

MIDLAND COUNTY, MICHIGAN

Planning and Site Selection of the New Midland County Jail 2005

State & County QuickFacts

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Midland County, Michigan

People QuickFacts	Midland County	Michigan
Population, 2004 estimate	84,615	10,112,620
Population, percent change, April 1, 2000 to July 1, 2004	2.1%	1.8%
Population, 2000	82,874	9,938,444
Population, percent change, 1990 to 2000	9.5%	6.9%
Persons under 5 years old, percent, 2000	6.5%	6.8%
Persons under 18 years old, percent, 2000	26.9%	26.1%
Persons 65 years old and over, percent, 2000	12.0%	12.3%
Female persons, percent, 2000	51.0%	51.0%
White persons, percent, 2000 (a)	95.5%	80.2%
Black or African American persons, percent, 2000 (a)	1.0%	14.2%
American Indian and Alaska Native persons, percent, 2000 (a)	0.4%	0.6%
Asian persons, percent, 2000 (a)	1.5%	1.8%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	Z	Z
Persons reporting some other race, percent, 2000 (a)	0.4%	1.3%
Persons reporting two or more races, percent, 2000	1.1%	1.9%
White persons, not of Hispanic/Latino origin, percent, 2000	94.5%	78.6%
Persons of Hispanic or Latino origin, percent, 2000 (b)	1.6%	3.3%
Living in same house in 1995 and 2000', pct age 5+, 2000	59.7%	57.3%
Foreign born persons, percent, 2000	3.2%	5.3%
Language other than English spoken at home, pct age 5+, 2000	4.3%	8.4%
High school graduates, percent of persons age 25+, 2000	89.0%	83.4%
Bachelor's degree or higher, pct of persons age 25+, 2000	29.3%	21.8%
Persons with a disability, age 5+, 2000	11,589	1,711,231
Mean travel time to work (minutes), workers age 16+, 2000	21.1	24.1
Housing units, 2002	34,608	4,331,986
Homeownership rate, 2000	78.4%	73.8%
Housing units in multi-unit structures, percent, 2000	14.0%	18.8%
Median value of owner-occupied housing units, 2000	\$101,800	\$115,600

Households, 2000	31,769	3,785,661
Persons per household, 2000	2.56	2.56
Median household income, 1999	\$45,674	\$44,667
Per capita money income, 1999	\$23,383	\$22,168
Persons below poverty, percent, 1999	8.4%	10.5%
Business QuickFacts	Midland County	Michigan
Private nonfarm establishments with paid employees, 2001	1,944	236,711
Private nonfarm employment, 2001	36,792	4,008,572
Private nonfarm employment, percent change 2000-2001	0.7%	-1.6%
Nonemployer establishments, 2000	4,506	526,958
Manufacturers shipments, 1997 (\$1000)	1,690,770	214,900,655
Retail sales, 1997 (\$1000)	722,133	93,706,078
Retail sales per capita, 1997	\$8,893	\$9,576
Minority-owned firms, percent of total, 1997	3.0%	7.6%
Women-owned firms, percent of total, 1997	25.9%	27.2%
Housing units authorized by building permits, 2002	238	49,968 ¹
Federal funds and grants, 2002 (\$1000)	294,196	55,909,012
Geography QuickFacts	Midland County	Michigan
Land area, 2000 (square miles)	521	56,804
Persons per square mile, 2000	159.0	175.0
FIPS Code	111	26
Metropolitan or Micropolitan Statistical Area	Midland, MI Micro Area	

1: Includes data not distributed by county

- (a) Includes persons reporting only one race.
 (b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data
 NA: Not available
 D: Suppressed to avoid disclosure of confidential information
 X: Not applicable
 S: Suppressed, does not meet publication standards
 Z: Value greater than zero but less than half unit of measure shown
 F: Fewer than 100 firms

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 Census of Population and Housing, 1990 Census of Population and Housing, Small Area Income and Poverty Estimates, County Business Patterns, 1997 Economic Census, Minority- and Women-Owned Business, Building Permits, Consolidated Federal Funds Report, 1997 Census of Governments

Last Revised: Friday, 30-Sep-2005 13:02:38 EDT

Census Bureau Links:



Board of Commissioners

Citizens Panel Narrows Jail Site List Down to Three

Midland County's Jail Site Selection Advisory Committee has announced its top three choices for a new and expanded jail. They are: a 30-acre parcel on the northwest corner of Bay City Road and Rockwell Drive, site of the former Sunset Drive-in Theater; the current downtown jail site; and a 16-acre piece of property at North Saginaw Road and Dublin.

The Bay City Road site emerged as the clear-cut favorite with 11 of 12 committee members ranking it as either their first or second choice. Before the panel arrived at its decision they again heard a summary of the 14 properties that were under consideration by consultants Robert Van Putten and Harry Wierenga. The committee evaluated the sites using National Institute for Corrections (NIC) criteria that prioritizes location, site size, accessibility to existing water and sewer lines, and capacity for future expansion, among other considerations.

The consultants will analyze these three sites in greater detail and present their findings to the panel on Monday, October 3, 2005 at 10:00am in the Board of Commissioners Room. The advisory committee is then expected to select its top site. That recommendation will go to the County Board of Commissioners for a final decision. Commissioners welcome public input as the process of selecting a jail site moves to its final stages. If you have comments or concerns, contact the commissioner who represents your district.

Available Sites for the Midland County Jail as of 8/10/2005

as ranked by the Jail Site Selection Advisory Committee on August 17, 2005

	<u>Points</u>
1. Bay City Rd & Rockwell Drive (former Sunset Drive-in) Parcel size: @ 30 acres	27
2. N. Saginaw at Dublin Parcel size: @16 acres	8
3. M-20 at Shirmor Drive (behind former Carter Lumber) Parcel size: @ 24 acres	6
4. End of Kilmer Road and Mark Twain Road Parcel size: @ 9 acres	0
5. Meridian Road, S of M-20 Parcel size: @ 120 acres	1
6. Poseyville Road, S of Stewart Parcel size: @ 59 acres	1
7. 1314 Brooks Road, at 8 mile Parcel size: @ 77 acres	0
8. 2990 N. Meridian Road, N of US-10 Parcel size: @ 50 acres	0

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|--|-----------|
| 9. Stark and Sanford Roads, N of US-10 | 4 |
| Parcel size: @ 92 acres | |
| 10. S.E. Corner M-20 at Homer Road | 3 |
| Parcel size: @ 89 acres | |
| 11. Main and M-20 (Current Jail Site) | 14 |
| Parcel size: @ 3 acres | |
| 12. 413 North Homer Road (Pinecrest) | 4 |
| Parcel size: @ 80 acres | |
| 13. 3611 N. Saginaw (near W. Main - Horizons) | 2 |
| Parcel Size: @ 34 acres | |
| 14 Eastman Ave (County Fairgrounds) | 2 |
| Parcel size: Variable | |

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FACT SHEET
on
Potential Jail Sites as Ranked by the
Jail Site Selection Advisory Committee

National Amusements (5,265 pts) and Fast Ice Site (5,162.2 pts)

Merits

- Complete new, state-of-the-art jail, with the latest in security, technology and jail design.
- Meets Michigan Department of Corrections and State Building Codes and Standards.
- Allows for single level construction that is less costly (construction and operational).
- Ample land for future expansion on both sites.
- Separate staff and public parking and separate service access.
- Buffer zones and separation between buildings and parking satisfies security standards.
- Solid weight bearing soils that would not require pilings or other costly foundations.
- Removes jail from downtown location and allows historic courthouse to be expanded at its existing location.
- Provides additional parking spaces for courthouse.
- No disruption of court or jail operations during construction.
- Encourages an integrated downtown riverfront development, enhancing commercial and recreational opportunities in downtown Midland.
- No immediate wetland or floodplain issues on Fast Ice site, which potentially could pose costly delays in getting a new facility built.
- Would not require relocation of the Santa House.
- Easy access to freeways and the courthouse.
- Located in a less-densely populated area.

Weaknesses

- Located 6 miles from courthouse on the eastern edge of the county, with approximately a 10-minute travel time to courthouse.

- Transport of inmates to and from courthouse, including officer time and the operating costs of a vehicle, is estimated at \$131,000 over 20 years, or an average of \$6,600/year. The cost of one additional officer to guard inmates in the holding cells is included in the total staffing figure for a single-story jail.
- County would need to purchase property. National Amusements at 28.5 acres has a \$475,000 asking price, and the Fast Ice Drive property at 30 acres has an asking price of \$502,000 plus curb/gutter on its frontage at an estimated cost of \$820,000.
- National Amusements site has an estimated 12 to 14 acres of wetlands, but construction and 1st expansion of building would not require mitigation.
- National Amusements is on the intersection of a commercial development area and near a public campground.
- Reports of early mining operations in area may have an effect on building costs. Preliminary investigation by consultants indicates that the mines were located south of both sites and should not pose a problem.

Paul Bunyan Hotel, Saginaw and James Savage Site (4,408.8 pts)

Merits

- Complete new, state-of-the-art jail, with the latest in security, technology and jail design.
- Meets Michigan Department of Corrections and State Building Codes and Standards.
- Solid weight bearing soils that would not require pilings or other costly foundations.
- Removes jail from downtown location and allows historic courthouse to be expanded at its existing location.
- Provides additional parking spaces for courthouse.
- No disruption of court or jail operations during construction.
- Encourages an integrated downtown riverfront development, enhancing commercial and recreational opportunities in downtown Midland.
- No wetland or floodplain issues.
- Would not require relocation of the Santa House.
- Easy access to freeways and the courthouse.
- Located in an industrial area.

Weaknesses

- 10 acres limits flexibility in design. National Institute of Corrections (NIC) guidelines and other jail design experts recommended minimum 18-20 acres.
- More costly to build and staff a multi-story jail. Future expansion must be vertical which is significantly more costly (estimated at \$5 million) and would require additional foundation and structural costs initially.
- Need to purchase property at \$1.1 million dollars. Demolition cost may or may not be included in purchase price.
- Approximate five-minute travel time to courthouse.
- Transport of inmates to and from courthouse, including officer time and the operating costs of a vehicle, is estimated at \$106,000 over 20 years, or an average of \$5,300/year.

Existing Downtown Site (4,265 pts)

Merits

- With new construction, complete new, state-of-the-art jail, with the latest in security, technology and jail design
- New construction meets Michigan Department of Corrections and State Building Codes and Standards.
- Maintains status quo, as jail has always been downtown.
- Next to courthouse, which eliminates additional inmate transport costs.
- Maintains perceived business traffic.
- No cost for purchase of land. Property is county-owned.
- Reuses current infrastructure, parking lots, utilities, etc.
- Downtown location has no impact on residential neighborhoods.

Weaknesses

- More expensive to build. Additional cost associated with multi-story, downtown construction is approximately \$50/sq.ft., or approximately \$5 million. Would also require additional foundation and structural costs initially in order to expand vertically in the future.
- Future expansion must be vertical, which is significantly more costly (estimated at \$5 million).
- Soil borings indicate soils that contain high organic material. Special footings will be required that add significant foundation costs to a new jail or expansion, due to heavy construction materials used

in jails. This does not include the additional foundation costs necessary to enable vertical expansion.

- Disruption of courthouse activity during original construction or subsequent additions. Renovation plan would require boarding all inmates, adding significant boarding costs (\$3.2 million for 2 years) and unknown transportation and logistics costs.
- Deed restriction on current parking lot states no buildings may be built on the property.
- Parking problem would be exacerbated for the jail and the courts. Adequate parking could only be provided by constructing a parking ramp over the Marriot's existing lot at a cost of \$4-5 million. Marriot has denied this possibility in writing, so it would only be possible through use of eminent domain powers, plus additional time and legal costs to lift deed restrictions.
- Jail or court building over a parking structure is not acceptable due to security standards.
- Renovation plan retains 1950's existing jail with its limitations (linear-style facility, building code violations, old plumbing, etc.).
- The Otto Bensinger & Dice (OBD) plan to construct a new, multi-story jail, either north or south of courthouse, has inmates housed on an additional level which will require a minimum of 5 staff, at a cost of \$287,000 the first year; \$7.7 million over 20 years.
- According to the Dept. of Corrections staffing analysis of the OBD plan to renovate the current jail requires 10 additional officers. Staffing would add \$574,000 to operations costs in the first year; \$15.5 million over 20 years.
- Requires building in a flood plain. Significant flooding occurred in 1986 and 1996.
- Proper buffer areas between building, drives and parking would not be possible.
- Less efficient vertical movement of inmates, staff visitors, kitchen food, etc.
- Impact of M-20 bridge reconstruction unknown. Use of MDOT easements along M-20 denied.
- Difficult to develop a prisoner corridor from jail to courthouse that does not cross public or staff corridors and limits flexibility of courthouse expansion design.
- New jail on north side would be higher than the courthouse and would require relocation of the Santa House.

Kalos Enterprises, N. Saginaw and Dublin Avenue (3,881.4 pts)

Merits

- Complete new, state-of-the-art jail, with the latest in security, technology and jail design.
- Meets Michigan Department of Corrections and State Building Codes and Standards.

- Allows for single level construction that is less costly (construction and operational).
- Sufficient land for future expansion, although wetland mitigation would be necessary.
- Separate staff and public parking and separate service access.
- Buffer zones and separation between buildings and parking satisfies security standards.
- Solid weight bearing soils that would not require pilings or other costly foundations.
- Removes jail from downtown location and allows historic courthouse to be expanded at its existing location.
- No disruption of court or jail operations during construction.
- Provides additional parking spaces for courthouse.
- Video arraignment currently used by the courts will reduce inmate transport costs.
- Encourages an integrated downtown riverfront development, enhancing commercial and recreational opportunities in downtown Midland.
- Would not require relocation of the Santa House.
- Most centrally located site.

Weaknesses

- Significant wetland issues may limit development possibilities and will add to the cost.
- Need to purchase property. Cost of land is \$600,000 without wetland mitigation and \$800,000 with wetland mitigation.
- Approximate ten-minute travel time to courthouse through city traffic.
- Transport of inmates to and from courthouse, including officer time and the operating costs of a vehicle, is estimated at \$114,000 over 20 years, or an average of \$5,700/year.
- Site has an estimated 10 acres of wetlands. Approximately 4 acres of wetland would have to be mitigated to accommodate proposed building envelope.
- Close to and significant residential development, commercial development and schools.
- Easily drew the most widespread opposition from residents of all the proposed jail sites.

20-Year Cost Estimates of Potential Jail Sites**CURRENT DOWNTOWN LOCATION**

	National Amusements	Fast Ice Drive	Paul Bunyan	Renovate Curr Jail	Demolish/ Rebuild	New Jail to North	Dublin/ Saginaw
Points by Site Committee	5,265.0	5,162.2	4,408.8	4,265.0	4,265.0	4,265.0	3,881.4
Acreage	28.5	30	10	2.5	2.5	2.5	16
Acreage Not in Wetland/Floodplain	15-17	30	10	1	1	1	5
<u>Capital-Related Cost Estimates</u>							
Construction Cost	\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	\$ 21,000,000	\$ 28,000,000	\$ 28,000,000	\$ 18,000,000
Land	475,000	502,500	1,100,000	-	-	-	600,000
Street/Utilities (revised)	-	820,000	-	-	-	-	-
Move Santa House	-	-	-	-	-	100,000	-
Inmate Housing During Construction	-	-	-	unknown	3,200,000	-	-
Building Demolition Costs	-	-	unknown	-	unknown	-	-
Added Foundation Costs	-	-	-	yes, unknown	yes, unknown	yes, unknown	-
Subtotal Capital-Related Costs	\$ 18,475,000	\$ 19,322,500	\$ 19,100,000	\$ 21,000,000	\$ 31,200,000	\$ 28,100,000	\$ 18,600,000
<u>Other Identified Construction Costs</u>							
Wetland Mitigation (Dublin Road Site)	-	-	-	-	-	-	200,000
"Tight Site" added Const Costs @ \$50/sq. ft.	-	-	-	included	included	included	-
Added Vertical Expansion Costs	-	-	-	5,000,000	5,000,000	5,000,000	-
Parking Ramp (net of at-grade cost)	included	included	included	4,000,000	4,000,000	4,000,000	included
Subtotal Identified Construction Costs	-	-	-	9,000,000	9,000,000	9,000,000	200,000
Total Capital+Identified Costs	\$ 18,475,000	\$ 19,322,500	\$ 19,100,000	\$ 30,000,000	\$ 40,200,000	\$ 37,100,000	\$ 18,800,000
<u>Additional Operating Cost Estimates</u>							
20 year cost of Inmate Transport	131,925	131,925	105,545	-	-	-	114,338
Additional Staff for Transport	included	included	included	-	-	-	included
Added Staff for Facility (10 or 5 Officers)	-	-	-	15,419,152	7,709,576	7,709,576	-
Total Additional Operating Costs	\$ 131,925	\$ 131,925	\$ 105,545	\$ 15,419,152	\$ 7,709,576	\$ 7,709,576	\$ 114,338
Potential 20-Yr Capital + Operating Costs	\$ 18,606,925	\$ 19,454,425	\$ 19,205,545	\$ 45,419,152	\$ 47,909,576	\$ 44,809,576	\$ 18,914,338

JAIL STAFFING EXPENSE PROJECTION

**DOC Staffing Estimate of Otto Businger Decision Proposal
to Remodel and Expand Current Jail vs. Single-Story Jail on a New Site**

Assumes new jail 1/1/08; inflation at 3%/year

Current Jail Staffing: \$ 298,668 Ave 2005 cost for Shift Leaders = \$74,667 x 4
 \$ 735,196 Ave 2005 cost for Corrections Deputies = \$52,514 x 14

Dept of Corrections Estimate							20-year Cost per Additional Officer
Single Story Jail Staffing			OBD Remodel/Addition to Existing Jail				
5 Shift Leaders	38 Corrections Deputies	43 New Jail Opens 2008	5 Shift Leaders	48 Corrections Deputies	53 Remodeled Opens 2008		
2008	407,953	2,180,572	2,588,525	407,953	2,754,406	3,162,360	\$ 57,383
2009	420,192	2,245,989	2,666,181	420,192	2,837,039	3,257,230	59,104
2010	432,798	2,313,369	2,746,166	432,798	2,922,150	3,354,947	60,878
2011	445,782	2,382,770	2,828,551	445,782	3,009,814	3,455,596	62,704
2012	459,155	2,454,253	2,913,408	459,155	3,100,109	3,559,264	64,585
2013	472,930	2,527,880	3,000,810	472,930	3,193,112	3,666,041	66,523
2014	487,117	2,603,717	3,090,834	487,117	3,288,905	3,776,023	68,518
2015	501,731	2,681,828	3,183,559	501,731	3,387,572	3,889,303	70,574
2016	516,783	2,762,283	3,279,066	516,783	3,489,200	4,005,983	72,691
2017	532,286	2,845,151	3,377,438	532,286	3,593,876	4,126,162	74,872
2018	548,255	2,930,506	3,478,761	548,255	3,701,692	4,249,947	77,118
2019	564,703	3,018,421	3,583,124	564,703	3,812,743	4,377,445	79,431
2020	581,644	3,108,974	3,690,618	581,644	3,927,125	4,508,769	81,814
2021	599,093	3,202,243	3,801,336	599,093	4,044,939	4,644,032	84,269
2022	617,066	3,298,310	3,915,376	617,066	4,166,287	4,783,353	86,797
2023	635,578	3,397,260	4,032,837	635,578	4,291,275	4,926,853	89,401
2024	654,645	3,499,177	4,153,823	654,645	4,420,014	5,074,659	92,083
2025	674,285	3,604,153	4,278,437	674,285	4,552,614	5,226,899	94,845
2026	694,513	3,712,277	4,406,790	694,513	4,689,192	5,383,706	97,691
2027	715,348	3,823,646	4,538,994	715,348	4,829,868	5,545,217	100,621
	\$ 10,961,856	\$ 58,592,778	\$ 69,554,634	\$ 10,961,856	\$ 74,011,930	\$ 84,973,786	\$ 1,541,903

OBD Additional Staffing cost: \$ 15,419,152 over 20 years

\$ 573,835 1st year only

Calculation of Staffing Factor:

hours per year	2,080
time off	200
<u>relief</u>	<u>56.26</u>
hours worked	1,823.74

Department of Corrections Estimate of Staffing

Single-Story Jail on a New Site compared to OBD Remodeling/Expansion Proposal

	Single Story Direct/Indirect <u>Supervision</u>	OBD Remodel/ <u>Expansion</u>
Estimated number of staff required	27	33
Estimated number of hours (8 hrs/day x 365 days)	<u>2,920</u>	<u>2,920</u>
Total Corrections Staff hours/year	78,840	96,360
<i>Divided by actual hours worked per staff member</i>	<u>1,823.74</u>	<u>1,823.74</u>
Total Corrections Staff Estimate	<u>43.23</u>	<u>52.84</u>

JAIL STAFFING EXPENSE PROJECTION

Consultant's Staffing Estimate of Otto Bensing r Dic (OBD) proposal for New Downtown Jail Construction vs. Single-Story Jail on a New Site

Assumes new jail 1/1/08; inflation at 3%/year

Current Jail Staffing: \$ 298,668 Average 2005 cost for Shift Leaders = \$74,667 x 4
 \$ 735,196 Average 2005 cost for Corrections Deputies = \$52,514 x 14

Dept of Corrections Estimate								20-year Cost Per Officer
Officers	Single Story Jail Staffing			OBD Remodel/Addition to Existing Jail				
	5 Shift Leaders	38 Corrections Deputies	43 New Jail Opens 2008	5 Shift Leaders	43 Corrections Deputies	48 Remodeled Opens 2008		
2008	407,953	2,180,572	2,588,525	407,953	2,467,489	2,875,442	\$	57,383
2009	420,192	2,245,989	2,666,181	420,192	2,541,514	2,961,706		59,104
2010	432,798	2,313,369	2,746,166	432,798	2,617,759	3,050,557		60,878
2011	445,782	2,382,770	2,828,551	445,782	2,696,292	3,142,073		62,704
2012	459,155	2,454,253	2,913,408	459,155	2,777,181	3,236,336		64,585
2013	472,930	2,527,880	3,000,810	472,930	2,860,496	3,333,426		66,523
2014	487,117	2,603,717	3,090,834	487,117	2,946,311	3,433,428		68,518
2015	501,731	2,681,828	3,183,559	501,731	3,034,700	3,536,431		70,574
2016	516,783	2,762,283	3,279,066	516,783	3,125,741	3,642,524		72,691
2017	532,286	2,845,151	3,377,438	532,286	3,219,514	3,751,800		74,872
2018	548,255	2,930,506	3,478,761	548,255	3,316,099	3,864,354		77,118
2019	564,703	3,018,421	3,583,124	564,703	3,415,582	3,980,285		79,431
2020	581,644	3,108,974	3,690,618	581,644	3,518,049	4,099,693		81,814
2021	599,093	3,202,243	3,801,336	599,093	3,623,591	4,222,684		84,269
2022	617,066	3,298,310	3,915,376	617,066	3,732,299	4,349,364		86,797
2023	635,578	3,397,260	4,032,837	635,578	3,844,268	4,479,845		89,401
2024	654,645	3,499,177	4,153,823	654,645	3,959,596	4,614,241		92,083
2025	674,285	3,604,153	4,278,437	674,285	4,078,383	4,752,668		94,845
2026	694,513	3,712,277	4,406,790	694,513	4,200,735	4,895,248		97,691
2027	715,348	3,823,646	4,538,994	715,348	4,326,757	5,042,105		100,621
	\$ 10,961,856	\$ 58,592,778	\$ 69,554,634	\$ 10,961,856	\$ 66,302,354	\$ 77,264,210	\$	1,541,903

OBD Additional Staffing cost: \$ 7,709,576 over 20 years

\$ 286,917 1st year only

Calculation of Staffing Factor:

hours per year	2,080
time off	200
relief	<u>56.26</u>
hours worked	1,823.74

Consultant's Estimate of Staffing
Single-Story Jail compared to OBD New Downtown Jail

	Single Story Direct/Indirect <u>Supervision</u>	OBD New Jail <u>Downtown</u>
Estimated number of staff required	27	30
Estimated number of hours (8 hrs/day x 365 days)	<u>2,920</u>	<u>2,920</u>
Total Corrections Staff hours/year	78,840	87,600
<i>Divided by actual hours worked per staff member</i>	<u>1,823.74</u>	<u>1,823.74</u>
Total Corrections Staff Estimate	<u>43.23</u>	<u>48.03</u>

Inmat Transport Cost Estim at *

Information as of 10/27/2005

Furthest sites are nearly 6 miles from courthouse. Assume 15 minutes to transport/unload; two trips per day X 1 officer, even though inmates may not appear in court every single day. 52 X 5 = 260 days less 13 holidays = 247 days

Vehicle cost assumes 48.5 cents per mile (Current IRS rate) increasing at 3%/year.

Assumes opening new jail on 1/1/08

	Annual Cost Per Officer	1/2 hr. Cost Per Day	Total Days Per Year	Staffing Cost Per Year	IRS Rate Per Mile	Vehicle Cost Per Year	Total Transport Cost Per Year
2008	\$ 57,964	\$ 13.52	247	\$ 3,339	\$ 0.53	\$ 1,571	\$ 4,910
2009	59,703	13.92	247	3,439	0.55	1,618	5,057
2010	61,494	14.34	247	3,542	0.56	1,667	5,209
2011	63,339	14.77	247	3,648	0.58	1,716	5,365
2012	65,239	15.21	247	3,758	0.60	1,768	5,526
2013	67,196	15.67	247	3,871	0.61	1,821	5,692
2014	69,212	16.14	247	3,987	0.63	1,876	5,862
2015	71,288	16.63	247	4,106	0.65	1,932	6,038
2016	73,427	17.12	247	4,230	0.67	1,990	6,219
2017	75,629	17.64	247	4,356	0.69	2,050	6,406
2018	77,898	18.17	247	4,487	0.71	2,111	6,598
2019	80,235	18.71	247	4,622	0.73	2,174	6,796
2020	82,642	19.27	247	4,760	0.76	2,240	7,000
2021	85,122	19.85	247	4,903	0.78	2,307	7,210
2022	87,675	20.45	247	5,050	0.80	2,376	7,426
2023	90,306	21.06	247	5,202	0.83	2,447	7,649
2024	93,015	21.69	247	5,358	0.85	2,521	7,879
2025	95,805	22.34	247	5,519	0.88	2,596	8,115
2026	98,679	23.01	247	5,684	0.90	2,674	8,358
2027	101,640	23.70	247	5,855	0.93	2,754	8,609
20-Year (2008-2027) Transport Cost				\$ 89,716		\$ 42,209	\$ 131,925

* This is only the cost of transporting between the courthouse and an off-site jail. One additional staff member is included in the 27 positions for off-site jail operations to monitor inmates that are awaiting court in the holding area. Current courthouse security staff will continue to move inmates between the courtrooms and holding area. The 2005 budget includes 4.5 Courthouse Security Officers, one Transport Officer and two Transport Vans. Current Sallyport and Booking will serve as the holding area for the time being until it is replaced during future courthouse renovation.

Midland County Jail Site Selection Process FACT SHEET - NOTES AND COMMENTS

Single-Story vs. Multi-Story Jail Defined

Single-story construction refers to jail operations that are on a single ground-floor level, but the area where a majority of the inmates are housed is designed with a mezzanine, so that portion of the building is actually two stories in height. Multi-story construction refers to jail operations that are on more than one floor, so it is actually 3 (or more) stories in height. The Otto Bensinger Dice (OBD) proposal for a new jail at the downtown location has receiving, booking and a 50-bed inmate housing area on the basement level, administration and support on the second level, and inmate housing (with a mezzanine) on the third level. The proposed structure, therefore, would be four stories high.

Construction Cost Figures

The consultant derived the construction cost figures for the OBD Renovation and Expansion plan from the July 1994 Otto-Ricci cost estimate. The two plans are similar in design, but the new plan has additional square footage. The original 1994 estimate was \$13.8 million for a 73,628 sq. ft., 144-bed jail. The \$187.43 cost per sq. ft. has been updated with an estimate escalating factor of 3%/year, and to 90,000 sq. ft. for OBD's 244-bed plan. This results in a conservative construction cost for the Renovation and Expansion plan of \$21-\$23 million.

The consultant derived the construction cost figure for the single-story, 244 bed, 110,000 sq. ft. facility from Harrison/Landmark's bid submission in November, 2002 of \$16.3 million. The \$148.18 cost per sq. ft. has been updated with an estimate escalating factor of 3%/year to arrive at the \$18 million construction cost for a new jail on a new site.

The \$28 million figure for the multi-story, 244 bed, 110,000 sq. ft. new downtown facility includes the cost per square foot of a single story jail and increases it by \$50/p.s.f. to account for multi-level construction in a downtown location. Additional costs per square foot are attributable to additional foundation and structural costs to accommodate vertical expansion.

Special Foundations

The special foundation cost for building any of the three downtown proposals is unknown, however, based upon the soil borings and the anecdotal reports on the soils in the area, the consultant advises that a reasonable figure to expect is an additional 5% of the cost of construction, or approximately \$1 million.

Vertical Expansion Cost

The \$5 million for vertical expansion is the additional cost to build additional beds for inmates on top of a structure downtown vs. building additional beds at the ground level on a new site. The consultant expressed this cost as \$4-\$5 million in 2015 dollars. At a 3% rate of inflation, the additional construction cost would be over \$5 million by 2027.

The increased cost of the foundation and steel is assumed to be included in the OBD downtown proposals. Since jail are unusually heavy buildings, with internal walls of cinderblock, the weight of additional vertical expansion adds significant construction costs to the initial building. Additional costs to prepare for the extension of utilities to the expansion levels is also assumed to be included in the initial construction costs. It is important to note, however, that very few buildings that are designed for vertical expansion actually do.

It is also important to note that vertical expansion would be required for all other functions of the multi-story jail, such as administrative staff, booking, kitchen, supplies, and storage, so it is likely that another level would be required when it is time to expand. Since the inmate housing expansion would add two stories, because it includes a mezzanine, it would be advisable that the four-story structure be built to accommodate seven stories.

Additional Staffing Costs

If the site does not have sufficient room to put all inmates on the same level, additional corrections officers are necessary to fulfill the same functions that occur on a single level. The estimated average cost of a Corrections Officer in Midland County is \$57,383 in 2008, the date used for the start of operations. This cost increases with inflation every year as long as the jail exists.

For each additional officer that is required to staff a multi-story jail, it will cost the county taxpayers \$1.54 million over the 20 years it will take to pay off the debt on the building. If the jail lasts 50 years, the taxpayers will pay \$6.5 million more for each additional officer it takes to operate that jail.

At the consultant's request, the Department of Corrections analyzed the OBD Renovation and Expansion plan and the Harrison/Landmark single-story plan and found that the OBD plan would require a total of 10 additional officers. Over a 50-year lifetime for the jail, the downtown renovation plan would add \$65 million in additional operating costs.

The consultant analyzed the OBD downtown New Construction plan, which was introduced by OBD at the final Jail Site Selection Advisory Committee meeting, and has determined that the design would require five more Corrections Officers than it would require to staff a single-story design. The five officers would cost taxpayers an additional \$7.7 million over the next 20 years and \$32.5 million in operating costs over 50 years.

Transportation of Inmates

The figure for transportation of inmates does not include the cost of one additional staff member (plus relief) necessary to watch inmates in the holding area of the courthouse. The cost of that one additional officer is \$57,000 for the first year and \$1.5 million over 20 years, however, this amount is already included in the total staffing figure (43) for a single-story jail on a new site.

FREQUENTLY ASKED QUESTIONS ON THE NEW MIDLAND COUNTY JAIL

The Midland County Board of Commissioners has taken public comment on the new jail over an extended period of time, and the following is the Board's official response to the questions, thoughts and perceptions that have been most frequently expressed during the process. Most of the remarks can be grouped into four categories: safety, size, cost, and site.

Click the question to see the answer

[View all answers](#)

Safety

- Q Is the area around a jail an inherently dangerous place? Will my family be in danger because a jail is built nearby?**
- Q Will visitors to the jail increase crime in our community?**
- Q Will my property values drop if the jail is built nearby?**
- Q What is the risk of a jailbreak?**
- Q Will the county be importing killers, rapists and "gang bangers" if it rents unused bed space to other jurisdictions?**

Size

- Q How many inmates do we have sentenced to jail now?**
- Q Why do we need 244 beds for the new jail?**
- Q Why can't we continue to board our inmates in other county jails?**
- Q Can't we use alternatives to incarceration to reduce the number of inmates?**

Cost

- Q How much will the new jail cost?**
- Q Will the county have to raise taxes to build a new jail?**
- Q What if it the jail costs more than the current estimates, or revenue falls short? What will happen if the county loses on the tax appeals?**

Site

- Q What will the new jail look like?**
- Q What will happen to the current jail site if a new jail site is**

selected?

NOTE: The NIC has an excellent streaming or downloadable video on the subject of jails entitled, "[Beyond the Myths: The Jail In Your Community.](#)" For more information, visit the National Institute of Corrections website at www.nicic.org

[Back to New Jail Project](#)

Jail Population Charts

[Back to New Jail Project](#)

Jail Population Charts

Through August, 2005

August Jail Statistics



August Jail Statistics

Average Daily Population	141.6
Average Length of Stay	7.5
New Admissions	430.0
Average Number Housed Out	37.1

Jail Population Update

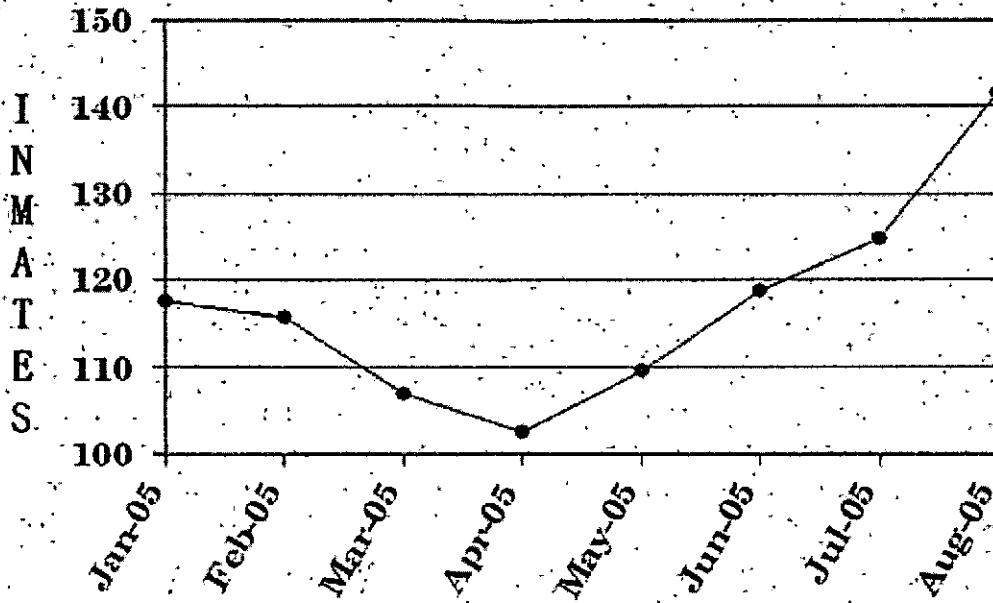
September 13, 2005

Next Chart

2005 Jail Population



2005 Jail Population



Jail Population Update

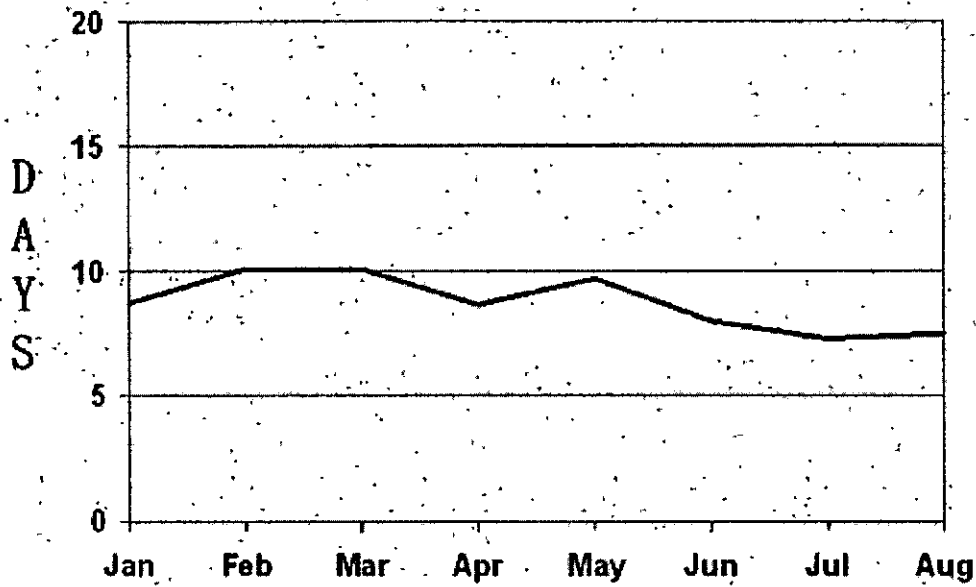
September 13, 2005.

Next Chart

2005 Average Length of Stay



2005 Average Length of Stay



Jail Population Update

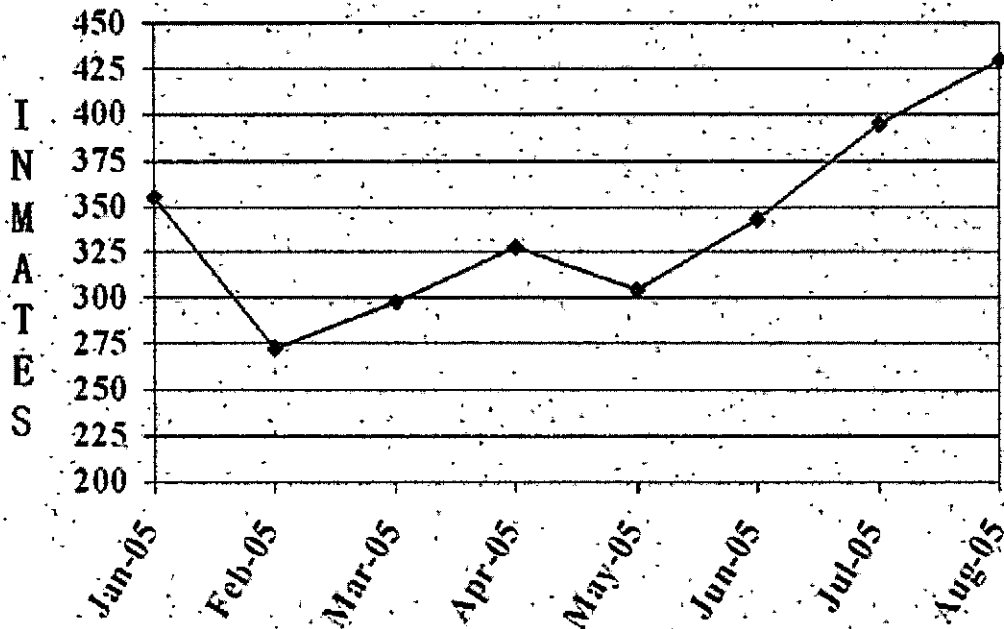
September 13, 2005

Next Chart

2005 New Admits to Jail



2005 New Admits to Jail



Jail Population Update

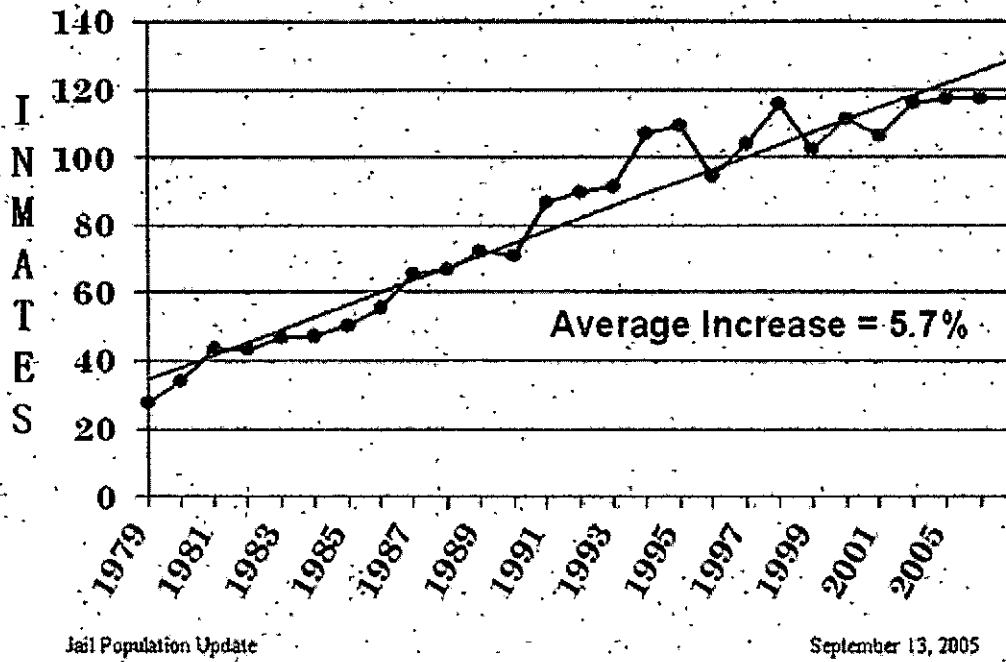
September 13, 2005

Next Chart

Jail Population History



Jail Population History

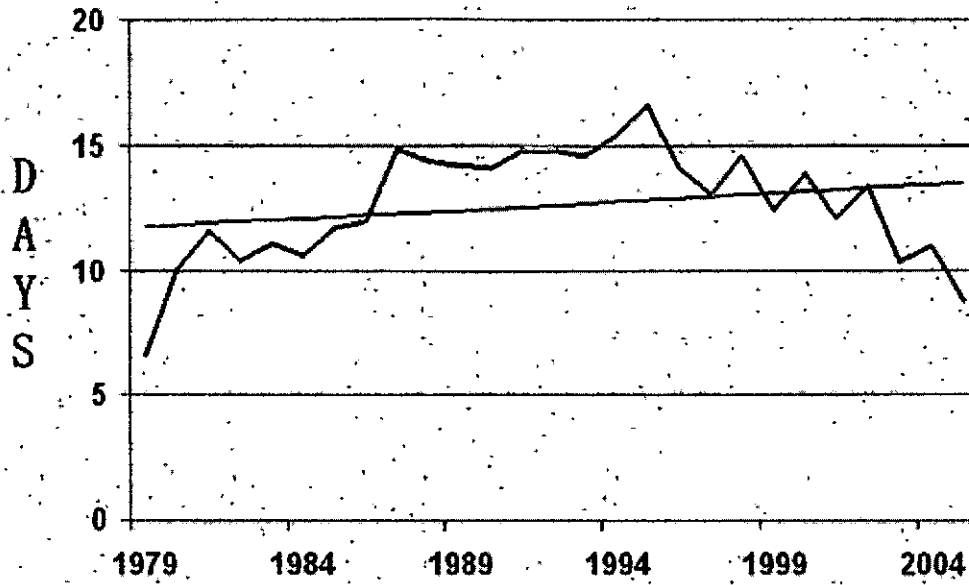


Next Chart

Average Length of Stay



Average Length of Stay



Jail Population Update

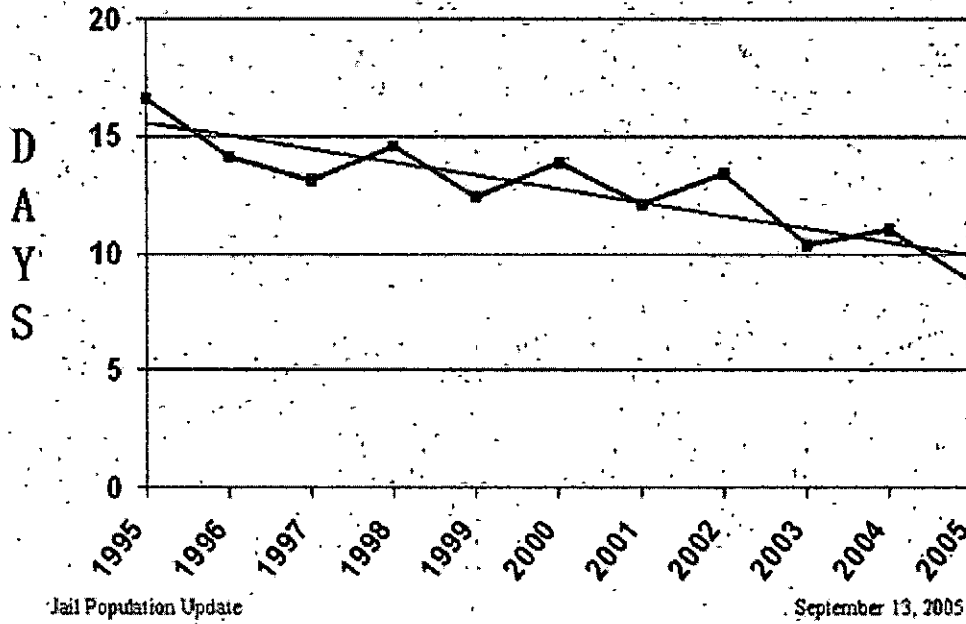
September 13, 2005.

Next Chart

Average Length of Stay in Jail Since 1995



Average Length of Stay in Jail Since 1995

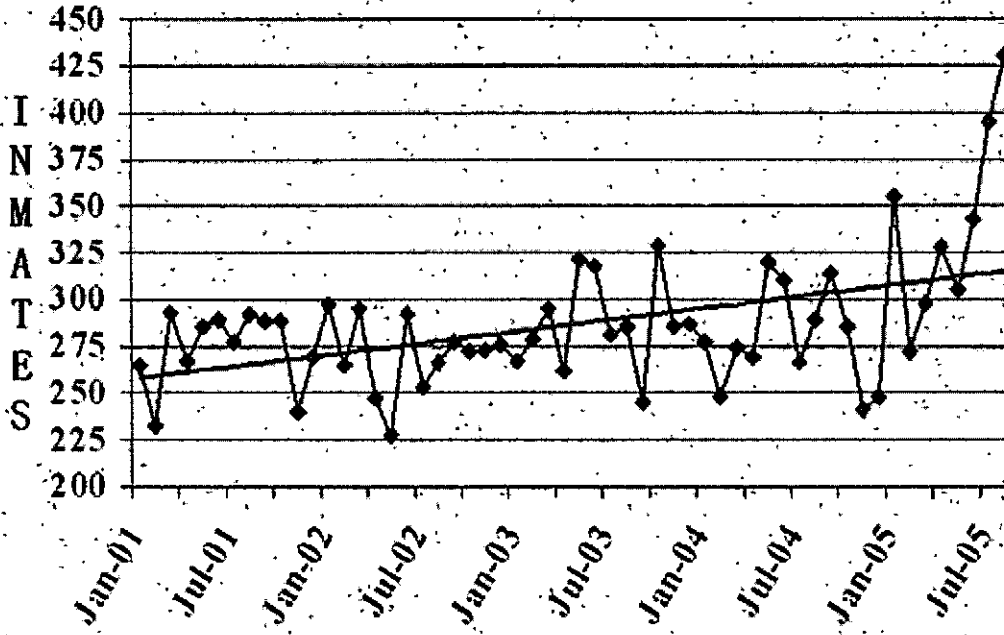


Next Chart

New Admissions to Jail



New Admissions to Jail



Jail Population Update

September 13, 2005

Next Chart

Boarding Cost History



Boarding Cost History

1992	21,869
1993	32,490
1994	116,483
1995	84,200
1996	151,359
1997	142,839
1998	198,004
1999	129,785
2000	184,512
2001	82,618
2002	176,002
2003	100,191
2004	177,694
2005	<u>147,957</u> (Jan-Aug)
Total	<u>\$1,746,003</u>

Jail Population Update

September 13, 2005

Next Chart

2005 Boarding Costs



2005 Boarding Costs

Jan	17,527	
Feb	15,388	
Mar	7,677	
Apr	4,199	
May	14,764	
Jun	21,855	
Jul	31,548	
Aug	<u>35,000</u>	(Estimate)
Total	<u>\$147,958</u>	

Jail Population Update

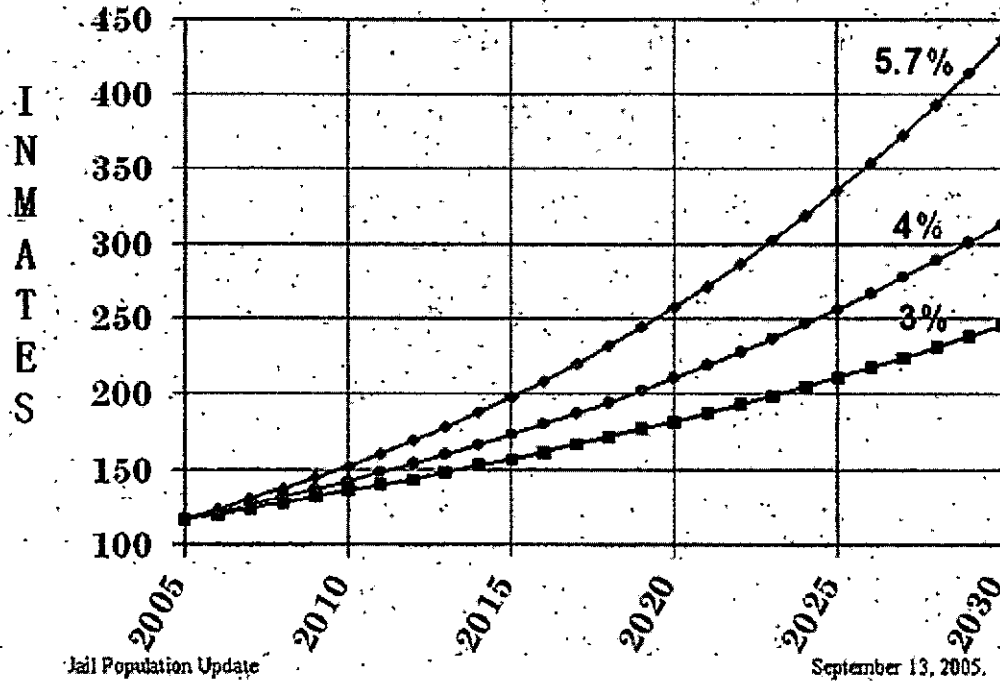
September 13, 2005

Next Chart

Jail Population Projections



Jail Population Projections

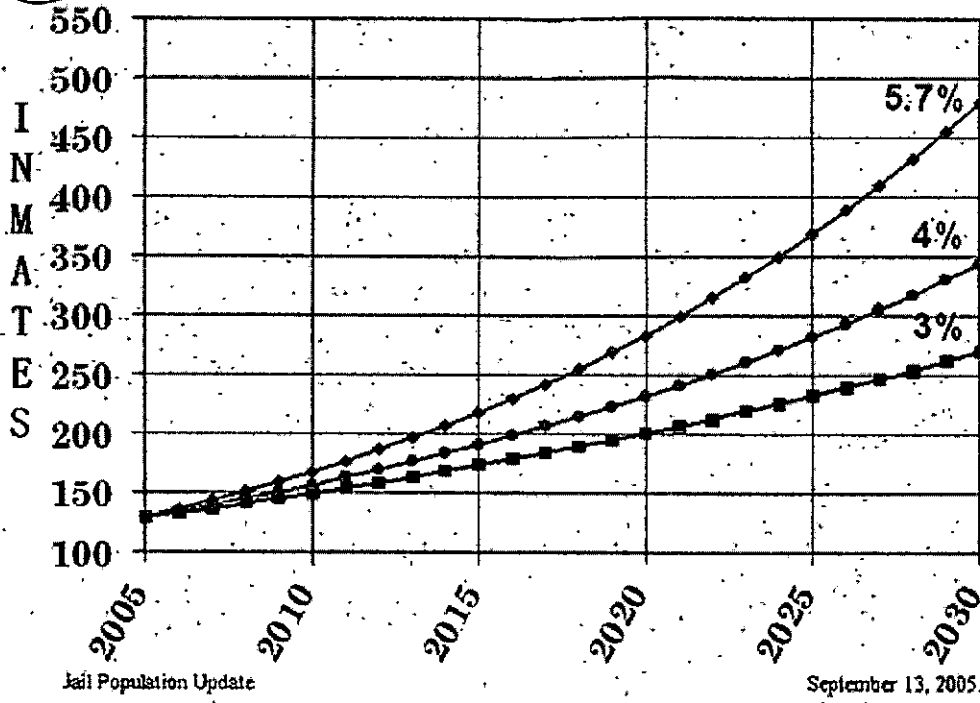


Next Chart

Jail Beds Needed



Jail Beds Needed



Next Chart

Midland County Board of Commissioners
Proposed Weighting of Site Selection Criteria
As of June 7, 2005

* Weighted Score = Category Weight x Raw Score x Significance Factor

Category	Category Weight	Committee Weight	Board Weight
1. Location	10	9.22	9.22
a. In or near the City of Midland	1.0	1.0	1.0
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
2. Site size	10	9.78	9.78
a. Accommodates a jail facility, administrative offices and non-secure Community Corrections offices and programs	0.17	0.17	0.17
b. Accommodates a one-story facility (including mezzanine)	0.17	0.17	0.17
c. Accommodates at-grade parking for cars	0.17	0.17	0.17
d. Accommodates a buffer zone around facility	0.15	0.15	0.15
e. Provides room for expansion of administrative & housing units	0.17	0.17	0.17
f. Large enough for an operationally efficient, 250-bed jail	0.17	0.17	0.17
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
3. Land ownership	6	5.67	5.67
a. Property is owned by the County	0.35	0.35	0.35
b. Property is available for appraised value	0.30	0.30	0.30
c. Property is immediately available for development	0.35	0.35	0.35
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
4. Capability to satisfy correctional design criteria	8	7.67	7.67
a. Site provides secure access	0.30	0.30	0.30
b. Site provides unobstructed surveillance capability	0.20	0.20	0.20
c. Site permits opportunity to adequately provide for safety of public	0.25	0.25	0.25
d. Site conditions permit the design of a facility that adheres to modern accepted jail practices and standards	0.25	0.25	0.25
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
5. Compatibility with existing zoning ordinances	4	4.67	4.67
a. Site permits sight and sound separation from neighboring land uses	0.60	0.60	0.60
b. Site reasonably capable of satisfying	0.40	0.40	0.40

rezoning criteria in city or township			
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
6. Accessibility to county courts	5	5.67	5.67
a. Site is within 15 minutes drive time of courthouse	0.65	0.65	0.65
b. Site is readily accessible to law enforcement	0.35	0.35	0.35
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
7. Accessibility to streets	7	6.89	6.89
a. Access to a major road, street or thoroughfare	0.70	0.70	0.70
b. Capable of providing 2 access roads into facility	0.30	0.30	0.30
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
8. Accessibility to existing water and sewer lines	10	9.67	9.67
a. Access to municipal water	0.50	0.50	0.50
b. Access to municipal waste system preferred	0.50	0.50	0.50
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
9. Accessibility to medical facilities	3	4.89	4.89
a. Site is within 15 minutes drive time to hospital	1.00	1.00	1.00
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
10. Capability for future expansion and flexible building configurations	10	9.22	9.22
a. Site allows for facility expansion to meet future demand for bed space, administrative offices and community corrections needs	0.50	0.50	0.50
b. Site allows for flexible building configurations resulting in lower construction and operations costs*	0.50	0.50	0.50
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
11. Minimal adverse environmental impact	8	7.89	7.89
a. Minimal impact on existing land/air/water conditions	0.25	0.25	0.25
b. No development in or near wetlands, flood plains, fragile landscapes or historic/archaeological sites	0.30	0.30	0.30
c. Minimal noise impact on neighboring land uses	0.15	0.15	0.15
d. Minimal impact of construction process on adjacent land uses	0.15	0.15	0.15
e. Minimal impact on existing transportation/traffic infrastructure	0.15	0.15	0.15
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>

12. Positive soil, drainage and terrain conditions	7	7.00	7.00
a. Site has good soil-bearing capacity	0.70	0.70	0.70
b. Site has good drainage and runoff	0.30	0.30	0.30
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
13. Normal site development costs	7	6.89	6.88*
Site does not require special techniques, unusual foundation supports or additional drainage systems	1.00	1.00	1.00
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
14. Minimal special development issues	5	4.89	4.88*
a. No relocation or demolition problems caused by developing site	0.60	0.60	0.40
b. If applicable, existing on-site structures can be easily converted to jail use	0.40	0.40	0.20
c. Consider any social impact on neighboring land use caused by developing site for a jail			0.40
<i>Subtotal</i>	<i>1.00</i>	<i>1.00</i>	<i>1.00</i>
TOTAL	100	100.02	100

* Changed due to rounding

[Back to New Jail Project](#)