

<b>REVISED JUSTICE CENTER PLANNING DOCUMENT</b> Approved February 14, 2013				
<b>November Ballot</b>	<b>New Action</b>	<b>Cost /savings estimate</b>	<b>Total Cost \$48.1 (m) November 2012 Ballot Request \$46.8 (m)</b>	
1.	243 jail beds	Two dormitory housing areas (both men's and women's), a total of 48 beds, will be shelled for the time being giving a total of 195 beds.	-\$300,000	\$47,800,000
2.	6 new courtrooms (2 shelled)	4 new courtrooms (4 shelled)	-\$1,275,000	\$46,525,000
3.	Glass façade, various soft costs	Additional Exterior Design Changes/ Soft cost reduction, etc...	-\$325,000	\$46,200,000
4.	\$1.3 million in FY '13 County Infrastructure Fund/Reserves	Increases this amount another \$1.4 million dollars	-2,700,000	\$43,500,000 (2013 Ballot Request)

The Board of Supervisors has agreed that the location and building envelope proposed in last November's referendum are the best proposals to address the space and security issues currently facing the courthouse and jail. Working with the County Attorney, Sheriff and architects, the Board has reached consensus on a proposal to present to the Criminal Justice Coordinating Committee for consideration and input. This plan keeps the size of the proposed Justice Center building "envelope" and location the same, but calls for the total overall cost of the project to go from \$48.1 million to \$46.2 million and the amount of the bond referendum to be reduced from \$46.8 million to \$43.5 million. This \$3.3 million reduction in the amount of the bond referendum is accomplished through project cuts along with more County investment from Capital Funds/Reserves. Addressing the details of the items listed above:

1. Two dormitories are shelled out. This puts the capacity of the new jail at 195 inmates. Persons who would have been housed in the dormitories will instead be housed in jail cells. As additional capacity is needed, the dormitories can be completed. This new concept addresses concerns that the proposed Justice Center included too many jail beds that may or may not be necessary. The Board looked at the possibility of "shelling" cells instead as the cost savings would be larger. However, the later costs to install the needed infrastructure and security would be far higher. During most times, 195 beds will meet current needs.
2. The plan proposed in November had space for two additional courtrooms to be added at a later date. The current plan "shells" an additional two courtrooms, providing for 4 new courtrooms and space for four additional courtrooms to be added in the future. 5 courtrooms will be

retained in the courthouse. While this is not an ideal solution, it increases the court's capacity while still addressing overall security concerns because everyone will enter the courthouse through the single secure entrance in the new building.

3. Neumann Monson has prepared new schematic drawings that address some of the aesthetic concerns and misunderstandings that were expressed in the course of the last referendum. In addition, they have identified approximately \$300,000 in cost savings that can be cut from the project. Approximately \$200,000 could be saved by using less glass and more masonry – this is dependent on the details of the final design. An additional \$100,000 of savings may be found in soft costs including certain furnishings and equipment.
4. In Fiscal Year 2013, the Board earmarked \$1.3 million toward the Justice Center. After consulting with the Budget Coordinator and Treasurer, the Board has agreed to include an additional \$1.4 million in funding for capital projects/reserves to be designated for the Justice Center. Depending on timing, this amount may be spread over two or three years. This funding will be secured by delaying capital projects/expenditures for other County needs and savings in operating expenses.

**Additional notes:**

The Board considered options for “shelling” space for the Sheriff’s Office and Clerk of Court. However, because those offices involve primarily large open spaces divided by cubicles and storage, the architects advised that little cost could be saved by doing so.

The Board of Supervisors also has agreed to begin the process, by County Resolution, of determining the future use or sale, for fair market value, of the current Jail Building. If the Jail is ultimately sold, Supervisors would resolve to designate funds to be used solely toward future expenditures of the Justice Center, which could include addressing parking needs, completing spaces currently “shelled”, obtaining property from the GSA for future expansion, refurbishing the courthouse, etc.

The Board also reached consensus that the best time to put the revised plan before voters is the earliest possible date, which would be May 7, 2013. The reasons for this include:

- A significant amount of effort was put into public education and outreach resulting in support of 56% of voters last November. That information is forgotten or loses “freshness” the longer another vote is delayed.
- Interest rates are historically low.
- Johnson County is a “transient” community and an earlier vote has the advantage of including more of the same voters who participated the project in November.
- The University will still be in session giving the students and University community an opportunity to participate in the decision.
- The proposal budget includes inflation costs. A later vote would require that amount to be increased by 2%.
- The vote would be in Fiscal Year 2013, giving the Board the ability to know the outcome when entering the new fiscal year.

**Additional actions:**

1. The Board will work on a multi-year strategic plan on the County's Jail Alternatives and diversion programs. Additional work on recidivism will take place in future meetings.
2. The Board remains concerned about disproportionate minority impact and will join with the County Attorney and area law enforcement agencies to research and work on these issues.

**Bond language to be used:**

***“Shall the County of Johnson, State of Iowa, issue its general obligation bonds in an amount not exceeding the amount of \$43,500,000 for the purpose of erecting and equipping a County Justice Center, to solve current safety, security and space needs of the Sheriff, jail and court operations, in a structure to be located adjacent to and incorporating the existing historic courthouse?”***