

Facility & Support Services

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Item #3
11/23/21

~ Our Promise: Professional People, Solving Problems, High Performance

November 15, 2021

TO: Mahesh Sharma
County Administrator

FROM: Tammy Speidel, FMP
Director, Facility & Support Services

RE: Presentation by Wold Architects and Engineers
Youth Justice & Rehabilitation Center

Mahesh

As you know the project team was tasked with meeting regularly to develop a schematic design for a new Youth Justice & Rehabilitation Center.

The Schematic Design phase is complete, and I have Wold Architects and Engineers scheduled to provide an update of the process and design phase to the Board on November 23, 2021.

Myself and several members of the JDAAC Committee plan to be present to answer any questions you or the board may have.

CC: Jeremy Kaiser, Director Juvenile Detention Center
Neika Harms, Supervisor, Juvenile Detention Center
Pat Jones, Supervisor, Juvenile Detention Center
Michelle Bancroft, Supervisor, Juvenile Detention Center
Scott Hobart, Chief Juvenile Court Officer- 7th Judicial District
David Farmer, Budget and Administrative Services Director
Chris Still, Facility Maintenance Manager, FSS



Youth Justice & Rehabilitation Center



MEETING AGENDA

- Defining The Need
 - Background
- The Opportunities
- Design Fundamentals
 - Guiding Principles & Design Criteria
- Building Precedents
- Design Process
 - Program, Studies, Diagrams, Floor Plan, & Building Form
- Estimated Probable Cost
- Questions & Thoughts



A photograph of a modern building interior. A large, diagonal structural beam with grey and white segments runs from the top left towards the center. The ceiling is white with several circular recessed lights. A prominent orange horizontal beam is visible at the top right. Large windows on the right side offer a view of a bright, cloudy sky, a tall light pole, and a red building in the distance. The text 'Defining the Need' is overlaid in white on the left side of the image.

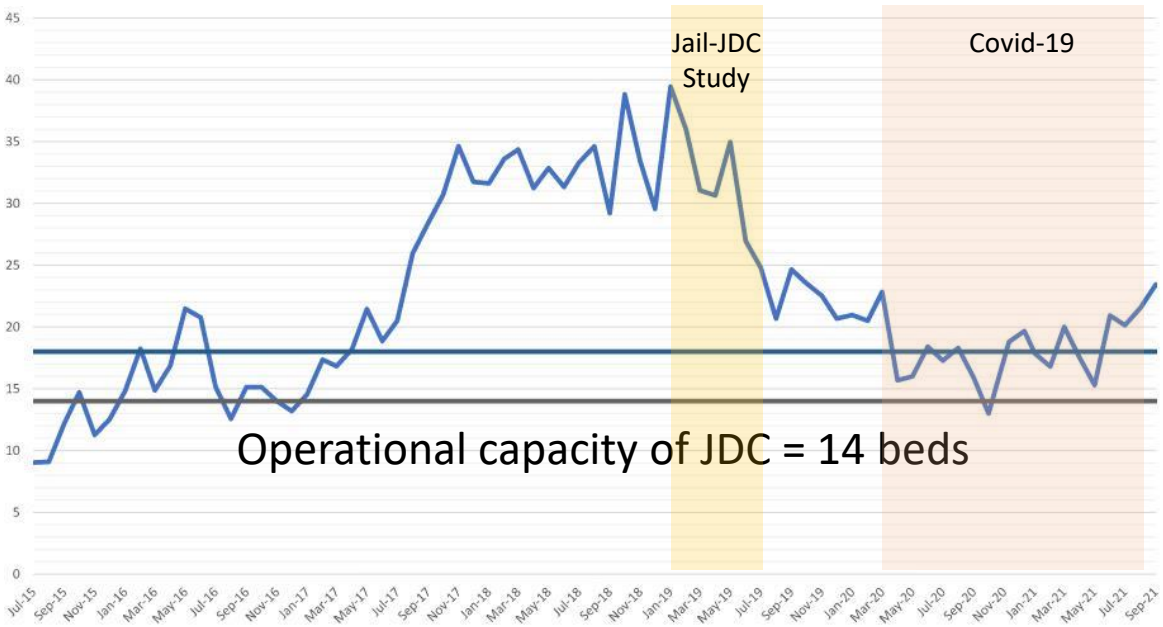
Defining the Need

Just the FACTS

- I. By law, juveniles waived to adult court can no longer be held within the jail facility starting December 18th 2021 (juvenile justice delinquency prevention act)
 - Monthly ADP of Juveniles housed the Adult Jail over the last five years = 10 with a monthly avg. peak of 16
 - Spirit of the law is that an individual 17 or under is still a youth despite the offense

DEFINING THE NEED

CURRENT AVERAGE DAILY POPULATION (RIGHT SIZING FOR PEAK)



CAPACITY vs. POPULATION

- **Current JDC operational capacity = 14-16 beds (+ 2 holding)**
- **5-year monthly average ADP for juveniles in JDC & JAIL = 24.8**
- **Peak monthly ADP for juveniles in the JDC & Jail = 39.5**
- **Operational capacity (80%) for 40 bed facility = 32**

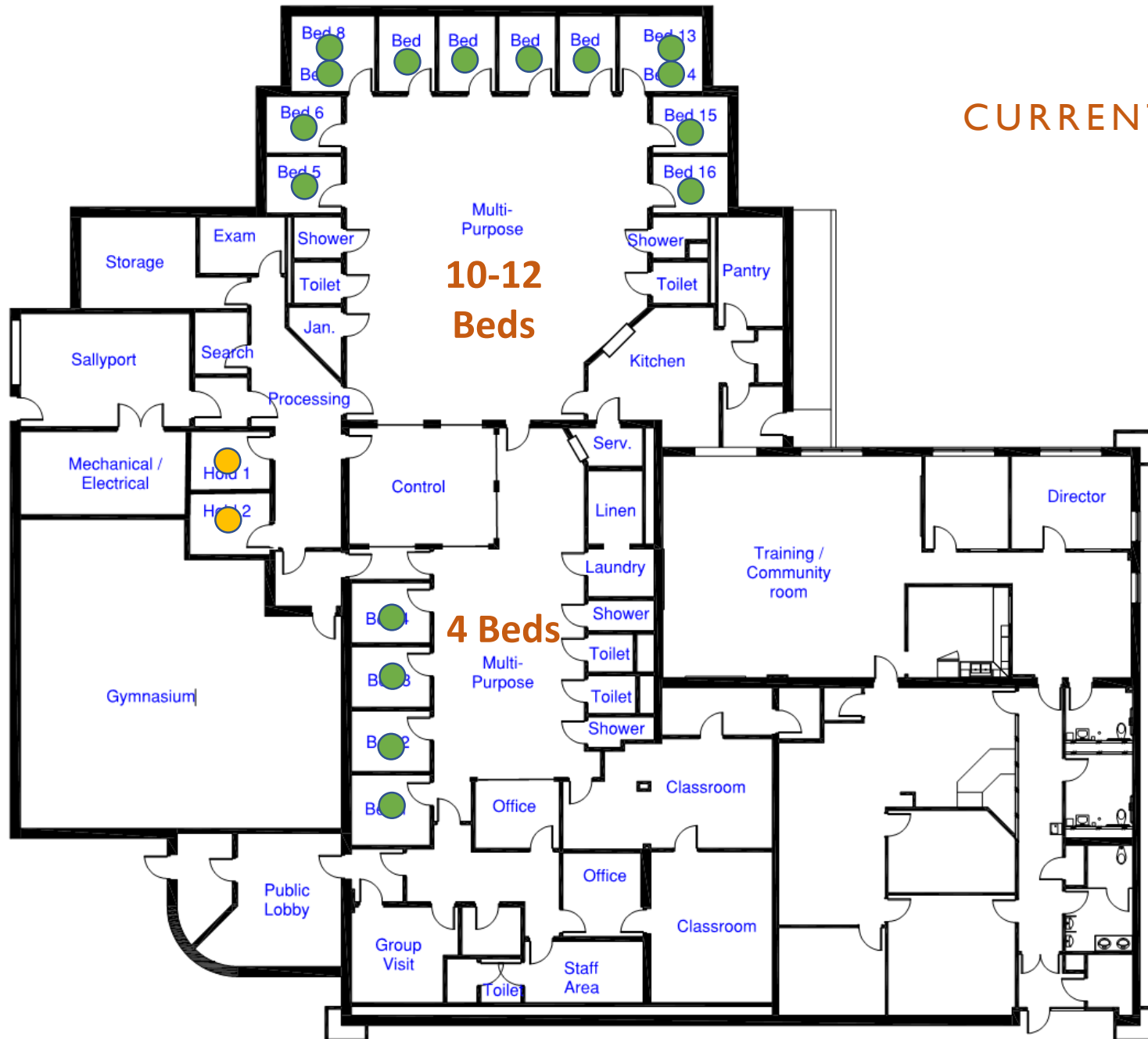
	July	August	September	October	November	December	January	February	March	April	May	June	Avg
FY 18	20.50	25.96	28.40	30.68	34.63	31.74	31.62	33.60	34.36	31.24	32.86	31.33	30.58
FY 19	33.29	34.61	29.21	38.82	33.42	29.56	39.45	36.00	31.05	30.64	34.96	26.95	33.16
FY 20	24.82	20.68	24.65	23.53	22.53	20.68	20.97	20.50	22.83	15.68	16.00	18.40	20.94
FY 21	17.28	18.30	15.91	13.00	18.79	19.67	17.85	16.80	20.00	17.50	15.30	20.92	17.61
FY 22	20.14	21.55	23.43	20.81									21.48

FY	AVG
2018	30.6
2019	33.2
2020	20.9
2021	17.6
2022	21.5
5 YEAR	24.8

= Exceeded operational Capacity (14)
 = Exceeded Licensed Capacity (18)

DEFINING THE NEED

CURRENT BED SPACE (RIGHT SIZING)



Maximum Licensed Capacity = 18 beds

● Current Operational Capacity = 14 beds
(no double occupancy and no use of process / Holding beds)

Classification and Male / Female separation make even the Operational Capacity only work w/ perfect classifications

Just the FACTS

III. Existing Juvenile Detention Facility has reached the end of its useful life and does not provide a positive physical environment for the youth of Scott County

- JDC is a repurposed car dealership w/ 3 additions over its existence
- Mechanical, Electrical and Security System are at the end of their life
- Expanding the existing facility does not make practical sense
 - Buried into slope and removes valuable site and parking for Jail & Courts
 - Facility would need to be shut down to allow for renovations
- JDC's current environment is not conducive to treatment or rehabilitation nor is it therapeutic or trauma informed
- Limited ability for separation and proper classification

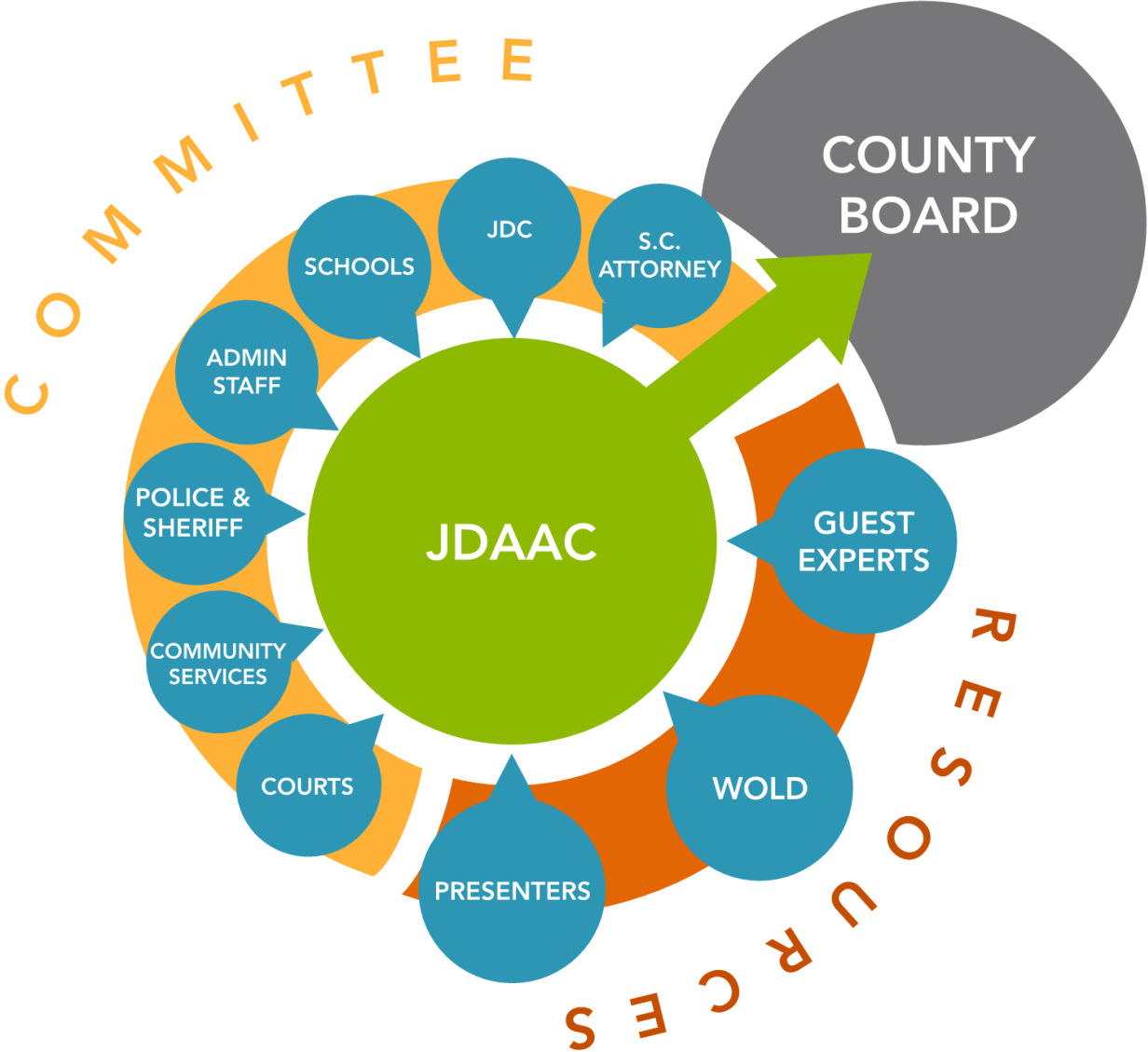
Just the FACTS

IV. The County, Cities and Community need to look at a holistic approach to Juvenile Justice and prevention

- Existing diversion programs are good but more can be done at the community level and civic/law enforcement level
- Need to help youth before they reach the level of detention
- Juvenile crime has an impact to Communities
- Preventing youth from becoming future adult offenders will save the County money (**\$4-7 million per individual in adult detention**)
- Help create better citizens

DEFINING THE NEED

PARTICIPANTS

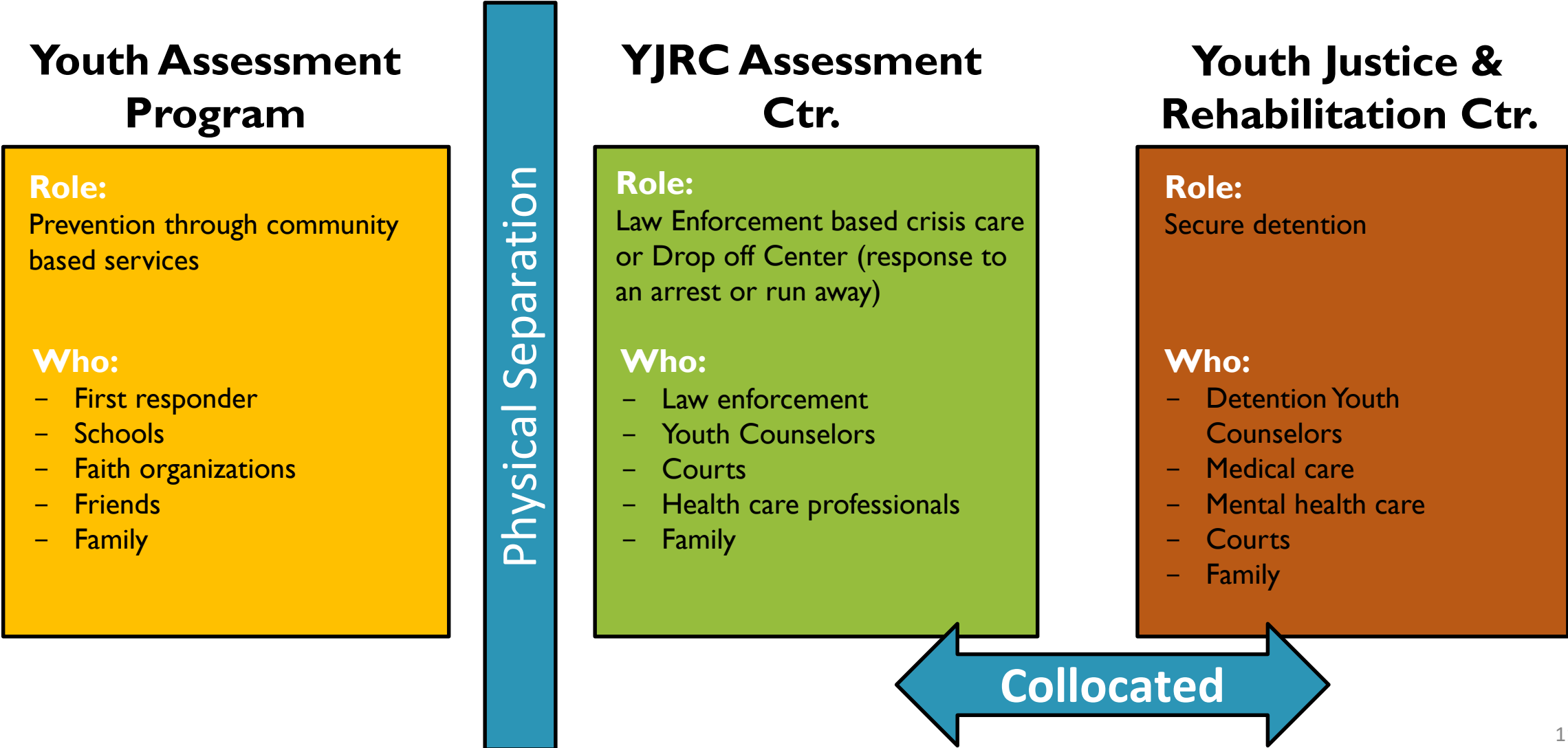


Youth Justice & Rehabilitation Center Vision and Mission

- Hold youth accountable
- Address needs for positive behavioral change and help the youth become better citizens
- Reduce recidivism
- Support successful reentry to society
- Protect the community – public safety

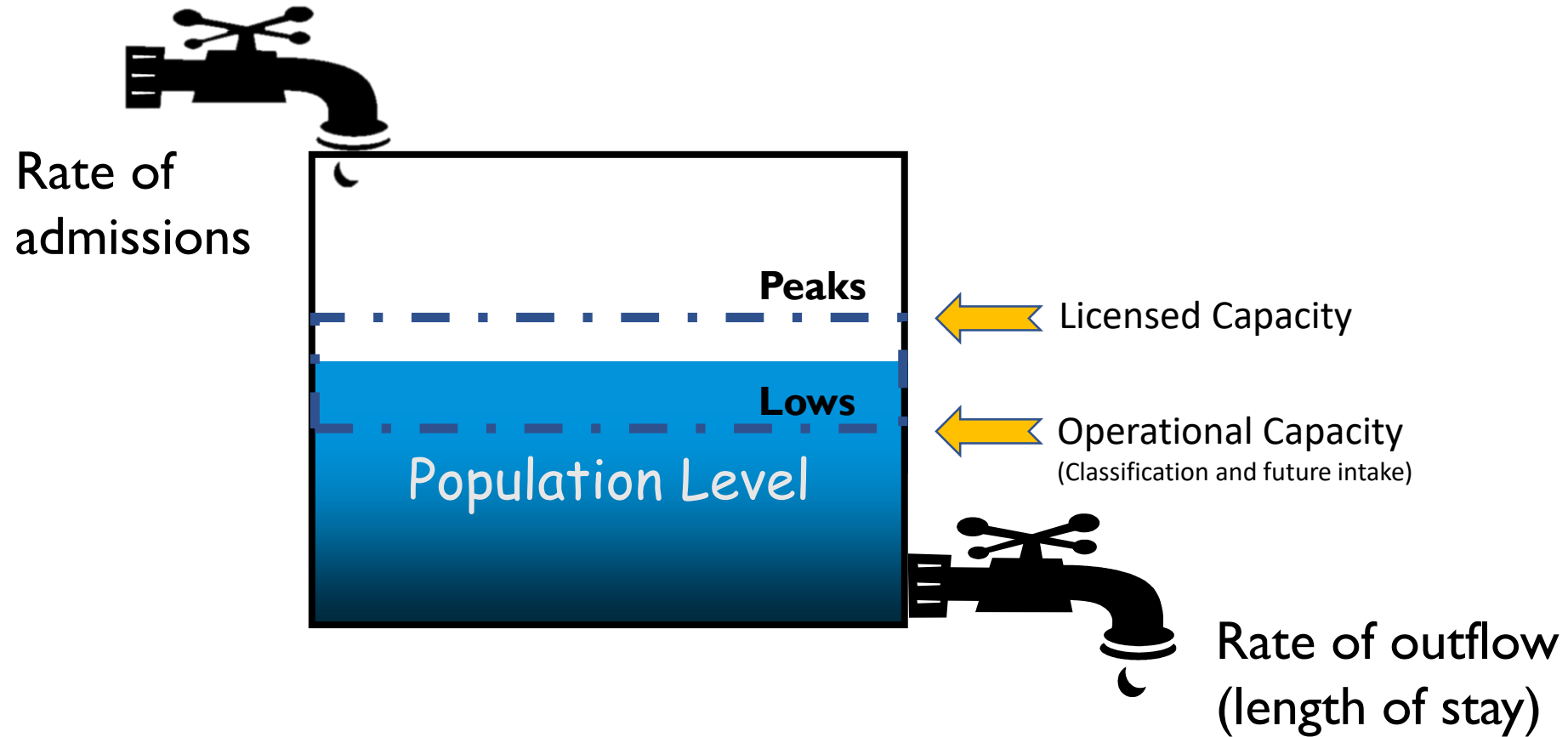
DEFINING THE NEED

MAJOR COMPONENTS IN JUVENILE JUSTICE CONTINUUM



DEFINING THE NEED

RIGHT SIZING & ACCOMMODATING PEAK POPULATIONS



$$\text{Admissions} \times \text{Length of Stay} = \text{Average Daily Population ADP}$$



The Opportunities

The Building as a Therapeutic Tool

- Trauma-informed
- Holistic approach
- Normative design
- Calming and restorative environment
- Safe



Facility Hallmarks

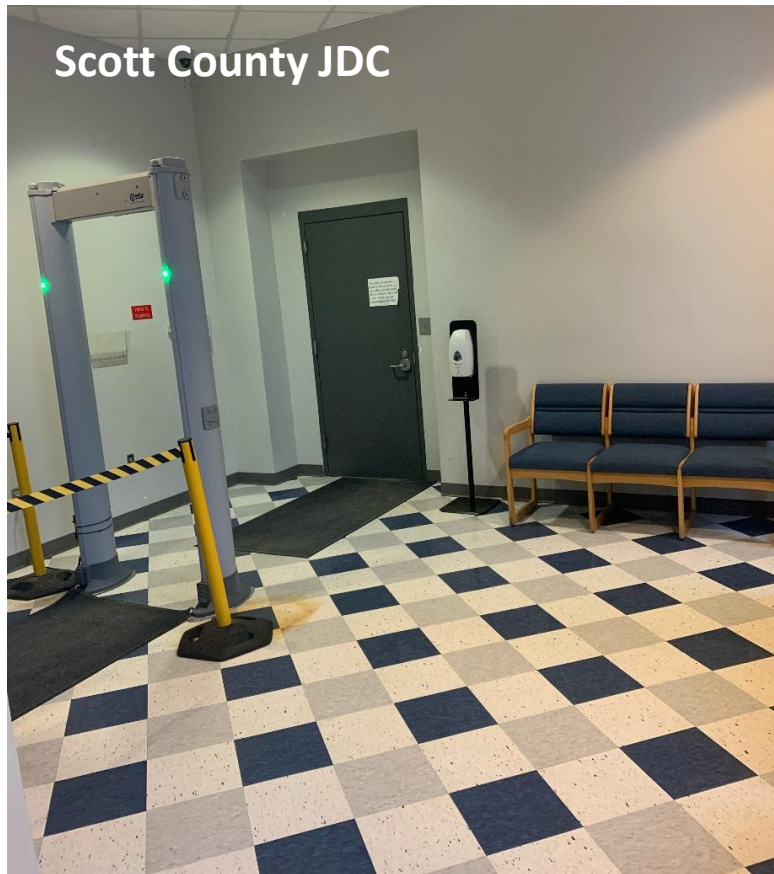
1. Scale
2. Safety and security
3. Adequate programs, services and support spaces
4. Normative environment
5. Good neighbor



THE OPPORTUNITIES

EXISTING DEFICIENCIES AND THE POSSIBILITIES

Visitor Lobby



THE OPPORTUNITIES EXISTING DEFICIENCIES AND THE POSSIBILITIES

Housing Units



THE OPPORTUNITIES EXISTING DEFICIENCIES AND THE POSSIBILITIES

Bedrooms



THE OPPORTUNITIES EXISTING DEFICIENCIES AND THE POSSIBILITIES

Visiting Room



THE OPPORTUNITIES EXISTING DEFICIENCIES AND THE POSSIBILITIES

Intake Rooms





The Design Fundamentals

Guiding Principles: (High Level Objectives)

- Ex: The design will be future ready and forward thinking, and adapt to the changing needs of the community over time.
- Ex: The design will be trauma informed and support social and emotional growth.

Design Criteria: (Specific Building Characteristics)

- Ex: The pods should open onto the dayroom vs pods along a corridor with access to a dayroom.
- Ex: Spaces within the building should all have direct access to daylighting.

Guiding Principles:

- Solutions are designed to meet the long-term Scott County Youth Justice & Rehabilitation Center programmatic needs.
- Be good stewards of taxpayer dollars. Best product while spending responsibly
- The building should be welcoming and represent a safe space in the community and neighborhood.
- Colorful and bright spaces

Guiding Principles:

- Integrate ownership into spaces (art/messaging) – current partnership with art museum.
- Architecture to promote and motivate youth to be better citizens.
- Building to support mission statement and goals.
- Spaces should nurture relationships and rapport between staff/youth and the community.
- Promote unity within the community – Integrating public involvement.

General Facility:

- Safety and security of both youth and staff are priority.
 - Tiered Security levels
 - Cameras and communication
 - Limit blind spots - Camera views/blind spots; safety and liability
 - Ligature free
- Trauma informed environments that respects dignity of youth, staff and community.
- Provide all spaces with natural light, views and fresh air/ventilation. Provide Courtyard (also for programs).
- Create a good work environment to help with staff retention. Improved staff support spaces - break room/ lockers/ quiet space/ exercise room.
- Durability and clean ability.

General Facility: (Cont.)

- Incorporate updated, and expandable, technology into the design.
- Provide acoustic treatments to reduce noise levels.
- No balconies or mezzanines if possible.
- Provide areas for messaging to show support within the facility.
- Minimize movement between spaces that may cause conflicts between different populations. Look at paths between different spaces.
- Appropriately locating spaces based upon function.
- Provide appropriate spaces for medical services, including mental health.

Housing:

- Provide “on-suite” vs. “dorm” configuration. Tiered levels of security
- Maximize supervision.
- Provide separate high-security pod for adult waivers.
- Entertainment options (devices) for positive reinforcement.
- Possibility of Porcelain vs Stainless Steel fixtures by tier of security (High level = SS).

Programs and Services:

- Classrooms are conducive to learning and teaching.
- Appropriate physical activity spaces provided – indoor, outdoor, or both.
- Multi-purpose space for community programming.
- Provide flexible spaces for programming and learning. Potential vocational spaces.
- Provide a more secure kitchen space that might allow training and allow youth to assist in kitchen.

Facility Support:

- Ability to perform maintenance without disturbing the youth population (pipe chase access and adequate working spaces within chases).
- Tamper-proof, detention grade equipment and components.
- Maximize energy efficiency. Potential for Solar or other renewable energy sources. Seek Rebates
- Provide building back-up systems.
- Adequate space for network and security infrastructure.
- Defensive sanitary sewer systems.
- Integrated security systems (Card access, intercoms, cameras, etc.).
- Adequate Storage is critical.



Building Precedents

Facility Tours:

- Johnson County Youth and Family Services Center;
Olathe, KS
- Wyandotte County Juvenile Detention Center;
Kansas City, KS
- JJS – Weber Valley Youth Center;
Ogden, UT



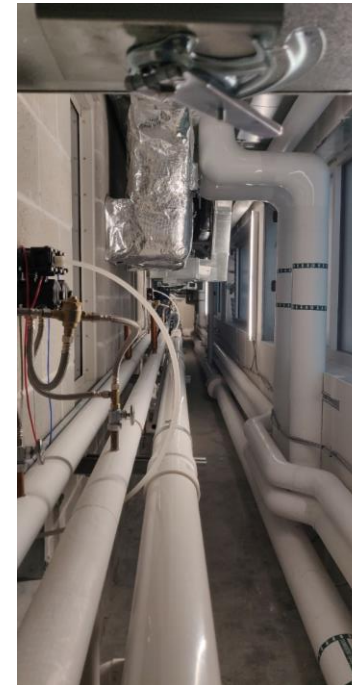
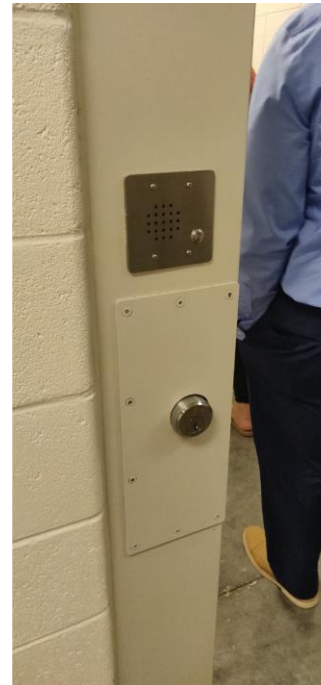
BUILDING PRECEDENTS

FACILITY TOURS

Daylight & Color In Dayroom Pods



Maintenance, Servicing & Safety



Normative Learning Environments



BUILDING PRECEDENTS

FACILITY TOURS

Recreation Spaces



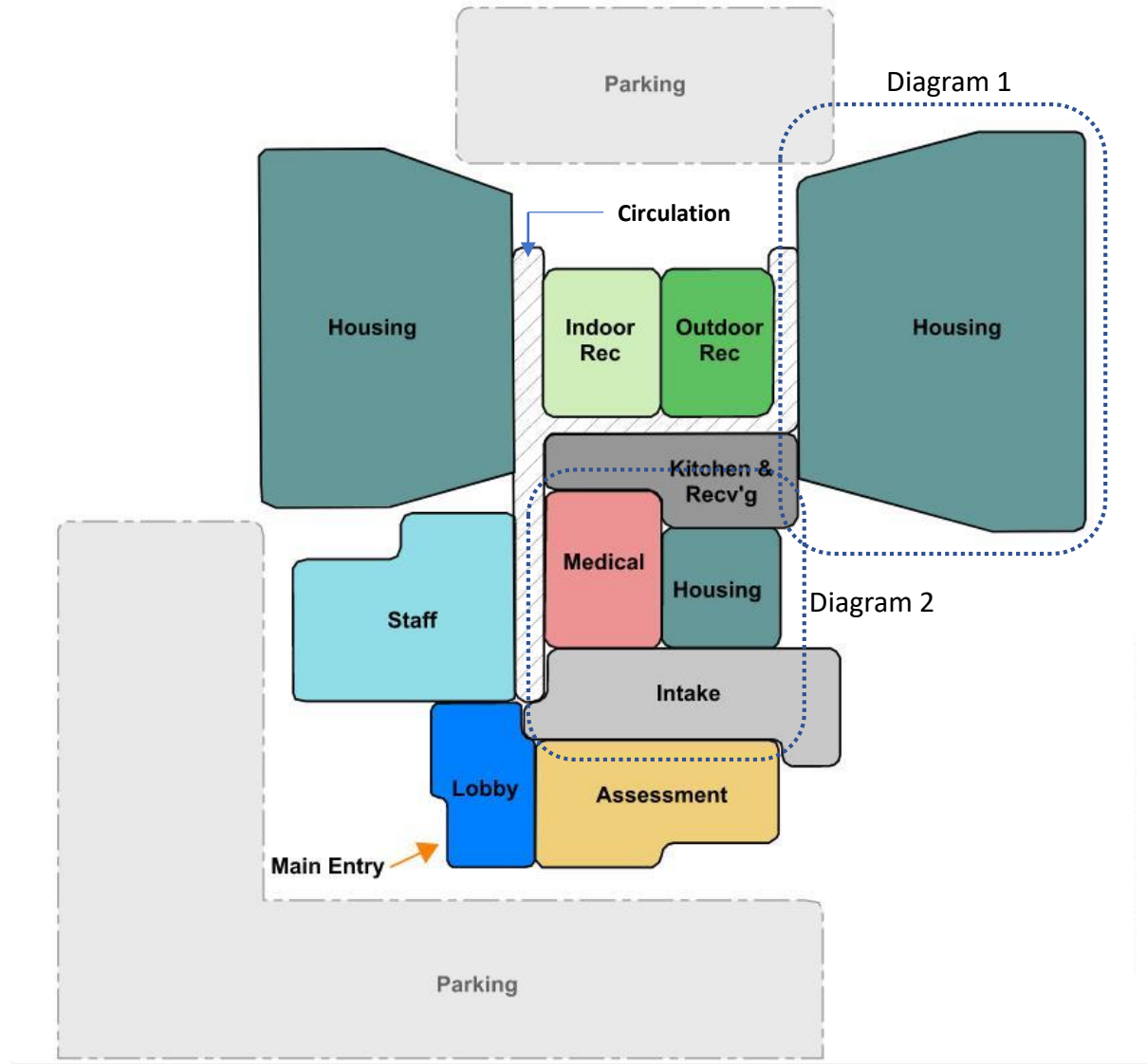


Design Process

(Program, Diagrams, and Studies)

DESIGN PROCESS

PROGRAM LAYOUT



YJRC summary

Total Net SF =
21,835 sf

Total Gross SF=
33,751 gsf

Assessment Center summary

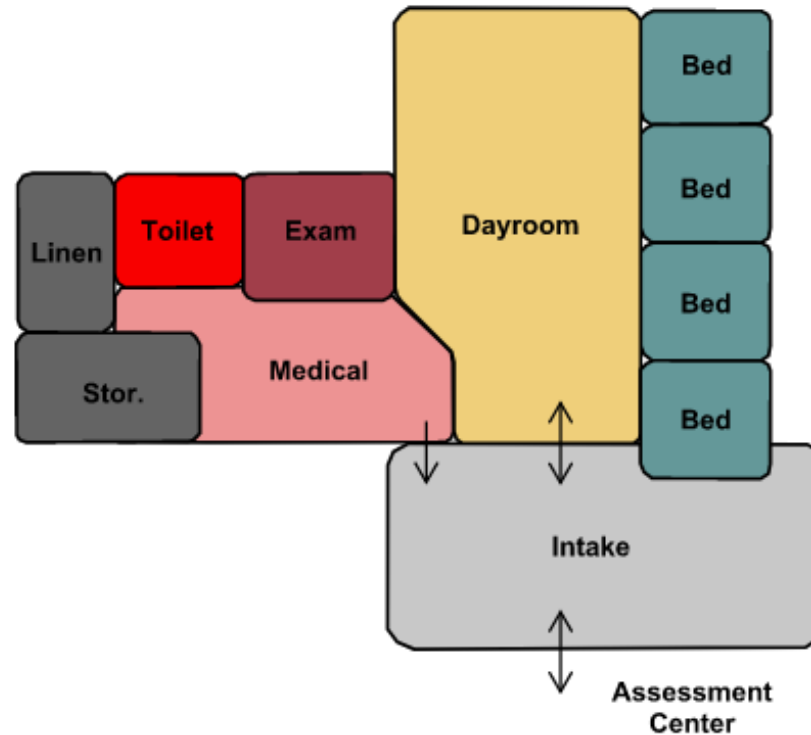
Total Net SF =
1,651 sf

Total Gross SF=
2,277 gsf

Floor Plan Diagram – 40 beds (Operational Capacity = 32)

DESIGN PROCESS

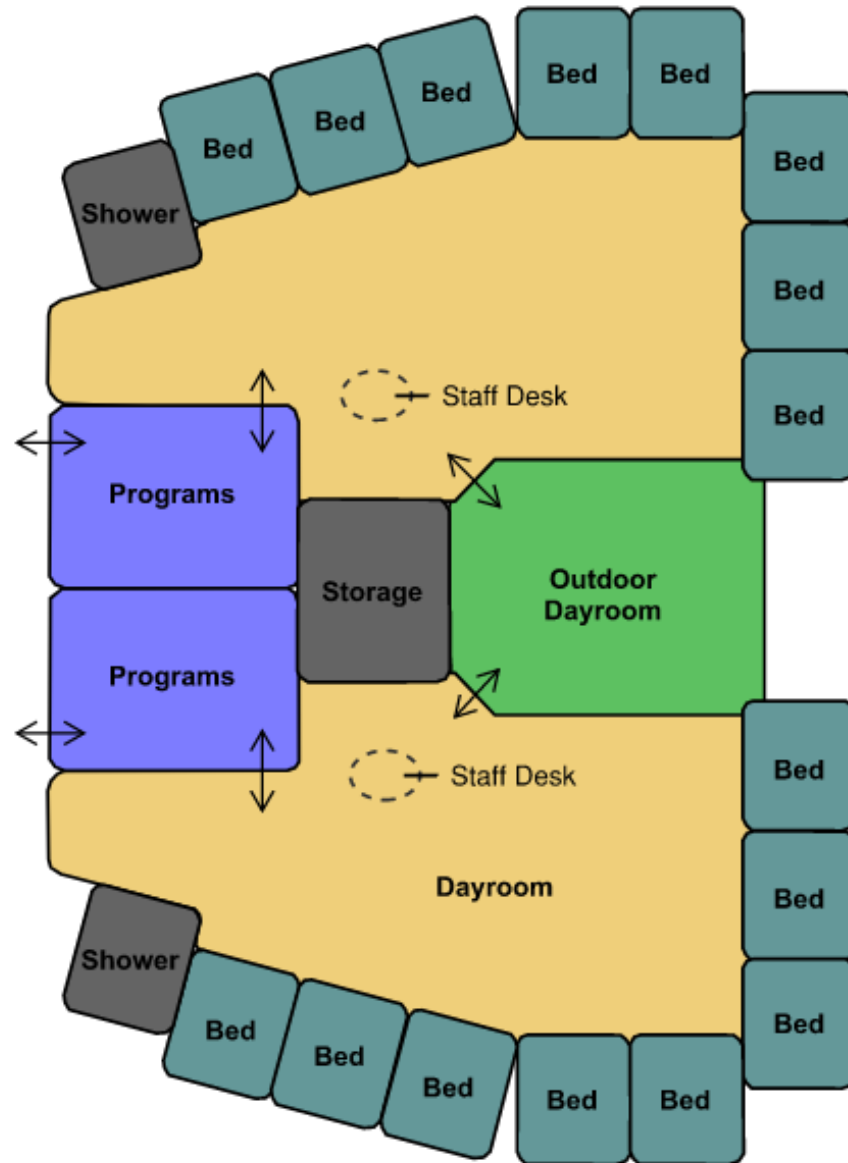
PROGRAM LAYOUT



- Small dayroom adjacent allows for observation and medical assistance.
- Intake has close proximity to intake and assessment center for expedited care when needed

DESIGN PROCESS

PROGRAM LAYOUT

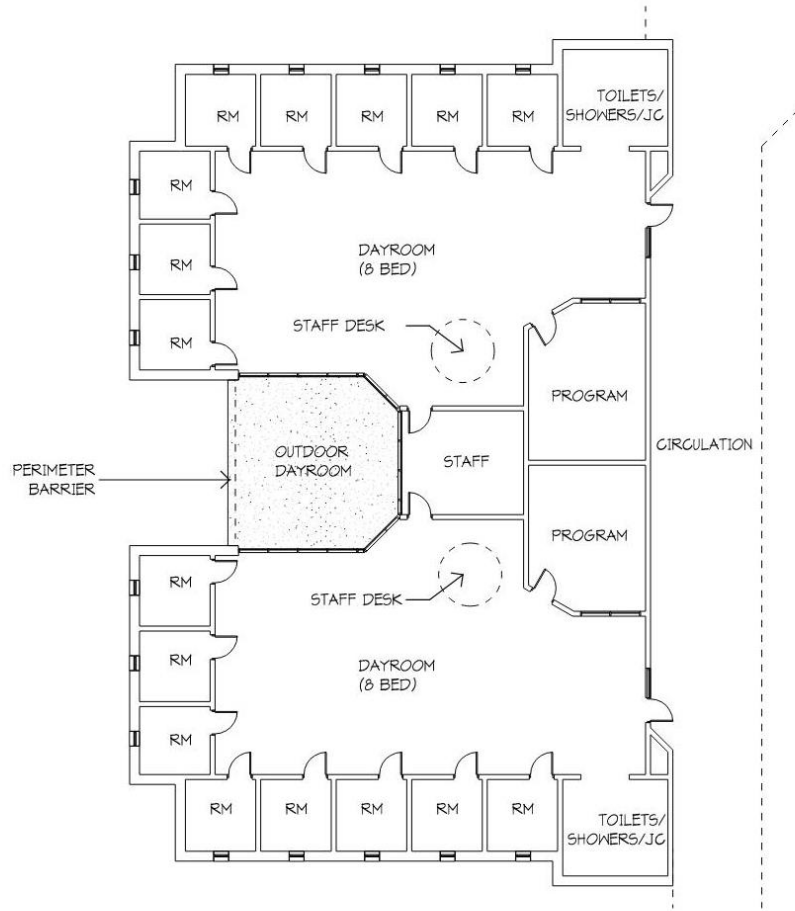


- Youth have access to outdoor space and natural daylight via the outdoor dayroom
- Each dayroom has an adjacent program room that can be used as a classroom, a space for faith based activities and other multi-purpose use
- Operational Capacity for a 40 bed facility = 32 Beds (80 % of Licensed Capacity)

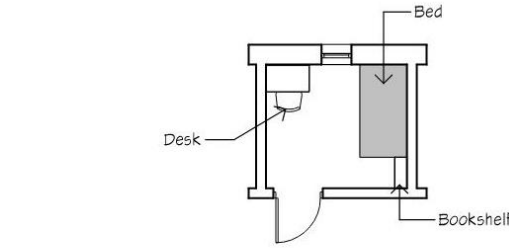
Enlarged Plan Diagram 2 – Dayrooms and Program Space

DESIGN PROCESS

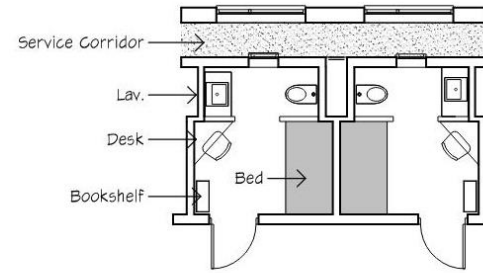
SPACE STUDIES



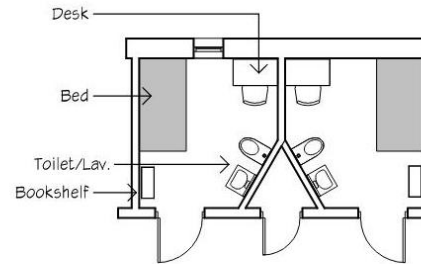
DAYROOM STUDY -
8 BEDROOM



1. Bed/Desk
- 76 SF



2. Bed/Desk/WC
- 86 SF
(not including plumbing serv. corridor)



3. Bed/Desk/WC
- 84 SF

BEDROOM
COMPARTMENT STUDIES

Dayroom/Bedroom Studies

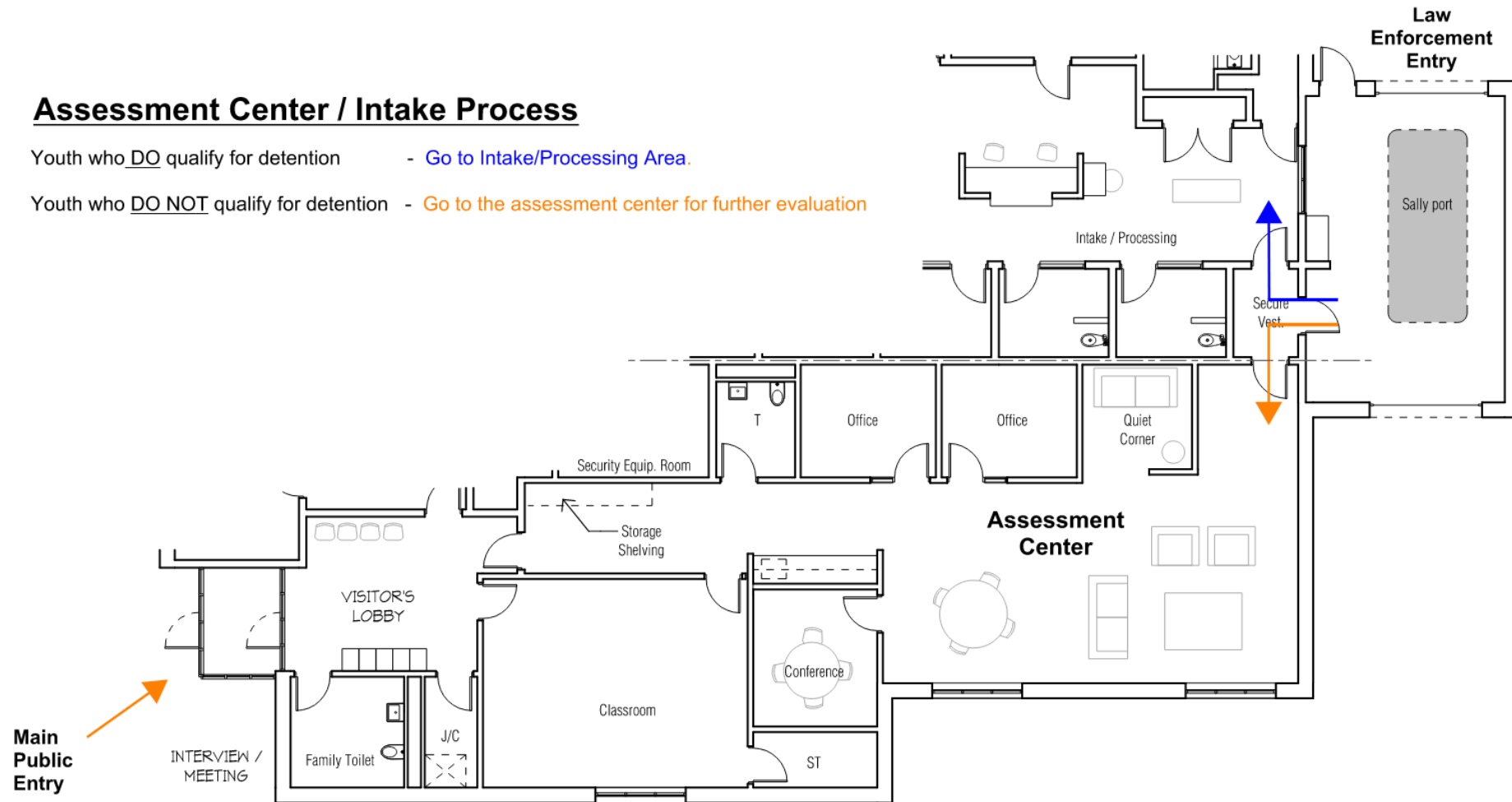
DESIGN PROCESS

SPACE STUDIES

Assessment Center / Intake Process

Youth who DO qualify for detention - Go to Intake/Processing Area.

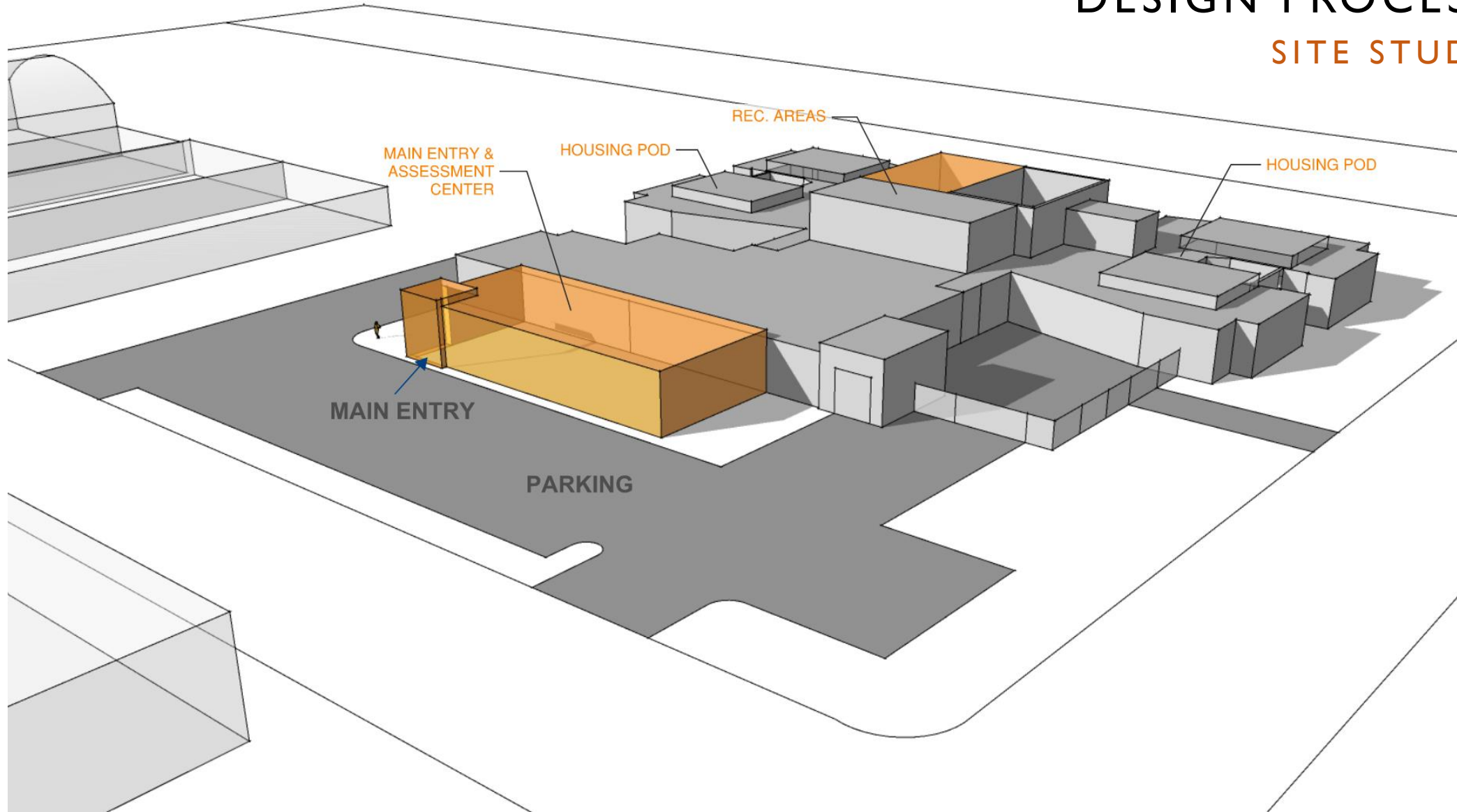
Youth who DO NOT qualify for detention - Go to the assessment center for further evaluation



Assessment Center Study

DESIGN PROCESS

SITE STUDY



Building Form

CONSTRUCTION COST (building, site, parking, generators, fencing, solar, etc.)	
New YJRC	\$ 14,516,500
New Assessment Center	\$ 1,488,500
Misc. Site and Infrastructure	\$ 565,000
Design and Construction Contingency	\$1,600,000
Subtotal	\$18,170,000
FEES, TESTING, SURVEY, SOILS, COMMISSIONING, & MISC COSTS	
New YJRC	\$ 1,705,000
New Assessment Center	\$ 175,000
Subtotal	\$1,880,000
FURNITURE FIXTURES & EQUIPMENT	
New YJRC	\$ 1,542,000
New Assessment Center	\$ 158,000
Subtotal	\$1,700,000

ESTIMATED
PROBABLE COST
SCHEMATIC DESIGN PHASE

YJRC and Community Assessment Center

**ESTIMATED TOTAL
PROJECT COST =
\$21,750,000**



Questions or Thoughts

