 years
5. Complete H Pod (128 beds) next 15 years
6. Build Sheriff's Complex in next 10 years

### **Recommended Site:**

Corrections Campus is a 32-acre site, which currently occupies the Jail, Work Center, Parole and Probation and Animal Shelter. This site could accommodate future expansion of the Jail and Work Center. The proposed Sheriff's Complex could also be located on this site. If a multi agency criminal justice building were to be considered, additional property would need to be purchased to accommodate this size of building.

### **Project Timing:**

The Corrections Campus Subcommittee recommends that maximum use of current jail beds be a priority. This would increase the funded capacity from 528 to 568. The Jail has 600 beds available for use however; many of these beds are for specific use such as medical issues, disciplinary, classification of male/female. This recommendation would be for 08/09 fiscal years.

The Campus Subcommittee also recommends the maximum use of the Work Center. This would add an additional 56 beds and would not require any additional remodeling. This recommendation would be for 09/10 fiscal years.

Additional expansion of the Jail and Work Center would require extensive remodeling which is recommended in Phase 1, within 5 years.

**Cost Estimate:**

Refer to chart. It is difficult to estimate the cost of construction for the remodel of the Work Center or the future expansion of the Jail. The estimates in the chart under the immediate column include the operational costs. The estimates in the chart for the other two columns Do Not include operational costs.

**COST ESTIMATES AND TIME FRAME**

	Immediate	1 – 5 Years	5 – 10 Years
Work Center	Increase beds to 200 \$425,000 (4 FTE )	Remodel for additional beds/program space <b>Cost</b>	<b>Unknown</b>
Jail	Add 40 beds \$550,000 (6 FTE )	Complete G Pod (\$11 Million - construction only)	Build H Pod (\$25 Million – construction only)
Parole & Probation	Relocate Madison St to alternative site cost is in existing budget		
Sheriff’s Complex		Proposed building of approximately 60,000 – 90,000 Square Feet  <b>Cost</b>	<b>Unknown</b>
Multi Agency Complex		<b>Cost and Size</b>	<b>Unknown</b>

**Risk / Liabilities:**

- Cost benefit factor: Is the cost of on going repairs to the buildings out weigh the cost of building something new. The 4040 buildings may fall into the category over time.
- With aging buildings there is the risk of air quality concerns, molds and other costly issues.
- Employee morale: Employees working in confined space and stained carpets are all elements that could lead to low employee morale.
- At the Corrections Campus, the clientele that are here are certainly higher risk than the normal citizen. It is critical that the office space occupied by staff is secure thereby

enhancing the safety of staff. One particular area on the Campus that creates potential liability is the main entrance to the Jail. This area needs to be secured by enclosing the general entrance to the Courts and Jail and moving the security screening staff and equipment to this area.

- An earlier consultant report in 1995 anticipated the intake unit would process less than 12, 738 arrestees by 2010. In 2006 almost 20,000 arrestees were processed. The Intake Unit is severely undersized for this level of traffic.
- When it was built almost 20 years ago, the jail was in a rural setting with nothing nearby. Building projects are occurring on all sides of the facility, making perimeter security a significant issue. A fence is needed around the entire perimeter to protect the county's assets and provide for a more safe and secure facility.