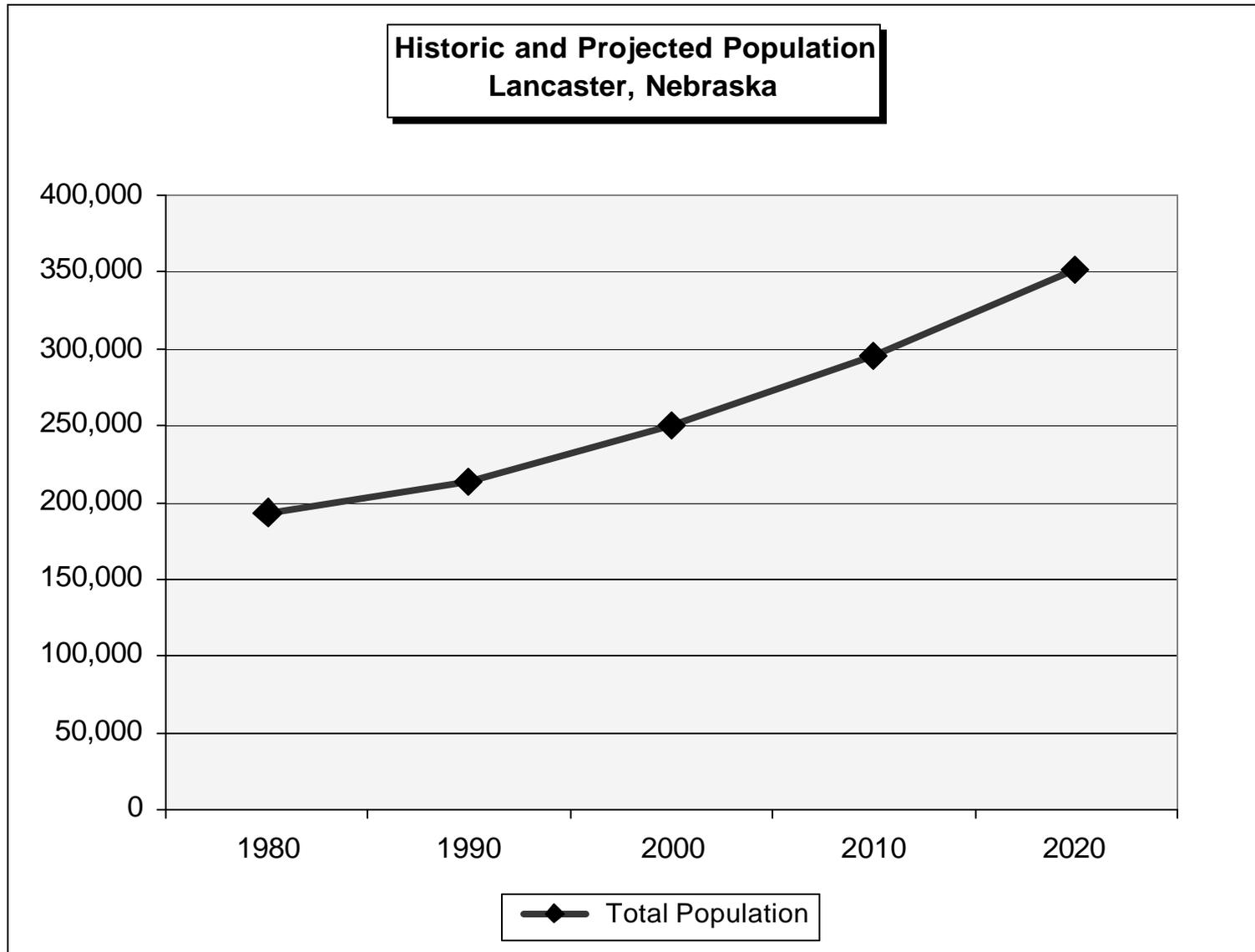


Lancaster County Department of Corrections



Why is the number
of inmates
growing in
Lancaster County?

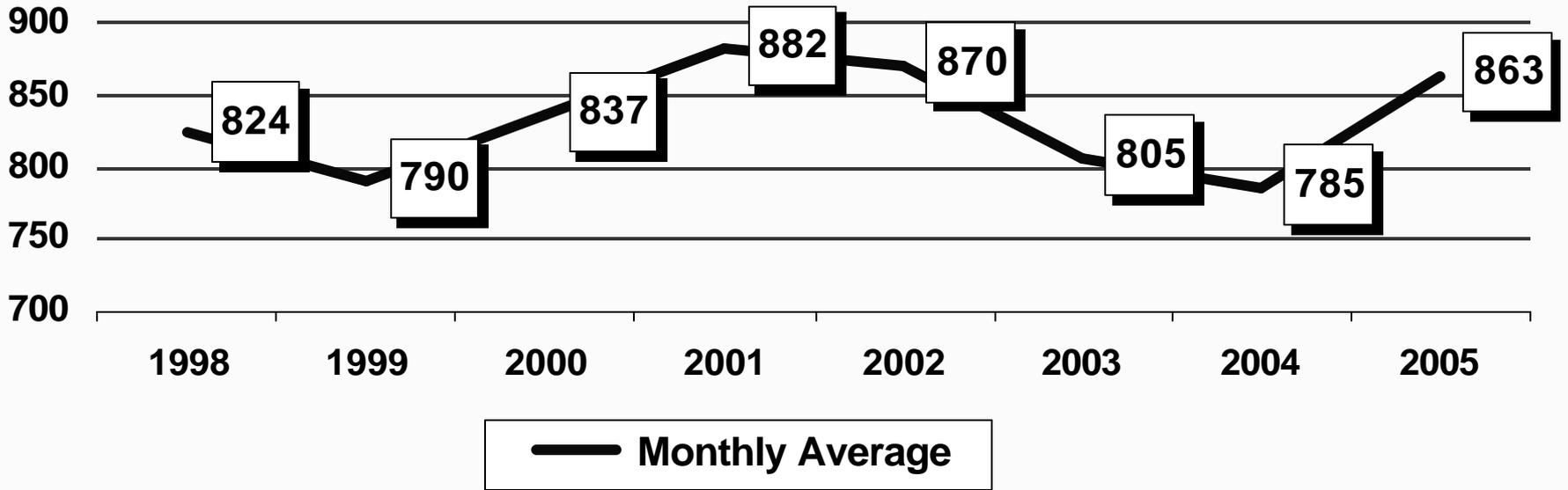
Population growth



JAIL TRENDS

Inmate Admissions

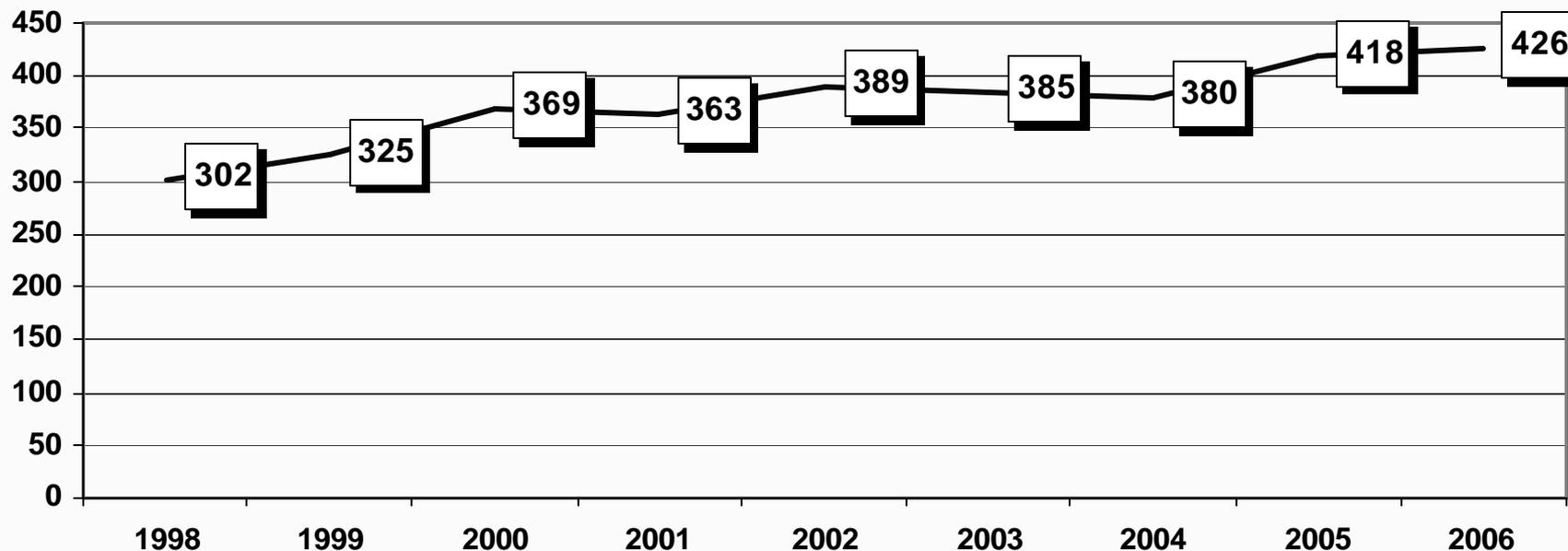
Figure 2-4
TOTAL INMATE ADMISSIONS
Monthly Admissions



JAIL TRENDS

Average Daily Population

Figure 2-7
TOTAL INMATE AVERAGE DAILY POPULATION
Average Daily Population



— Monthly Average

JAIL TRENDS

Inmate Make-up

AVERAGE AGE OF INMATES

- **Mode** **22 years**
- **Median Age** **28 years**
- **Mean Age** **30.8 years**

GENDER

- **Male** **78%**
- **Female** **22%**

SPECIAL NEEDS

- **Mental Illness** **100+ per month**

Why does Lancaster
County need a new
jail?

JAIL TRENDS

Critical Deficiencies

OVERCROWDING

- | | |
|--------------------------|----------------|
| ■ Lancaster County Jail | 237 beds |
| ■ Work release (Airpark) | 136 beds |
| ■ Total Lancaster County | 373 total beds |

OUT-SOURCING

- Platte County Jail (50 beds)
- Butler County Jail (10 beds)
- \$985,500 annual cost
(plus transportation & medical costs)

NE JAIL STANDARDS

- Must meet minimum jail standards
- Lancaster Co. does not meet SF requirements for housing inmates
- ~~Diminishes safety & security~~

How do you know that
Lancaster County
needs a jail for 800-
1000 inmates?

JAIL TRENDS

Plans & Studies

2001 MASTER PLAN: Needs Assessment

- **Community Corrections**
- **Drug Court**
- **Mental Health Jail Diversion Program**

2006 PRE-ARCHITECTURAL STUDY: Adult Detention Requirements

- **Jail Capacity & Population Forecasts**
- **Housing Unit Mix**
- **Space Needs & Costs**

Steering Committee

Bernie Heier, County Board of Commissioners

Don Killeen, Public Building Commission

Judge James L. Foster, Lancaster County Court

Doug Cyr, Deputy County Attorney

Sean Brennan, Brennan & Nielsen Law

Gregory Hershberger, Bureau of Prisons (Retired)

Jim Mastera, Cornhusker Bank (Retired)

Phil Heckman, Doane College (Retired)

Kathy Campbell, Cedars Home for Children

Mary Barry Magsamen, St. Monica's

Chris Kingery, Kingery Construction

Coby Mach, Lincoln Independent Business Association

Jail Capacity & Population Forecasts

Table 1
INMATE POPULATION FORECAST MODELS
 (Based on 1998 to 2005 Growth)

	2010	2015	2020	2025
Forecast 1 - Average Number Increase - 16.6/Year	501	584	667	750
+ 15% Peaking/Classification	75	88	100	113
Bedspace Estimate	576	672	767	863
Forecast 2 - Percentage Increase - 5.5%/Year	533	648	763	878
+ 15% Peaking/Classification	80	97	114	132
Bedspace Estimate	613	745	877	1,010
Forecast 3 - Incarceration Rate - 1.536	454	495	540	585
+ 15% Peaking/Classification	68	74	81	88
Bedspace Estimate	522	569	621	673
Forecast 4 - Linear Regression	484	553	622	691
+ 15% Peaking/Classification	73	83	93	104
Bedspace Estimate	557	636	715	795
Forecast 5 - Increasing Inc. Rate - .042/year (1.536 base)	516	630	762	906
+ 15% Peaking/Classification	77	95	114	136
Bedspace Estimate	593	725	876	1,042
<i>Average of All Models</i>	498	582	671	762
+ 15% Peaking/Classification	75	87	101	114
Bedspace Estimate	572	669	771	876

Source: Chinn Planning, Inc.

Inmate Housing Unit Mix

Table 2
LANCASTER COUNTY CORRECTIONS FACILITY
INMATE HOUSING UNIT SUMMARY - 6.000

Comp. #	Custody Housing Component	# of HSG Units	# of Beds Per Unit	Description	Total Capacity
6.100	Special Management Housing - Administrative/Disciplinary Segregation/ Protective Custody	1	56	Single Cell Unit	56
6.200	Maximum Security Housing	1	56	Double Cell Unit	56
6.300	Mental Health/Special Needs Housing	4	30	3 Single Cells (1 Female Unit) & 1 Male Dormitory Unit	120
6.400	Medium Custody Housing	3	56	2 Male and 1 Female Double Occupancy Cell Unit	168
6.500	Reception/Intake Housing	2	56	Male Double Occupancy Cell Unit	112
6.600	Minimum Custody Housing	3	56	2 Male and 1 Female Double Occupancy Cell Units	168
6.700	Work Release	2	48	Dormitory Housing - Subdivided Area for Females	96
TOTAL CAPACITY					776

Jail Space Needs

Table 4-2 LANCASTER COUNTY CORRECTIONAL FACILITY				Date 9/18/2006
Comp. #	Facility Component	Total NSF Component	Grossing Factor	Total DGSF
1.000	PUBLIC LOBBY			
1.100	Public Lobby	3,270	25%	4,088
	Subtotal - Public Lobby	3,270		4,088
2.000	ADMINISTRATION			
2.100	Administration	3,700	30%	4,810
	Subtotal - Administration	3,700		4,810
3.000	SECURITY OPERATIONS			
3.100	Intake/Release/Transfer	16,194	40%	22,672
3.200	Central Control	740	30%	962
3.300	Staff Services	13,611	40%	19,055
	Subtotal - Security Operations	30,545		42,689
4.000	PROGRAM SERVICES			
4.100	Inmate Programs	5,440	30%	7,072
4.200	Visitation	1,468	35%	1,982
	Subtotal - Program Services	6,908		9,054
5.000	INMATE SERVICES			
5.100	Medical	5,801	35%	7,831
5.200	Food Service	7,300	30%	9,490
5.300	Laundry	2,530	20%	3,036
5.400	Maintenance Shops/Building Support	5,320	10%	5,852
5.500	Warehouse and Commissary	7,850	10%	8,635
	Subtotal - Support Services	28,801		34,844
6.000	HOUSING (See Housing Detail Components)			
6.100	Special Management Housing	-	50%	10,980
6.200	Maximum Custody Housing	-	50%	9,030
6.300	Mental Health/Special Needs Housing	-	50%	25,628
6.400	Medium Custody Housing	-	50%	29,700
6.500	Reception/Intake (Medium) Custody Housing	-	50%	18,150
6.600	Minimum Custody Housing	-	50%	26,010
6.700	Work Release Housing	-	50%	18,075
	Subtotal - Housing	-		137,573
	Total DGSF - Facility Components			233,057
	Mechanical/Electrical (8%)			18,645
	Overall Grossing Factor (15%)			34,959
	GRAND TOTAL - FACILITY COMPONENTS			286,660

286,660
SF

How much is the new jail expected to cost?

JAIL TRENDS

Cost Variables

POTENTIAL JAIL COSTS (could be as much as)

■ Construction	\$70M
■ Site Acquisition & Development	\$6.6M
■ FFE, Contingency, etc.	\$7.7M
	TOTAL
	\$84.5M
inflation factor	\$9 M

INFLUENCES & ASSUMPTIONS

- Lancaster County Goals & Philosophies
- Direct Supervision
- Programs & Services for Special Needs Inmates
- Inmate Classification & Housing Mix

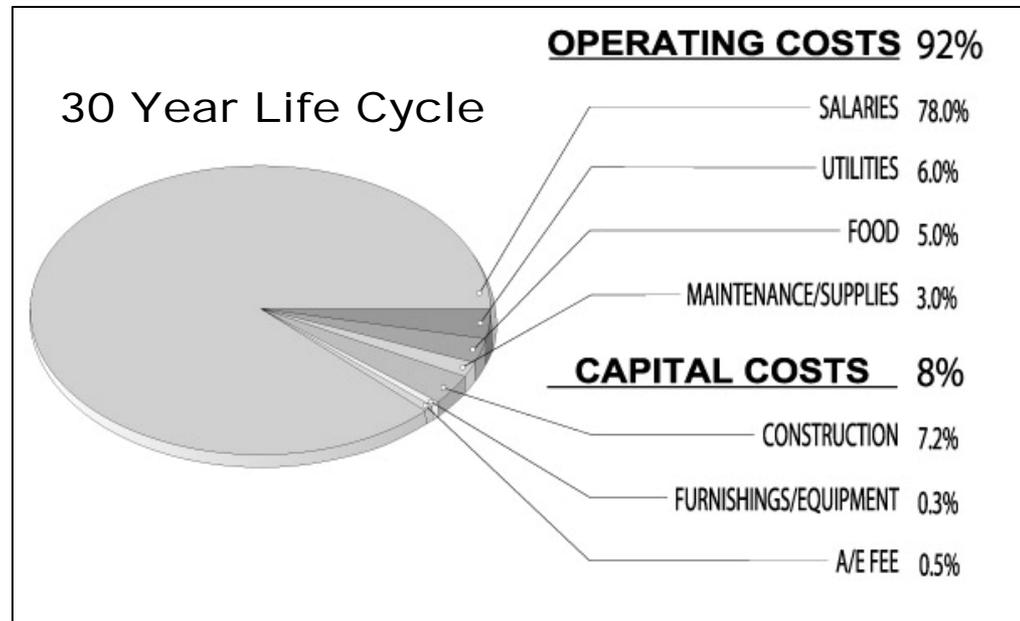
What will be done during the design process to control costs and avoid overspending?

JAIL TRENDS

From Assumptions to Decisions

COST SAVING STRATEGIES

- Program Refinement
- Cost-effective Construction Methods
- Construction Management
- Value Engineering
- Life Cycle Cost Analysis



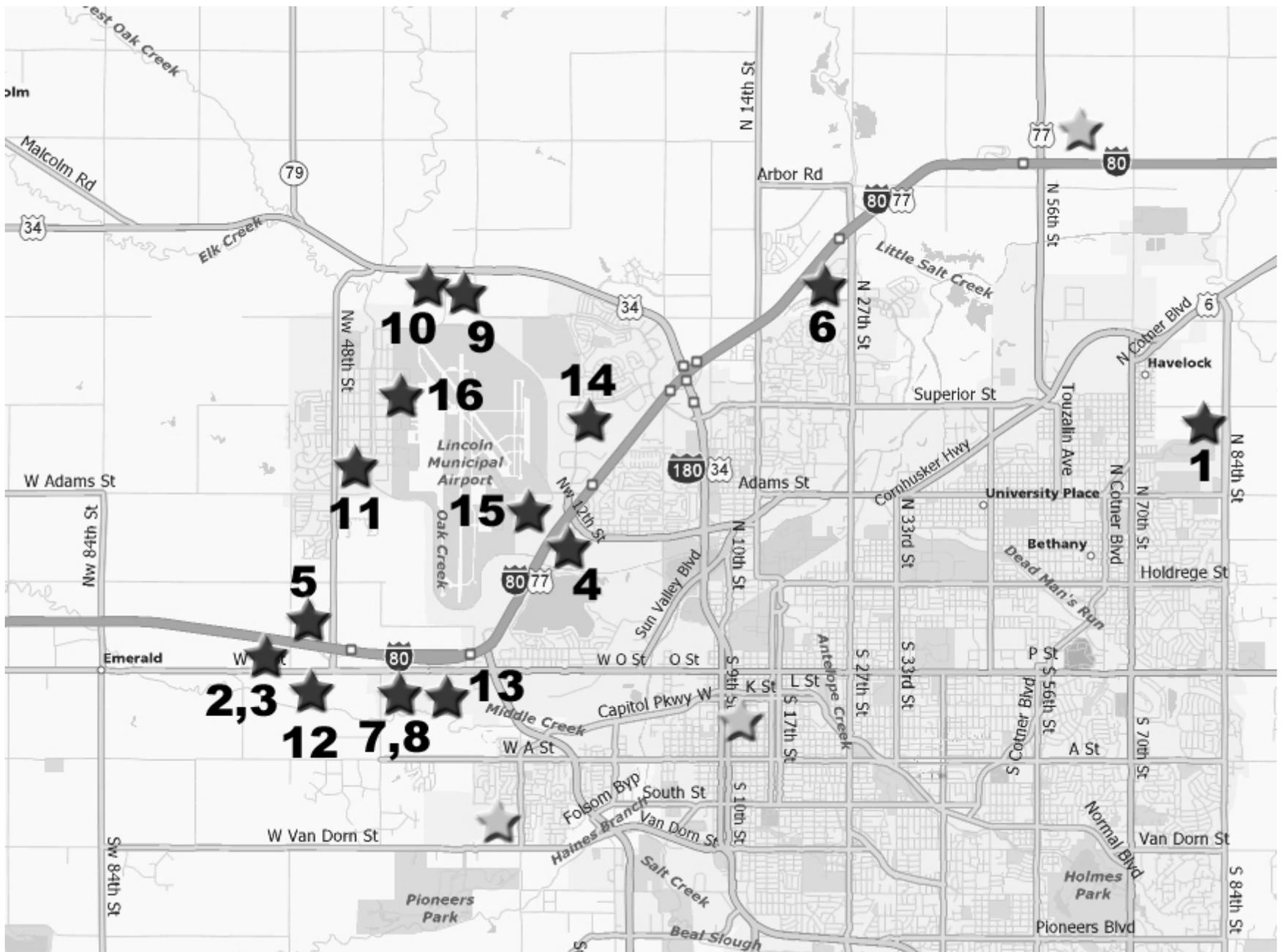
Why not just add on to
the existing jail?



Where will the new jail
be located?



How did you
evaluate potential
jail sites?



JAIL TRENDS

Site Criteria

- **Objective process**
- **Community/neighborhood impact**
- **Surrounding environment (present, future)**
- **Site size, configuration, characteristics**
- **Accessibility**
- **Costs (utility connections, roads, land)**

What will happen
if we don't build a
new jail?

The 'Do Nothing' Option

COMPOUNDING PROBLEMS

- **Severe overcrowding**
- **Staggering out-sourcing costs**
- **Uncertain availability of beds**
- **Costly delay of the inevitable (inflation)**
- **Potential liability exposure**

Lancaster County Department of Corrections

