



Construction Manager –
Joint Venture

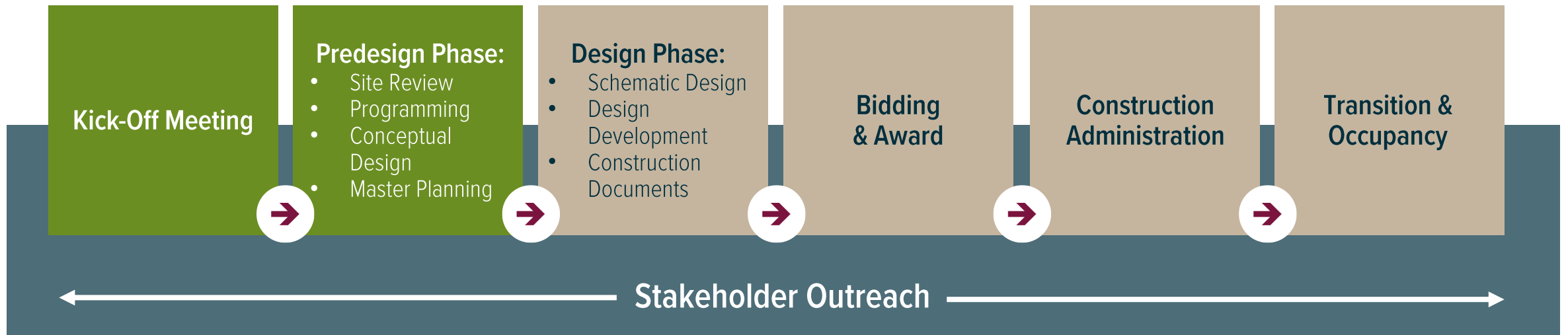


Monroe County **Sheriff's Office & Jail and Justice Center**

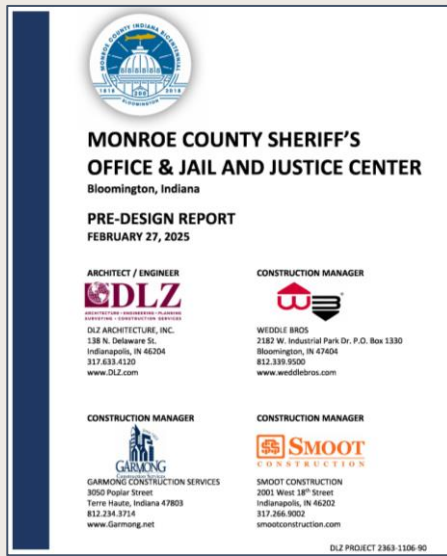
Predesign Phase Presentation

February 27, 2025

UNDERSTANDING THE DESIGN PROCESS:



PREDESIGN PHASE PRESENTATION OVERVIEW



PREDESIGN PHASE REPORT CONTENT

- » Executive Summary
- » Building Programming
 - Sheriff's Office & Jail
 - Justice Center
 - Shared Spaces
- » Conceptual Design
- » Site Masterplan
- » Discipline Narratives
- » Topographical Survey
- » Project Cost Estimate
- » Proposed Project Timeline
- » Geotechnical Report (Patriot Engineering and Environmental, Inc.)
- » Site Reconnaissance (VET Environmental Engineering, LLC)
- » Phase 1 Environmental Site Assessment (VET Environmental Engineering, LLC)
- » Phase 2 Environmental Site Assessment (VET Environmental Engineering, LLC)

BUILDING PROGRAMMING

MONROE COUNTY SHERIFF'S OFFICE & JAIL / JUSTICE CENTER										
NEW SHERIFF'S OFFICE & JAIL										
Bloomington, Indiana										
February 27, 2025										
SPACE DESCRIPTION	# OF ROOMS	NET SF	ASSIGNED AREA NSF	AREA NSF	AREA GROSSING %	AREA GROSSING SF	AREA GSF	REMARKS	BED COUNT	COMMENTS/CONFIRMATION
SO.A PUBLIC ENTRY SPACES - SHERIFF & JAIL				1,780	30%	534	2,314		500	
SO.A.1 Video Visitation	1	200	200					Accommodate 6 - 8 stations.		
SO.A.2 Public Non-Contact Visitation	4	90	360					Requested two (2) at 81 NSF.		
SO.A.3 Public Non-Contact Visitation - ADA	1	100	100					Requested two (2) at 81 NSF.		
SO.A.4 Public/Family Contact Visitation Room	1	120	120					Size to accommodate six (6) people.		
SO.A.5 Public Group Contact Visitation Room	1	530	530					Larger room with multiple tables/chairs. Size to accommodate 20 people. Interlock.		
SO.A.6 Professional Non-Contact Visitation Room	2	90	180							
SO.A.7 Professional Contact Visitation Room	2	120	240					Size to accommodate six (6) people.		
SO.A.8 Janitor	1	50	50							
			Subtotal:	1,780						
SO.B SHERIFF'S OFFICE ADMINISTRATION				15,661	30%	4,698	20,359			
SO.B.1 Waiting	1	160	160					Separate from Public Lobby and Waiting.		Sized to accommodate eight (8) people.
SO.B.2 Office - Sex Offender - Admin. Coordinator	1	120	120					Access to Admin. and Sex Offender - Processing Room. Backup for Public Counter.		
SO.B.3 Sex Offender - Processing Room	1	110	110					Off Public Lobby and Waiting.		
SO.B.4 Receptionist / Admin Support	1	120	120					Three (3) Counter windows.		
SO.B.5 Sheriff's Office	1	250	250							
SO.B.6 Sheriff's Office Toilet/Shower	1	100	100							Provide toilet & shower.
SO.B.7 Sheriff's Conference Room	1	320	320					Between Sheriff and Chief Deputy. Sized to accommodate 10 people.		Wall mounted monitor/ computer for virtual meetings
SO.B.8 Records I Open Work Area	1	900	900					Need to see Public Counter windows. Requested 1,600 NSF. Ref. Evoy 8/01 e-mail. Sized to accommodate eight (8) 8'x8' workstations/staff.		Possibly consider combining with Records II Open Work Area? NO - Keep separate.
SO.B.9 Records II Open Work Area	1	675	675					Requested 900 NSF. Ref. Evoy 8/01 e-mail. Open workstations? Sized to accommodate six (6) 8'x8' workstations/staff. Near Patrol/Squad Room.		Possibly consider combining with Records I Open Work Area? NO - Keep separate.
SO.B.10 Chief Deputy	1	200	200							
SO.B.11 Chief Deputy's Office Toilet	1	60	60							
SO.B.12 Office - Lt. Col.	1	120	120							
SO.B.13 Office - Staff Sgt.	1	120	120							
SO.B.14 Office - CID Lt.	1	120	120					Consolidate CID in one area.		
SO.B.15 Office - CID Sgt.	1	120	120					Consolidate CID in one area.		
SO.B.16 Office - CID	8	100	800					Consolidate CID in one area.		
SO.B.17 Office - Merit Deputies - Lt.	3	120	360							
SO.B.18 Office - Merit Deputies - Sgt.	1	225	225					One (1) larger room with six (6) 8'x8' workstations. 9/20/24 - Accommodate two (2) 8'x8' workstations.		
SO.B.19 Merit Deputies Patrol/Squad Room (Sheriff's Office)	1	600	600					Accommodate ten (10) staff at straight counter at perimeter of room - with loose table in center. Accommodate ten (10) additional staff at chairs only - around loose table. Provide printers/copiers/mailboxes.		
SO.B.20 Merit Deputies Patrol Storage Closet	1	75	75							
SO.B.21 Office - Financial Director Admin. (Sheriff's Office)	1	120	120					Near Jail Office - Financial Director Admin.		
SO.B.22 Financial/Records Supply Storage	1	200	200					Requested 100 NSF. Open shelving.		
SO.B.23 Financial/HR Archival Storage	1	500	500					For Sheriff's Office & Jail - combined. Desire high-density file storage. 9/20/24 - Modified to 500 NSF.		
SO.B.24 Office - Admin. - Warrants	1	120	120							
SO.B.25 Office - Admin. - Tax Warrants	1	100	100							
SO.B.26 Office - Data Analyst	1	120	120					Locate at CID area/suite.		
SO.B.27 Office (Jail) - Financial Administrator	1	120	120					Locate near Sheriff's Office Financial Admin. Office.		
SO.B.28 Assistant Admin. Office (Jail) - shared Office (Full time and part time)	1	225	225					Shared Office - accommodate two (2) staff. 8'x8' workstations. Locate at Sheriff's Office Admin.		



February 27, 2025

BASE BID:

Sheriff's Office & Jail +/- 143,662 GSF
500 Inmate Rated Beds

Justice Center +/- 109,995 GSF

- Courts
- Probation & Community Corrections Clerk
- Prosecutor
 - Child Support
 - Criminal
- Public Defender
- Security

Shared Spaces +/- 17,825 GSF

TOTAL: +/- 271,482 GSF

ALTERNATE BID:

Sheriff's Office & Jail
Inmate Release Resource Center +/-1,680 GSF
Defensive Tactics +/- 2,076 GSF

TOTAL: +/- 3,756 GSF

CONCEPTUAL DESIGN

FIRST FLOOR



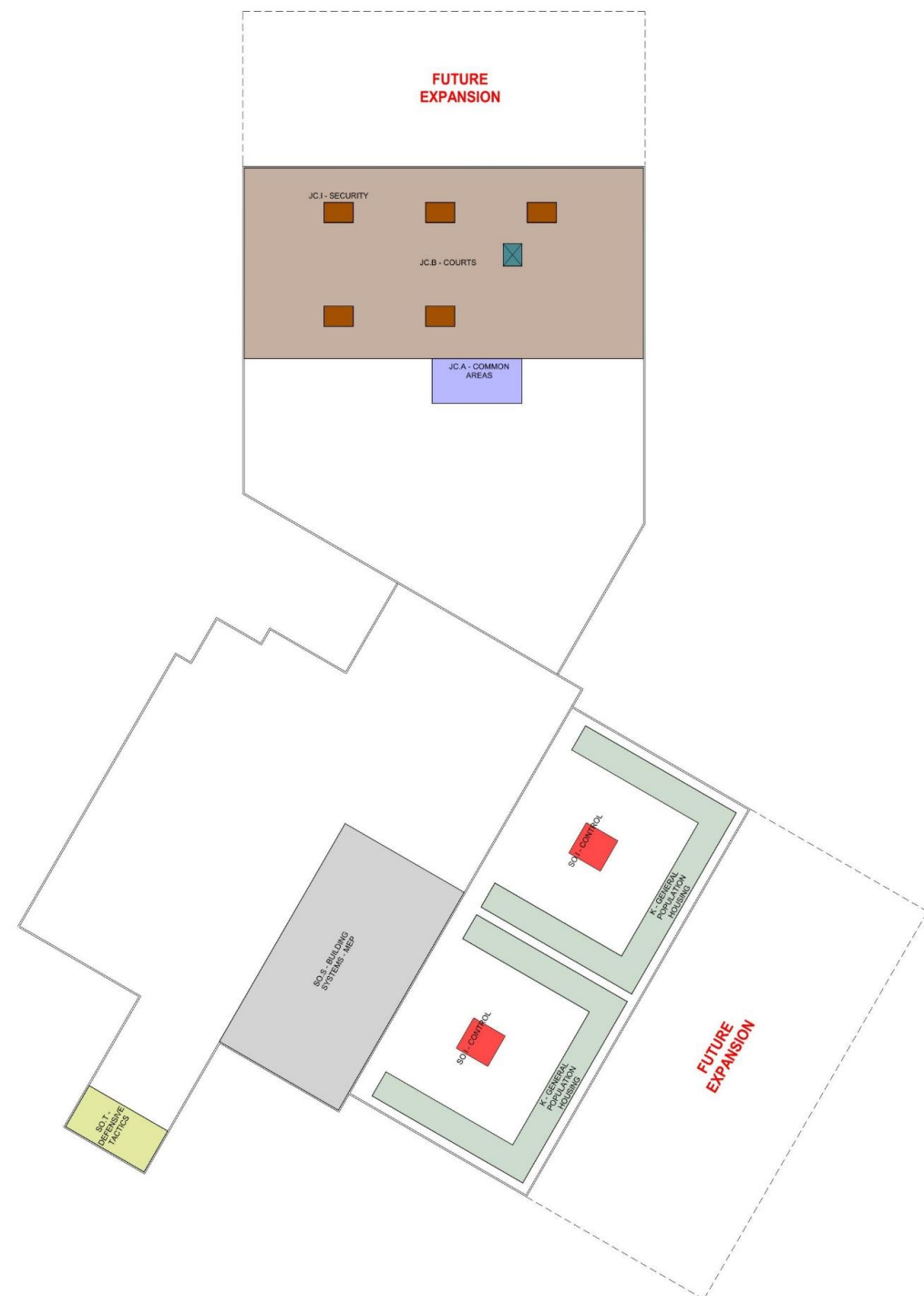
<u>SHERIFF'S OFFICE & JAIL</u>		
SO.A	PUBLIC ENTRY SPACES	2,314 GSF
SO.B	SHERIFF'S OFFICE ADMINISTRATION	20,359 GSF
SO.C	VEHICLE SALLYPORT	5,313 GSF
SO.D	INTAKE AND BOOKING HOLDING	5,044 GSF
SO.E	INTAKE AND BOOKING	1,677 GSF
SO.F	INTAKE AND BOOKING SUPPORT	4,913 GSF
SO.G	JAIL ADMINISTRATION	3,088 GSF
SO.H	RELEASE AND DISCHARGE	1,800 GSF
SO.I	CONTROL	3,504 GSF
SO.J	LEGAL SUPPORT	1,075 GSF
SO.K	GENERAL POPULATION HOUSING	47,860 GSF
SO.L	RECREATION, PROGRAMS, AND AUXILIARY	7,275 GSF
SO.M	MALE MEDICAL AND MENTAL HEALTH	5,603 GSF
SO.N	FEMALE MEDICAL AND MENTAL HEALTH	4,299 GSF
SO.O	MEDICAL AND MENTAL HEALTH SUPPORT	4,488 GSF
SO.P	LAUNDRY	2,375 GSF
SO.Q	FOOD SERVICES	5,949 GSF
SO.R	INMATE WORKER DORMS	2,220 GSF
SO.S	BUILDING SYSTEMS	16,188 GSF
SO.T	DEFENSIVE TACTICS	2,076 GSF
<u>SHARED SPACES</u>		
SS.A	PUBLIC ENTRY SPACES	4,056 GSF
SS.B	EMPLOYEE AREA	2,688 GSF
SS.C	MAINTENANCE	4,644 GSF
SS.D	BUILDING SYSTEMS - CENTRAL UTILITY PLANT (CUP)	6,438 GSF
<u>JUSTICE CENTER</u>		
JC.A	COMMON AREAS	7,618 GSF
JC.B	COURTS	37,115 GSF
JC.C	PROBATION & COMMUNITY CORRECTIONS	19,419 GSF
JC.D	CLERK	9,966 GSF
JC.E	PROSECUTOR - CHILD SUPPORT	4,342 GSF
JC.F	PROSECUTOR - CRIMINAL	11,731 GSF
JC.G	PUBLIC DEFENDER	8,804 GSF
JC.H	SECURITY	1,363 GSF
JC.I	BUILDING SYSTEMS	9,638 GSF
	INMATE VERTICAL CIRCULATION	
	PRIMARY CIRCULATION	



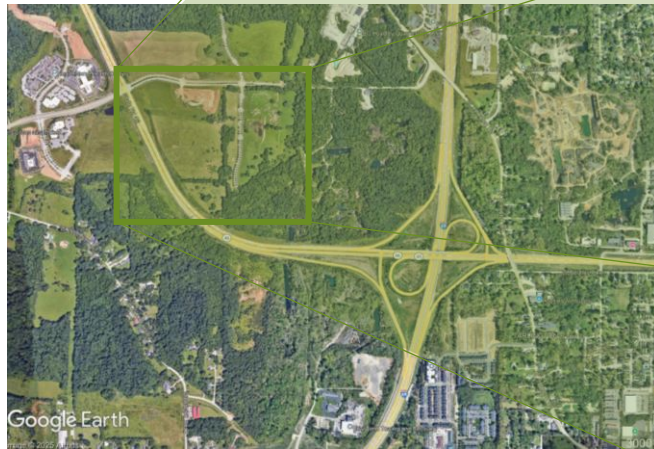
CONCEPTUAL DESIGN

SECOND FLOOR

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SITE MASTERPLAN



DISCIPLINE NARRATIVES

- » Site Development
- » Architectural
- » Structural
- » Mechanical
- » Plumbing
- » Fire Protection
- » Electrical

MONROE COUNTY SHERIFF'S OFFICE & JAIL AND JUSTICE CENTER
PRE-DESIGN REPORT

2363-1106-90

ARCHITECTURAL NARRATIVE

The following design narrative identifies potential building materials and construction methods anticipated to be used in the project. Which are subject to refinement per confirmation with the Owner and user groups during the Schematic Design phase.

EXTERIOR WALL CONSTRUCTION

Non-Secure Areas: Exterior walls will be metal stud or concrete masonry unit (CMU) with multiple veneer options including CMU/brick, limestone, and metal panel.

Secure Areas: Exterior walls will be 12" load bearing insulated precast concrete sandwich panels. Panels will include integrated color, as well as textures and/or form liners incorporated into the panel design.

DOOR, WINDOW, AND SKYLIGHT OPENINGS

Non-Secure Areas: Aluminum curtainwall and storefront systems will be utilized at entrances, window wall and punched window locations. Exterior glazing will be 1-inch insulated, Low-E coated. Exterior entrance doors will aluminum. Commercial grade skylights and/or clerestory windows are anticipated.

Secure Areas: Glass and frame systems will be detention grade. Daylight requirements will be achieved with commercial grade skylights and a woven rod security barrier. Skylights or clerestory windows may additionally be used at intake / booking, inmate workers, and secure corridors as applicable.

ROOF SYSTEM

The building design will include various roofs for each height. Each roof will be a 1/4:12 low sloped single-ply TPO roofing system, including a minimum of 4" rigid insulation, with a thirty (30) year warranty. Internal roof drains and overflow drains will be utilized for each roof

FLOOR FINISHES

Non-Secure Areas: Floor surfaces in the public lobby space and public restrooms will be porcelain tile or terrazzo.

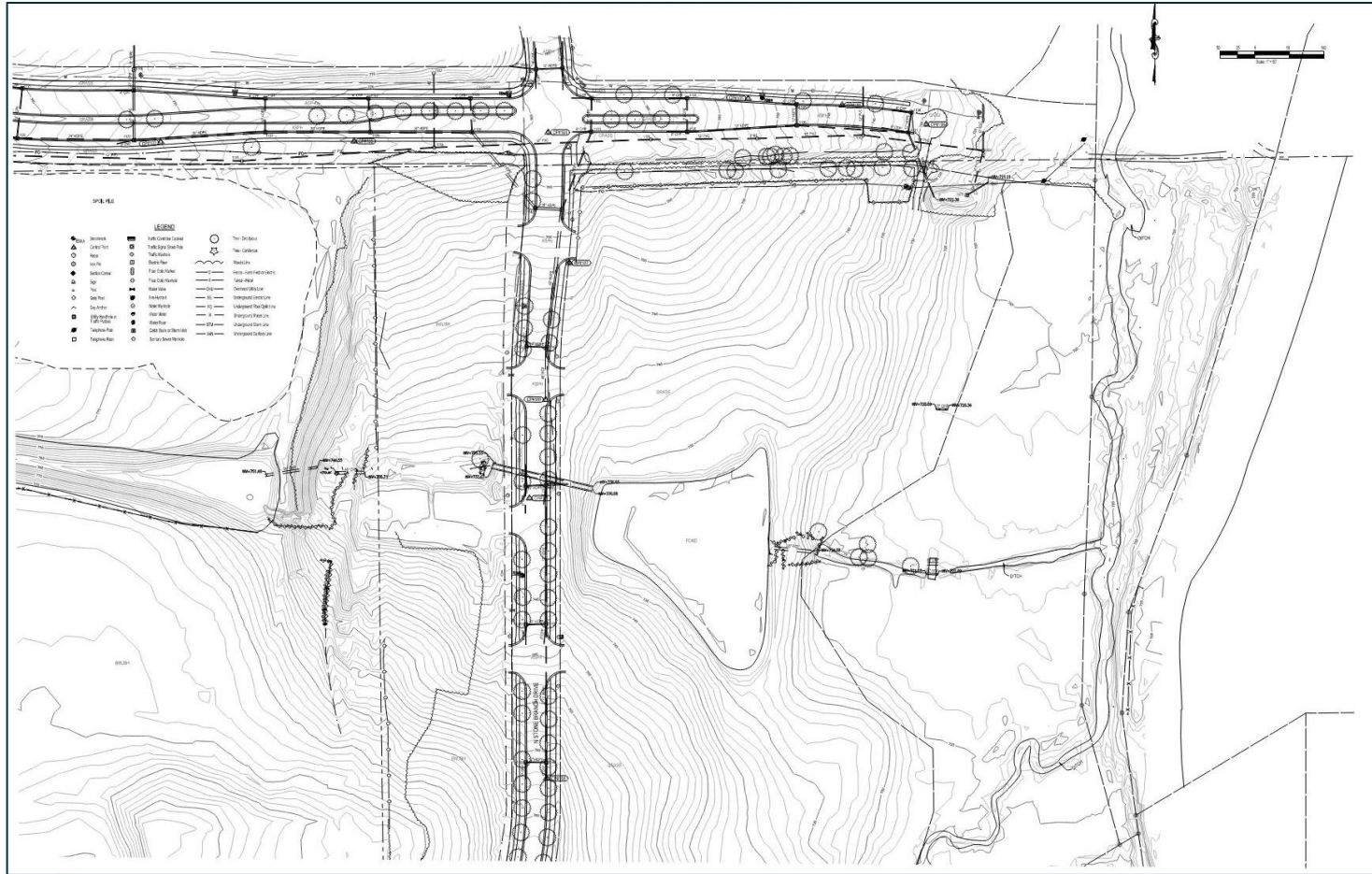
Floor surfaces in the courtrooms, administration, corridors, elevators and conference areas will be a combination of carpet tile and luxury vinyl tile. Various patterns, colors, textures and grades will be used in the different areas.

Floor surfaces at entry vestibules will be a walk-off carpet tile material.

Floor surfaces in staff and private restrooms will be a porcelain tile.

Secure Areas: Floor surfaces at inmate dayrooms/dorms, secure corridors, intake/booking, control station, etc. will be concrete slab on grade with either a polished finished or a sealer. Floor surfaces at storage areas, mechanical, electrical, security electronic rooms, etc. will be sealed concrete flooring. The Vehicle Sallyport will have a concrete floor with a hardener.

TOPOGRAPHICAL SURVEY



PROJECT COST ESTIMATE

Total Construction Costs \$206,580,404

Soft Costs \$30,367,429

TOTAL PROJECT COSTS: \$236,947,833

PROPOSED PROJECT TIMELINE



February 27, 2025

Assumptions:

1. DLZ will commence the Conceptual Design and Master Planning work based upon the property included in the Purchase Agreement (November 12, 2024).
2. Colocation – Sheriff’s Office & Jail and the Justice Center both designed, bid and constructed concurrently.
3. At least monthly meetings with staff will occur during the project.
4. Completion of Pre-design is pending successfully completing the Justice Facility Program – rectifying the gross square footage with the allowable budget.
 - a. DLZ anticipates three (3) Justice Facility Programming meetings with each Office/Department, with at least two (2) days between the meetings, being required to complete the Justice Facility Program by February 14, 2025. The below Timeline is based on this assumption.

Timeline:

Date:	Activity:
April 17, 2024	Pre-design Justice Facility Programming Commenced
July 22, 2024	Pre-design Sheriff’s Office & Jail Facility Programming Commenced
August 2024	Phase II Environmental completed at North Park site. <ul style="list-style-type: none"> • Completed
September 23, 2024	Tax Hearing notice sent to newspaper for October 15 th Public Hearing date. <ul style="list-style-type: none"> • Completed
October 15, 2024	Public Hearing on Tax Increase. <ul style="list-style-type: none"> • Completed
October 31, 2024	Deadline for Corrections Income Tax Increase. <ul style="list-style-type: none"> • Completed
November 2024	Survey completed at North Park site. DLZ to forwarded to the County.
November 12, 2024	Purchase Agreement completed. Assumptions 1 & 2 are triggered.
January 30, 2025	DLZ forwarded Pre-design documents (consisting of Programming, Conceptual Design and Master Planning) to WGS for cost estimating. See Assumption 4 above. **

February 27, 2025	Pre-design (consisting of Programming, Conceptual Design and Master Planning) and cost estimate is presented to the County by DLZ/WGS. County Commissioners approve Pre-design and authorizes DLZ/WGS to commence the Schematic Design phase. See Assumption 4 above.
February 2025	Closing on North Park site. Property purchased.
April 30, 2025	DLZ forwards Schematic Design documents to WGS for cost estimating. **
May 29, 2025	Schematic Design and cost estimate is presented to the County by DLZ/WGS. County Commissioners approve Schematic Design and authorize DLZ/WGS to commence the Design Development phase.
August 27, 2025	DLZ forwards Design Development documents to WGS for cost estimating. **
August 2025	Begin Bonding process*.
September 25, 2025	Design Development and cost estimate is presented to the County by DLZ/WGS. County Commissioners approve Design Development and authorize DLZ/WGS to commence the Construction Document phase.
February 25, 2026	DLZ forwards Construction Documents to WGS for cost estimating. **
March 26, 2026	Construction Documents and cost estimate is presented to the County by DLZ/WGS. County Commissioners approve Construction Documents and authorize DLZ/WGS to commence the Bidding phase.
May 2026	Receive Bids
May 2026	Close on Bonds. After closing, issue Notice to Proceed to contractors.
July 2026	Begin Construction
March 2029	Construction Substantially Complete
2029	Training, transition and occupancy

** DLZ continues to work on the subsequent design phase during the four (4) week duration WGS is performing the cost estimate. Any required design revisions will be addressed in the subsequent design phase.