



# JAIL STUDY AD HOC UPDATE

MAY 18, 2021

# What's the problem with our current jail?

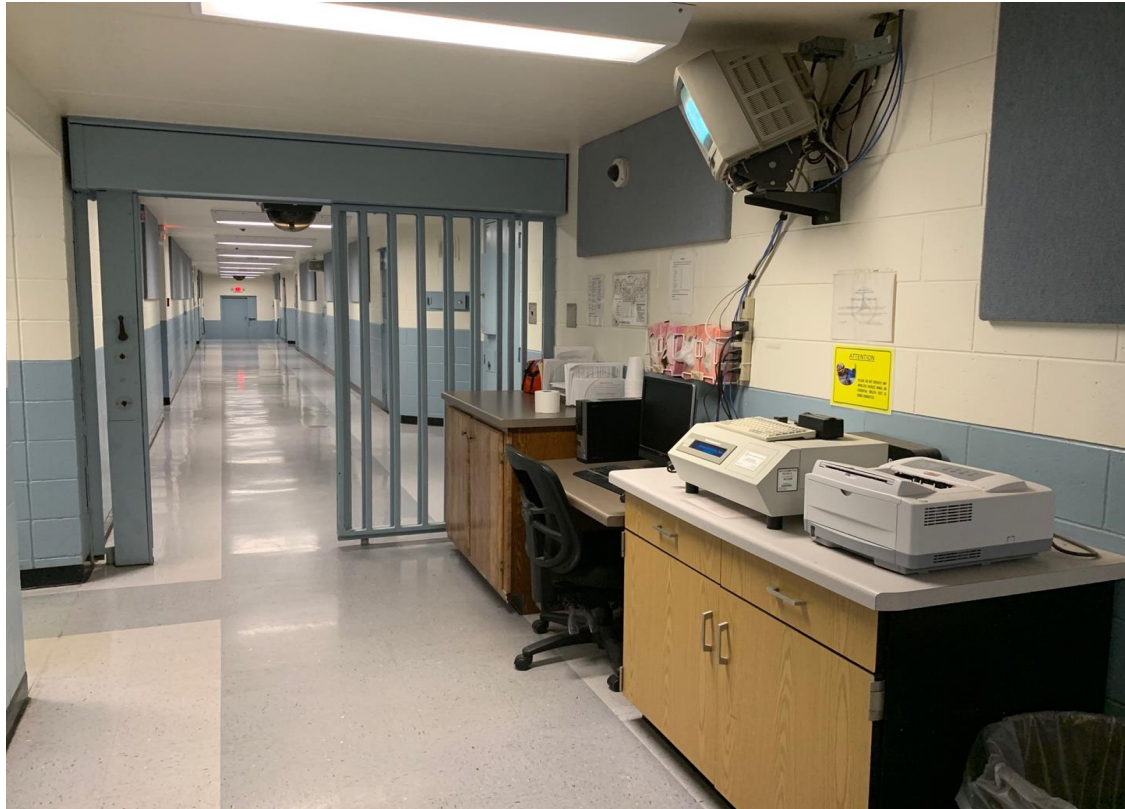


1. Outdated/unsafe configuration
2. Lack of capacity
3. Out of county housing costs
4. Rising insurance costs
5. Lack of programming space



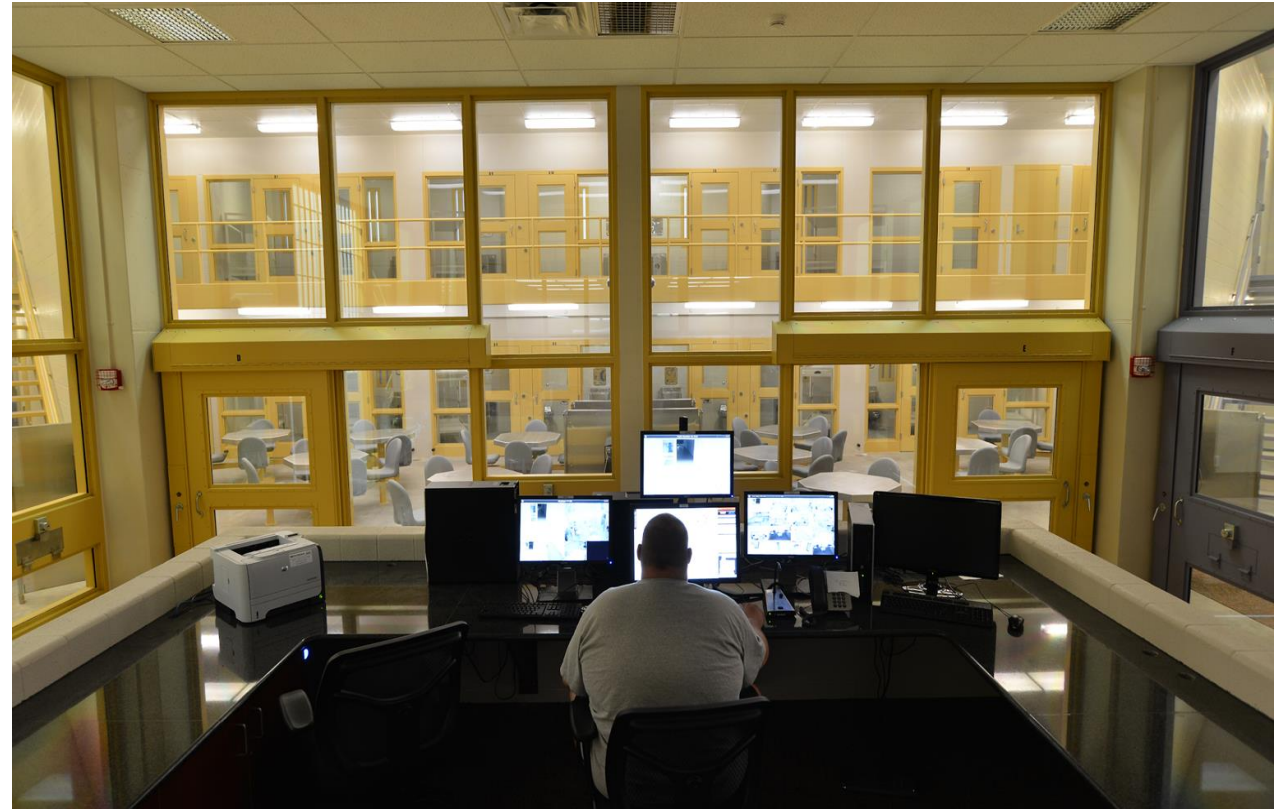


# 1. Outdated/Unsafe Configuration



## Linear Jail

- Limited visibility
- Moving inmates is time-consuming and staff intensive

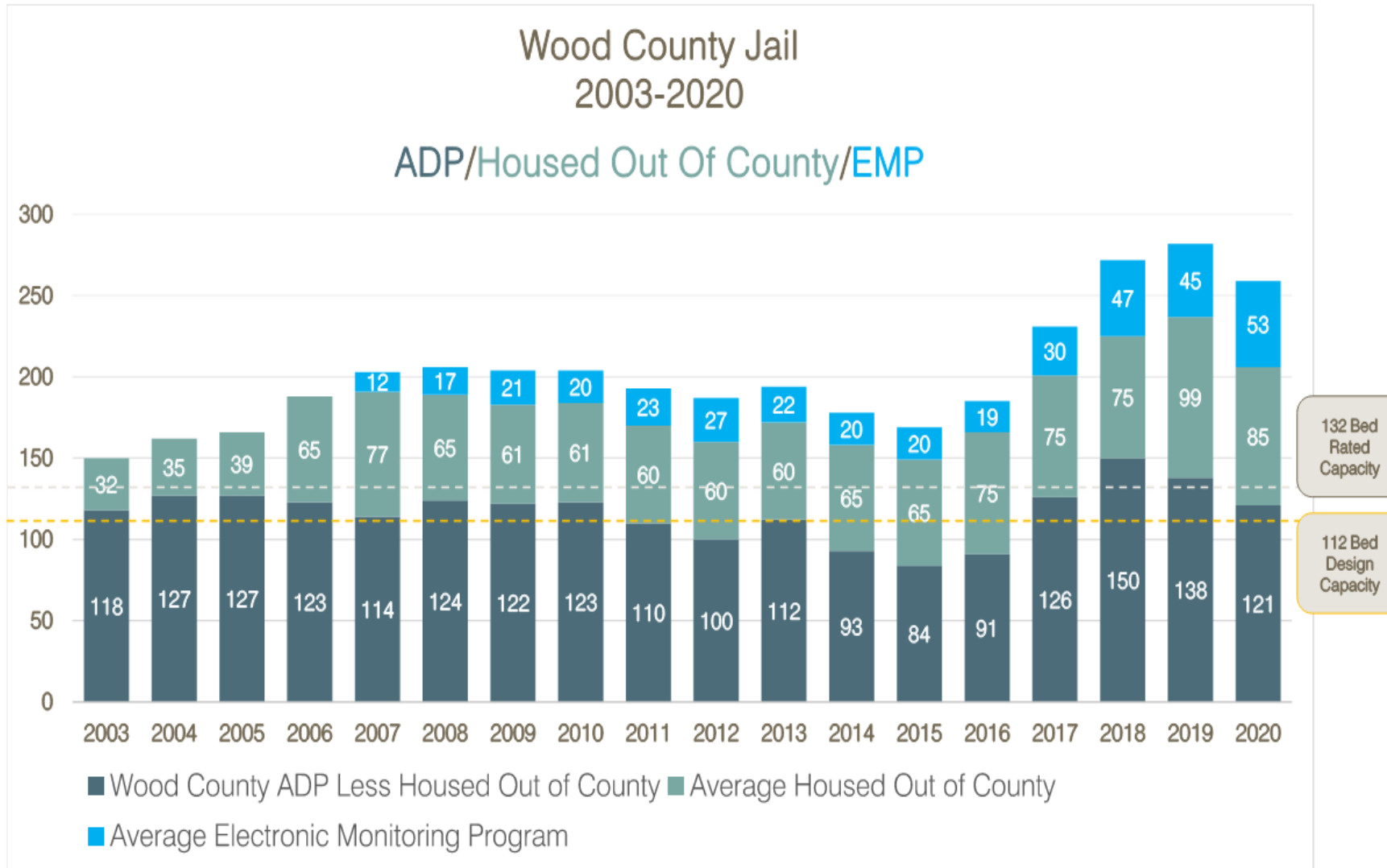


## Pod-style Jail

- Increased visibility
- Moving inmates is secure and efficient



## 2. Lack of Capacity



**2020**

121 In County

+85 Out of County

**206 Total**

- **Rated capacity of 132 beds with a design operating capacity of 112 beds (85% of rated capacity)**
- **Includes cell and dormitory beds**
  - **39 cell bed (30% of rated capacity)**
  - **93 dormitory beds (70% of rated capacity)**



### 3. Out of county housing

<b>2020 Out of County Costs</b>	
<b>2020 Average Population: 206 Inmates</b>	
Adams County 2020	\$260,400
Waupaca County 2020	\$985,500
Total 2020	\$1,245,900
Total 2019	\$1,311,000

**Projected 2021 Out of County Housing: \$1,177,125**

**Projected 2021 Transportation Costs : \$141,066**

**Projected 2021 Total: \$1,318,191**

**Waupaca  
County:  
\$36/day  
Adams  
County:  
\$35/day**

**Future Costs  
(up in 2022):  
~ \$45/day**

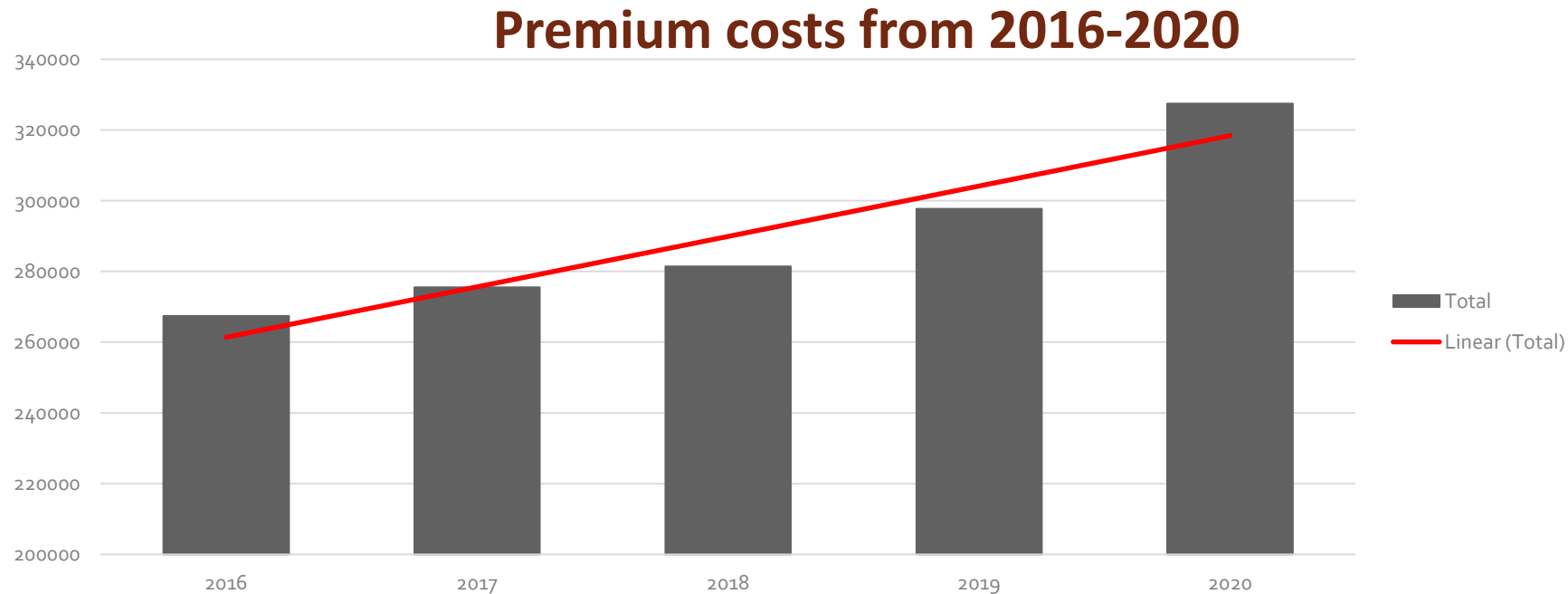


## 4. Rising insurance costs

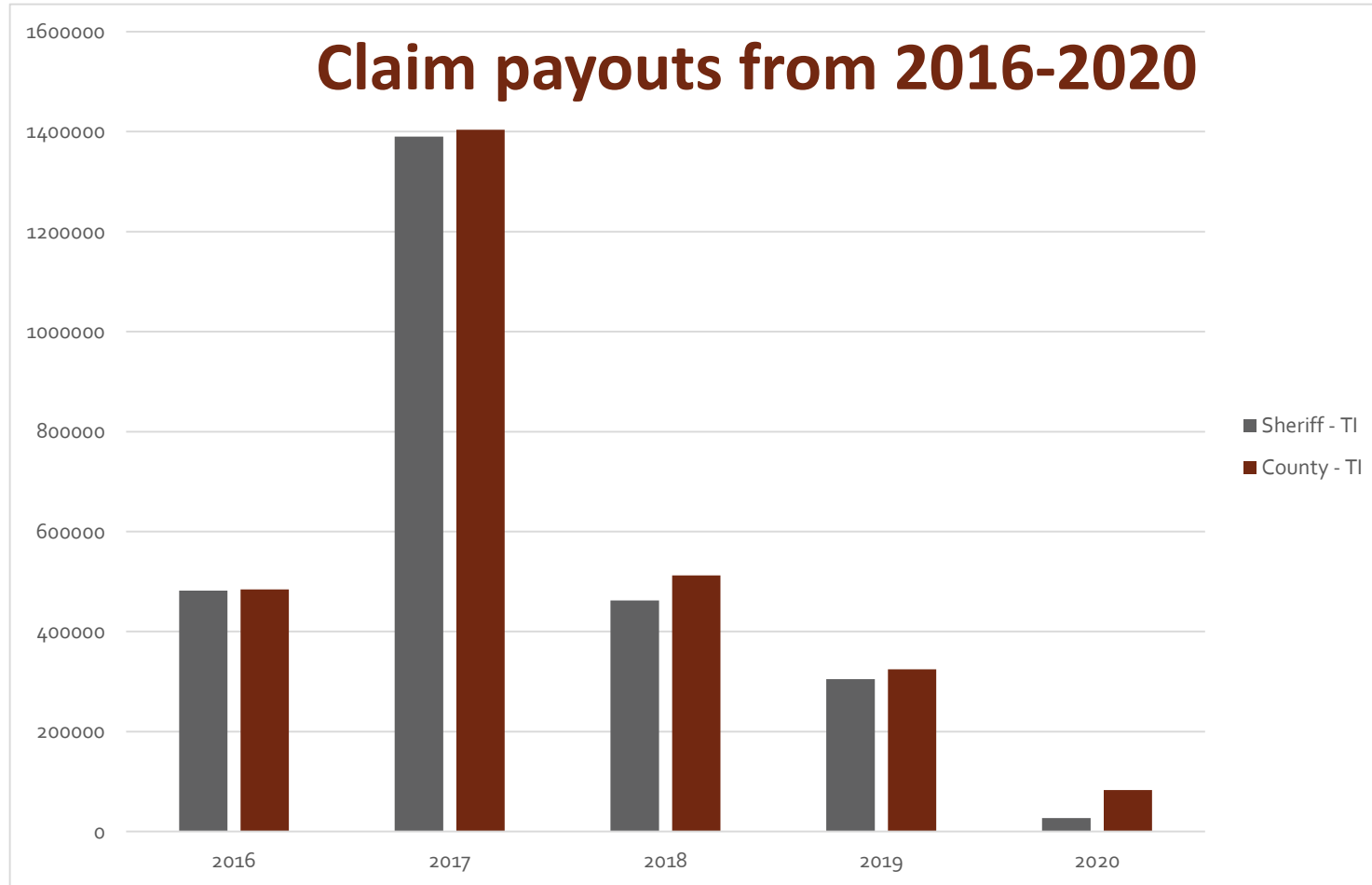
**Wood County has had 5 major claims since 2016.**

**Our current deductible is \$25,000/claim. Total payout for the claims was \$2.263 million.**

**Our 2021 premium is ~\$417,000 (up from \$327,475) due to our claim history.**



## 4. Rising insurance costs



**If losses continue, we will need to increase our deductible, limit coverage, or risk cancellation.**





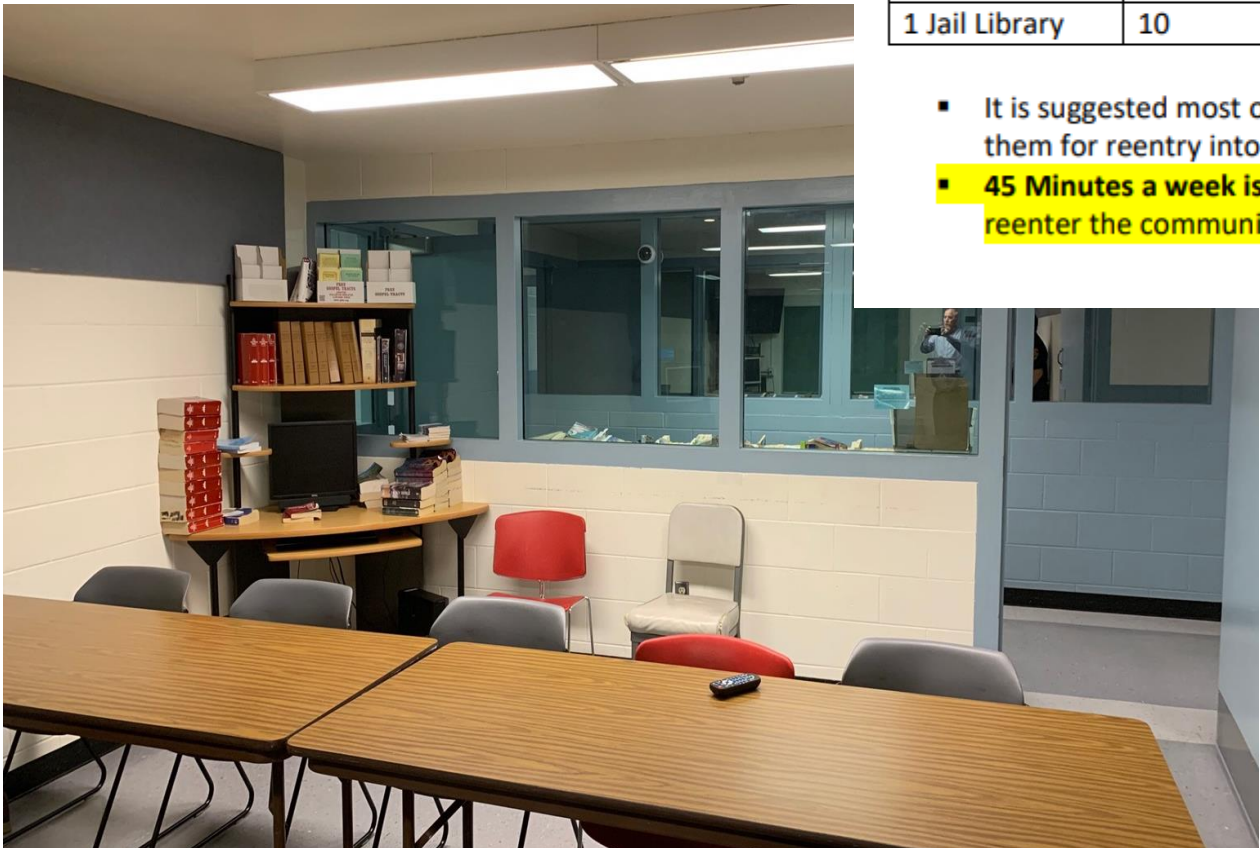
# 5. Lack of programming space

## CURRENT SPACE PROGRAMMING AVAILABILITY

Assuming 3-45 minute classes available Monday –Friday with no duplicate participants.

# of Rooms	# of people in room	# of classes each day	# of people/day	# of people a week	# of hours of programming / person baseline per week
1 Jail Library	10	3	30	150	45 minutes/ individual/ week

- It is suggested most of a person’s time in jail should be spent in programs and services to better equip them for reentry into the community.
- 45 Minutes a week is not enough for individuals to receive the support they need to successfully reenter the community and reduce recidivism.





## 5. Lack of programming space

CURRENT	FUTURE
<b>Mid-State Technical College</b> <ul style="list-style-type: none"> <li>• HSED/GED Program</li> </ul>	<b>Mid-State Technical College</b> <ul style="list-style-type: none"> <li>- HSED / GED Program</li> <li>Additional courses and higher frequency / consistency</li> <li>- Life Skills</li> <li>- Continuing Education</li> </ul>
<b>Three Bridges Recovery</b> <b>Peer Recovery Support</b>  <b>TBR – 1 hour phone calls</b> <b>each week if phones are</b> <b>available.</b>	<b>Three Bridge Recovery</b> <ul style="list-style-type: none"> <li>- Expanded peer recovery support</li> <li>- Support groups</li> <li>- SMART Recovery</li> </ul>
<b>Windows to Work – mailed</b> <b>information to client.</b>	<b>Windows To Work</b> <ul style="list-style-type: none"> <li>- Programming expanded and classes and meetings held in-person both individually and group</li> </ul>
<b>Faith-Based Conversations</b> <b>by phone currently if</b> <b>requested.</b>	<b>UW – Extension</b> <ul style="list-style-type: none"> <li>- Rent Ready Program</li> <li>- Life Skills</li> <li>- Financial</li> <li>- Parenting</li> </ul>



## 5. Lack of programming space

**Family Center – Domestic Violence & Sexual Assault and Abuse Support**

**Wood County Human Services – Behavioral Health & CCS Program intakes & ongoing support if able**

**Online or in-person facilitation for SSI / SSDI / MA information and application**

**Human Services / CW Solutions**

- LEO Emotional Intelligence
- ELEVATE Parenting Program
- Employment and Skills Develop.

**Faith-Based Services / Church Service**

**NA/ AA**

**Probation & Parole Required Treatment Services (virtual)**

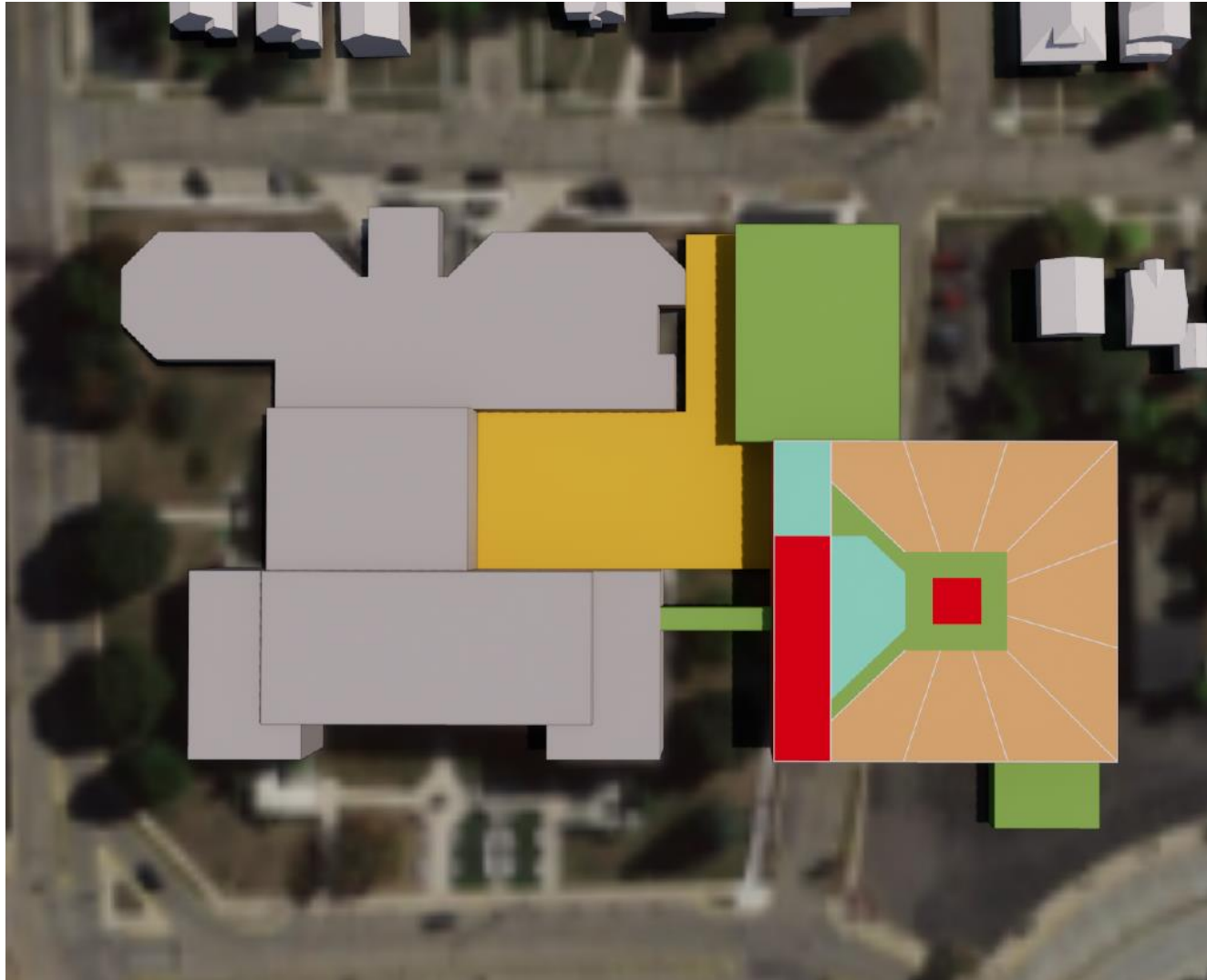
- Thinking for Change
- Anger Management
- Sex Offender Treatment

**Intensive Psycho-Educational Services**

- Could also provide to those through Day Report model or EMP
- Living in Balance
- Seeking Safety
- Women in Recovery
- Traumatic Stress & Resilience for Men

**Organizations who have reached out and expressed interested in providing programming. There was no formal letter sent requesting services and/or interest.**

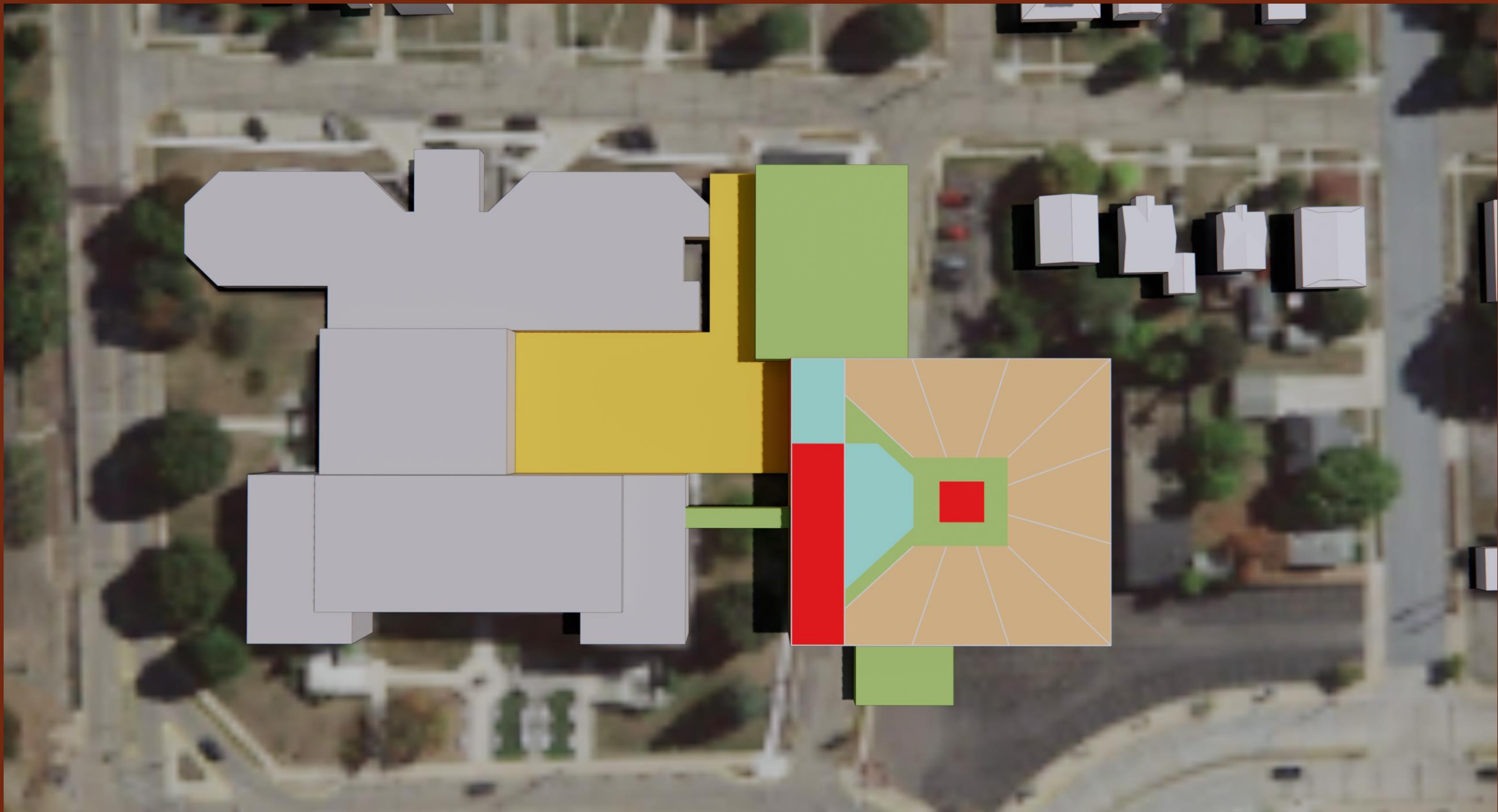
# Proposed New Design



## Option 7 – New Construction

- New 225 bed Jail and Jail Support with the ability to double up to 85% of cells for a 300 bed total
- New Sheriff's Department
- Includes demo of existing Jail creating space for future needs
- No residential land acquisition required
- Avon Street acquisition



























# Proposed New Design

<b>Total Square Footage</b>	<b>154,200 sq ft</b>
<b>Construction Cost</b>	<b>\$46,850,000</b>
<b>Non-Construction Cost (20%)</b>	<b>\$9,370,000</b>
<b>Project Cost</b>	<b>\$56,220,000</b>

**\*Bid Spring 2022**





# Operating Cost

## Annual Cost

Current Operating Cost: \$4,100,000

Additional Cost: \$666,000

Less Out of County (2020): (\$1,245,900)

New Operating Cost: **\$3,514,100**

BREAK DOWN BY DESIGN				
2 POD DESIGN NEW STAFF		GRADE	PAY W/BENEFITS	ADDITIONAL COST
OFFICERS	8	G	\$74,000.00	\$592,000.00

MAINTENANCE STAFF				
NEW STAFF FOR FACILITY			PAY W/BENEFITS	ADDITIONAL COST
TECH	1	G	\$74,000.00	\$74,000.00

PAY	2 POD STAFFING		
GRADE	2 POD DESIGN	DAYS	NIGHTS
H	POD 1 CONTROL	1	1
G	POD 1 OFFICER	1	1
G	POD 2 CONTROL	1	1
G	POD 2 OFFICER/DOOR	1	1
G	UTILITY OFFICER	1	* NONE
G	BOOKING	1	1
G	BOOKING	1	1
G	DOOR CONTROL	1	1
CREW		8	7
NUMBER of DAY & NIGHT STAFF		30	
MINUS CURRENT FLOOR STAFF		22	
NEW OFFICERS		8	

GRADE	OPERATION STAFF	1 Monday - Friday	
G	TRANSPORT OFFICER	1	existing staff member
G	MAINTENANCE STAFF	1	new staff member
Total		9	

ANNUAL COST
2 POD OFFICERS/TECH
<b>\$666,000.00</b>



# Financing

Preliminary



## Wood County Future Financing Plan: 2021 - 2025 CIP With Hypothetical Jail

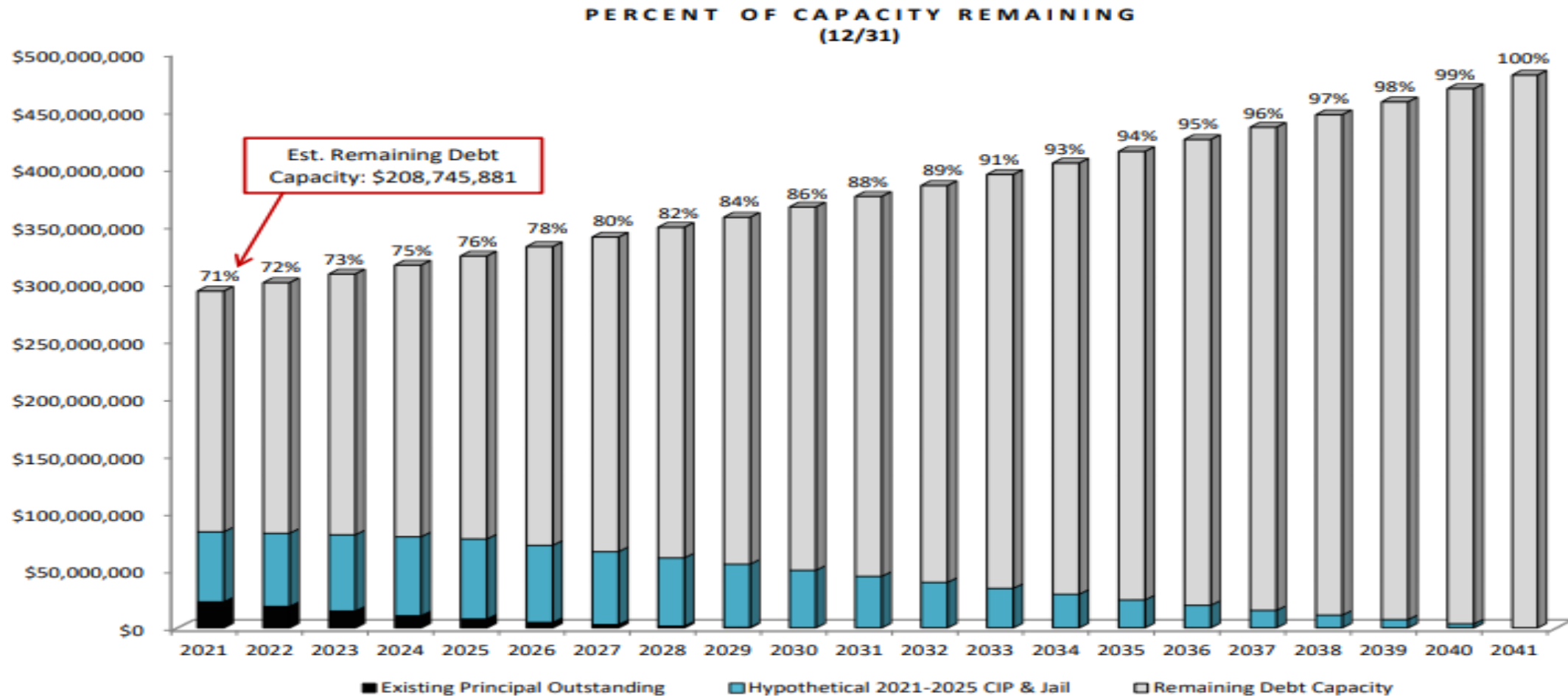
LEVY YEAR	YEAR DUE	EXISTING DEBT SERVICE	EXISTING MILL RATE (A)	PRELIMINARY			TOTAL Issue #1 & #2 Notes & Bonds	COMBINED FUTURE DEBT SERVICE	TOTAL COMBINED DEBT SERVICE (B)	COMBINED MILL RATE (A)	IMPACT OVER PRIOR YEAR	YEAR DUE
				Issue #1 \$61,500,000 NANs (CIP & Jail) Dated: 8/1/21 TIC= 1.20%	Issue #2 \$3,500,000 \$58,000,000 G.O. Refunding Bonds Dated: 11/1/21 TIC= 1.64%	TIC= 2.31%						
2020	2021	\$4,628,539	\$0.85	\$138,990				\$0	\$4,628,539	\$0.85		2021
2021	2022	\$4,502,283	\$0.80		\$149,346	\$1,820,120	\$1,969,466	\$0	\$6,471,748	\$1.15	\$0.30	2022
2022	2023	\$4,506,758	\$0.78		\$153,302	\$1,858,049	\$2,011,351	\$122,500	\$6,640,609	\$1.15	\$0.00	2023
2023	2024	\$4,468,700	\$0.76	Assumes NAN principal and interest refinanced with Refunding Bonds	\$157,712	\$2,219,598	\$2,377,310	\$245,000	\$7,091,010	\$1.20	\$0.05	2024
2024	2025	\$3,119,700	\$0.52		\$491,914	\$2,602,378	\$3,094,292	\$1,067,500	\$7,281,492	\$1.20	\$0.00	2025
2025	2026	\$3,221,950	\$0.52		\$487,514	\$2,823,978	\$3,311,492	\$915,500	\$7,448,942	\$1.20	\$0.00	2026
2026	2027	\$2,020,950	\$0.32		\$482,806	\$3,132,125	\$3,614,931	\$1,669,750	\$7,305,631	\$1.15	(\$0.05)	2027
2027	2028	\$1,417,100	\$0.22		\$477,306	\$3,108,375	\$3,585,681	\$2,112,050	\$7,114,831	\$1.09	(\$0.06)	2028
2028	2029	\$1,025,150	\$0.15		\$480,706	\$3,479,875	\$3,960,581	\$1,972,375	\$6,958,106	\$1.04	(\$0.05)	2029
2029	2030	\$449,450	\$0.07		\$473,394	\$3,892,500	\$4,365,894	\$1,980,500	\$6,795,844	\$0.99	(\$0.05)	2030
2030	2031				\$547,706	\$4,077,188	\$4,624,894	\$2,061,350	\$6,686,244	\$0.95	(\$0.04)	2031
2031	2032					\$4,655,938	\$4,655,938	\$1,892,300	\$6,548,238	\$0.91	(\$0.04)	2032
2032	2033					\$4,719,250	\$4,719,250	\$1,656,925	\$6,376,175	\$0.87	(\$0.04)	2033
2033	2034					\$5,029,000	\$5,029,000	\$1,097,675	\$6,126,675	\$0.81	(\$0.06)	2034
2034	2035					\$5,329,250	\$5,329,250	\$476,100	\$5,805,350	\$0.75	(\$0.06)	2035
2035	2036					\$5,420,000	\$5,420,000	\$0	\$5,420,000	\$0.68	(\$0.07)	2036
2036	2037					\$5,000,000	\$5,000,000	\$0	\$5,000,000	\$0.62	(\$0.06)	2037
2037	2038					\$4,587,500	\$4,587,500	\$0	\$4,587,500	\$0.55	(\$0.07)	2038
2038	2039					\$4,282,500	\$4,282,500	\$0	\$4,282,500	\$0.50	(\$0.05)	2039
2039	2040					\$3,982,500	\$3,982,500	\$0	\$3,982,500	\$0.45	(\$0.05)	2040
2040	2041					\$3,587,500	\$3,587,500	\$0	\$3,587,500	\$0.40	(\$0.05)	2041
		\$29,360,579			\$3,901,708	\$75,607,621	\$79,509,329	\$17,269,525	\$126,139,433			

(A) Mill rate based on 2020 Equalized Valuation (TID-OUT) of \$5,476,313,500 with 2.50% annual growth thereafter.

(B) Includes hypothetical future CIP borrowings (2022-2025) of \$3,500,000 annually over 10-years at 3.50%.

This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.

# Financing



Note: Future capacity based on 2020 Equalized Valuation (TID-IN) of \$5,723,236,700 with annual growth of 2.50%.

# Financing

## Goals

- Maximum mill rate impact to taxpayers of \$0.30 in 2022 and \$0.05 in 2024 per \$1000.
- Strategic mill rate drops starting in 2027 by approximately \$0.05 per year to account for hypothetical future CIP borrowings in 2026 and thereafter.
- Provide flexibility to reduce long-term debt, if funds are available.
- Ability to issue long-term debt when ready and timing is optimal.
- Include local banks in the issuance process.
- Include local contractors in the bid process.
- Earn money on bond proceeds that can be used towards Jail debt.
- Spend down the money within three years.





# Financing

In 2001, the County Board asked for \$20 million to build a 300 bed jail.

In 2021, the cost for the same size jail is roughly \$57 million and we've spent \$16 million in out of county costs in that time. An increase of \$53 million.

## AAA Municipal Market Data (MMD) Index PAST 30 YEARS

BAIRD



Source: Refinitiv as of March 4, 2021

# Financial Impact on Wood County Residents



**Wood County ranks 49<sup>th</sup> out of 72 counties for property tax.**

**Maximum mill impact \$0.35 per \$1000 including jail and CIP. A decrease will begin after 5 years.**

**A \$100,000 property would see a maximum \$35 annual increase.**



# Local Impact

**Seek involvement from local service providers, including:**

- **Borrowing locally**
- **Local construction contracts**
- **Engineering support**
- **9 new jobs: 8 corrections officers and 1 maintenance staff**
- **Keeping tax money in Wood County instead of paying for out of County beds**
- **All inmates receive programming**



# What if we do nothing?

**A decision to not build a new Jail Facility will impact:**

- **Economic Factor**
  - **Bed Rental Cost**
  - **Capital Cost**
- **Operational Factor**
- **Physical Factor**





# What if we do nothing?

## **Economic Factor:**

- **Continued bed rental
  - Increasing contract rates**
- **Transportation and Staffing (time) Costs**
- **Continued increased insurance liability/premiums**
- **Maintenance/repair on aging building
  - Some projects will require vacating jail and renting beds out of county**



# What if we do nothing?

## Economic Factor: Capital Cost

- Systems Upgrade Cost
- Ongoing Maintenance Cost

Description	Construction Cost Range		Project Cost Range (add 20%)	
	Low	High	Low	High
Dual Duct HVAC System Replaced with Hot Water Reheat System	\$950,000	\$1,200,000	\$1,140,000	\$1,440,000
Pneumatic to DDC Controls	\$100,000	\$125,000	\$120,000	\$150,000
Boiler Replacement	\$75,000	\$100,000	\$90,000	\$120,000
Generator and ATS Replacement	\$225,000	\$300,000	\$270,000	\$360,000
LED Lighting Upgrade	\$150,000	\$225,000	\$180,000	\$270,000
Security Control System Replacement	\$500,000	\$750,000	\$600,000	\$900,000
Fire Alarm Replacement	\$50,000	\$100,000	\$60,000	\$120,000
Security Camera Upgrade	\$125,000	\$200,000	\$150,000	\$240,000
Plumbing Fixture Replacement	\$500,000	\$650,000	\$600,000	\$780,000
In-Floor Cast Iron Replacement	\$500,000	\$1,000,000	\$600,000	\$1,200,000
			\$3,810,000	\$5,580,000

# What if we do nothing?

## Operational Factor

- Impact on Inmate Programming
- Impact on Family Visitation
- Impact on County Staff
- Updating current space requires compliance with DOC 350
- Modernization of current square footage would reduce capacity from 132 to 80 inmates and increase need for additional out of county housing



# What if we do nothing?

## Physical Factor:

### Vehicle Sally Port

- Accessible ramp is too narrow
- Garage door height is too low
- Mechanical equipment is accessible to detainees
- Major security challenges when moving inmates on stretchers

### Booking Area

- Space requires inmates be walked through staff area for in-processing
- Inadequate holding and isolation cells

### Medical Office

### Programming Space

**Estimated costs up to \$20,000,000**





# Cost Comparisons

Stay As Is	
Needed Repairs/Updates	\$5,580,000
Safety/Liability/Efficiency Improvements*	\$20,000,000
Bed Rental/Transportation over 20 Years**	\$32,385,000
Total Stay As Is	\$57,965,000

Proposed New Jail	
Construction Cost	\$46,850,000
Non-Construction Cost (20%)	\$9,370,000
Additional Staff 20 Years	\$13,200,000
Project Cost (20 Year Bond)	\$69,420,000

\*May reduce bed capacity

\*\*Based on anticipated contract rates of \$45/day for 90 beds



# Eau Claire County Jail



**Captain Dave Riewestahl**  
Eau Claire County  
Security Services Captain



# Overall recommendation of the Jail Ad Hoc committee

**The Jail Ad Hoc Committee recommends bonding for \$58 million to build a new jail to reduce recidivism, increase community safety, and reduce long-term cost while improving the health and well-being of our community.**

