

OKLAHOMA COUNTY  
CRIMINAL  
JUSTICE  

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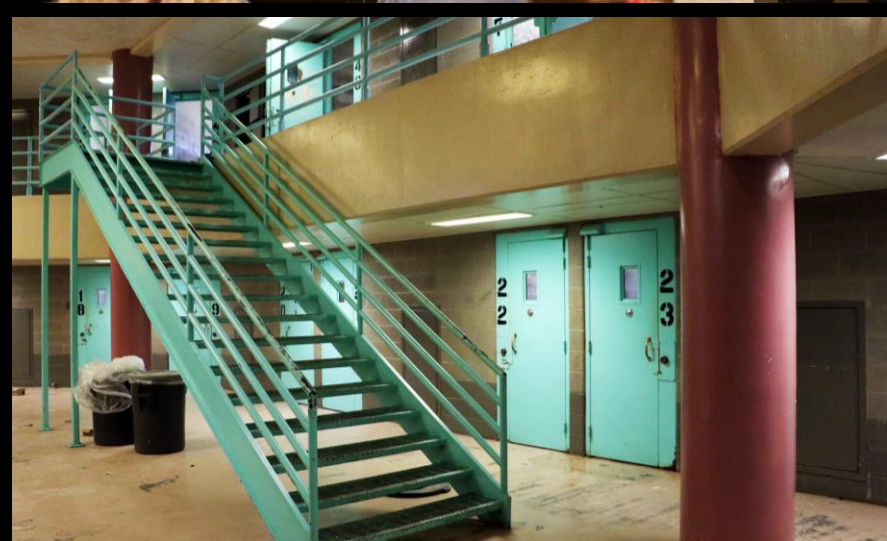
ADVISORY COUNCIL

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# DETENTION CENTER FACILITY CONSULTANT



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# Our Team



John Semtner  
PRINCIPAL - FSB



Jeff Bradley  
PROJECT EXECUTIVE - HOK



Leslie Batchelor  
PUBLIC FINANCE ATTORNEY



Wayne Snow  
COMMUNITY LIAISON



Jeff Goodale  
DIRECTOR OF JUSTICE - HOK

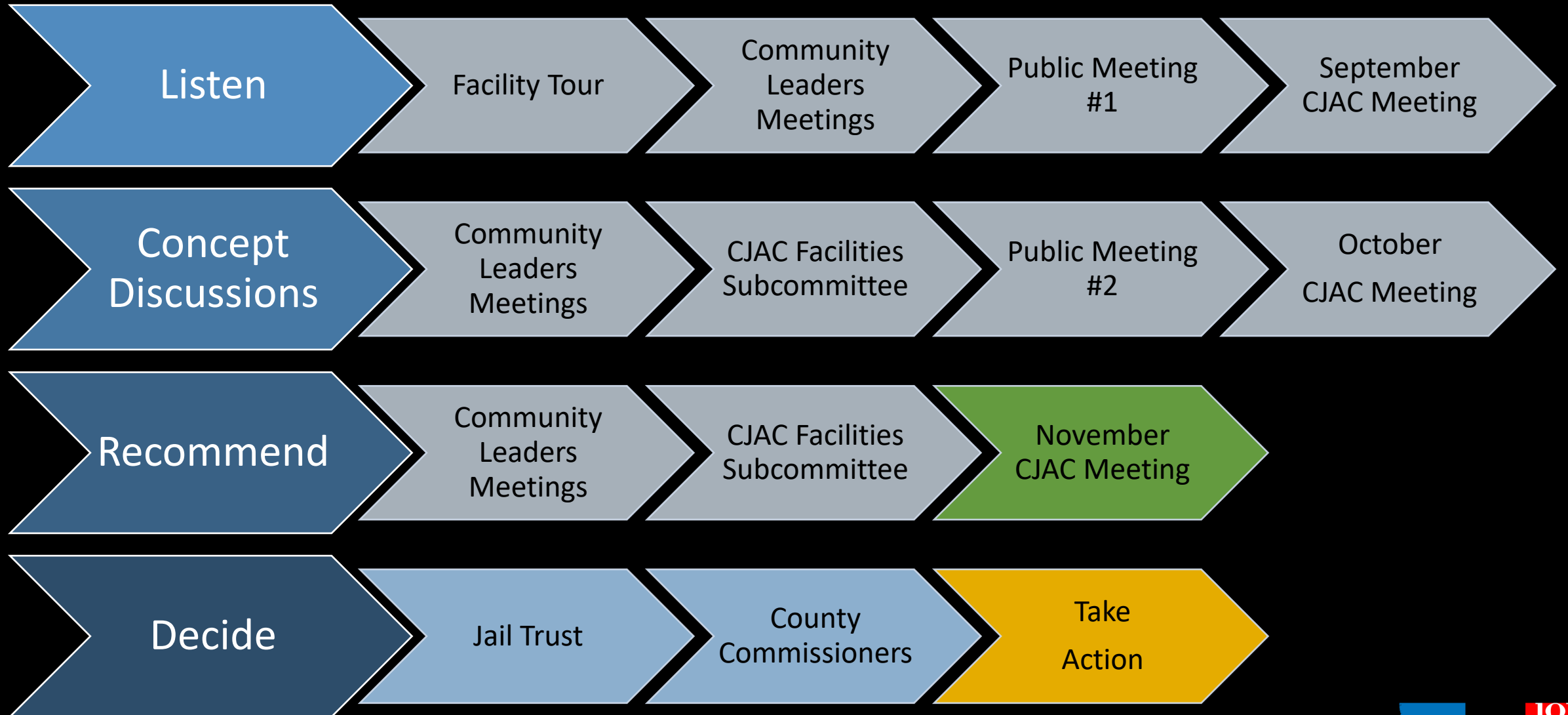


Curt Parde  
JAIL PROGRAMMING - HOK



Dan Askenazi  
MUNICIPAL BOND SPECIALIST

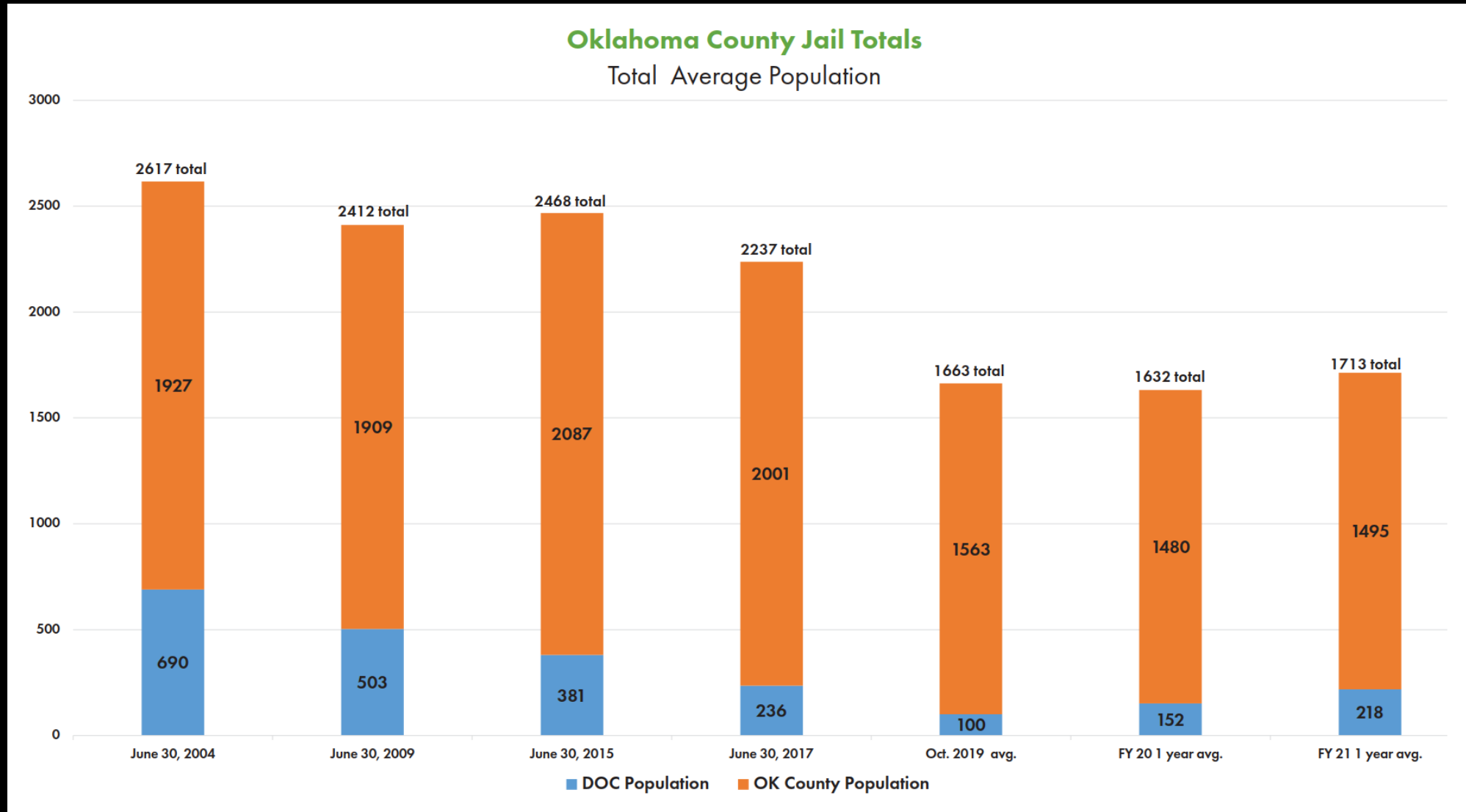
# The Process



# *Our Approach*

- Build a better OK County Detention Center
- Focus design on diversion at intake
- Meet American Correctional Association standards
- Utilize ARPA funds, GOLT bonds, and existing revenue
- Address Issues today in facility
  - Detention Center Action Committee
- Recommendations
- Provide Temporary Improvements

# Current Data



# National Comparison

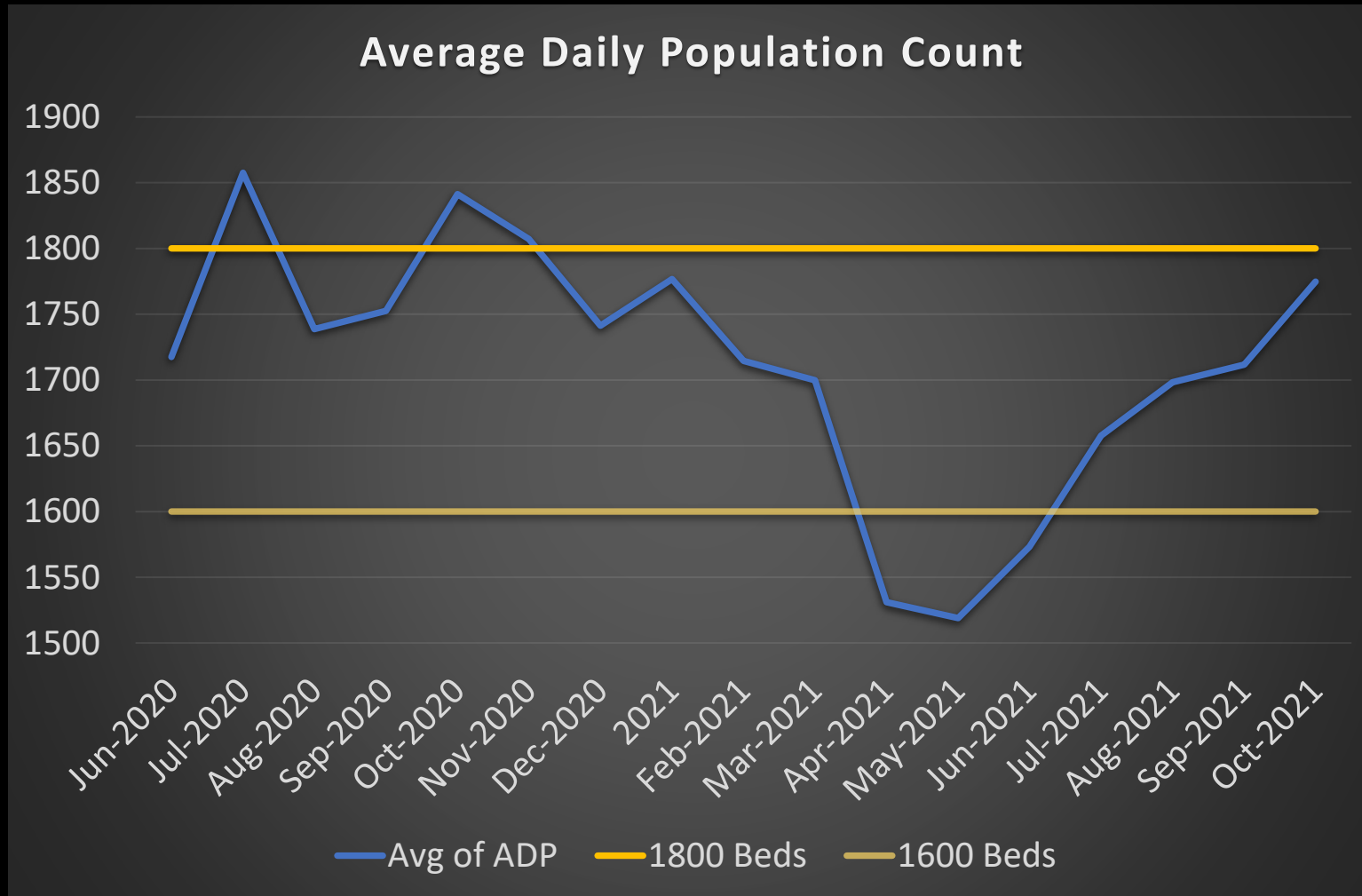
Projections based on:

Department of Justice Data – Census of Jail - 2019

224 arrestees in local jails per 100,000 residents

County	State	Seat	Population	Beds	Proj. ADP	Actual Pop	Diff	Info Date
Tulsa	Oklahoma	Tulsa	651,552	2,020	1,459	1,370	89	9/28/2021
Denver	Colorado	Denver	715,522	2,330	1,603	1,470	133	9/28/2021 YTD
Davidson	Tennessee	Nashville	715,884	2,350	1,604	1,592	12	2019
El Paso	Colorado	Colorado Springs	730,395	1,753	1,636	1,245	391	2020
Lee	Florida	Fort Myers	760,822	2,009	1,704	1,712	(8)	2019
Jefferson	Kentucky	Louisville	782,969	1,793	1,754	1,824	(70)	2019
Oklahoma	Oklahoma	Oklahoma City	797,434	2,890	1,786	1,713	73	FY 2021
El Paso	Texas	El Paso	865,657	2,976	1,939	1,994	(55)	2021
San Francisco	California	San Francisco	873,965	1,562	1,958	1,277	681	2019
Denton	Texas	Denton	906,422	1,788	2,030	1,112	918	2021
Shelby	Tennessee	Memphis	939,489	2,756	2,104	2,300	(196)	2020

# Population Count



Since 6/30/2020:  
Max 1,986 (July 30, 2020)  
Min 1,455 (April 16, 2021)  
Average 1,713.02

Population Days:  
(489 total days)  
2000+ People: 0 days  
1900-1999 People: 15 days  
1800-1899 People: 82 days  
1700-1799 People: 197 days  
1600-1699 People: 106 days  
1500-1599 People: 73 days  
1400-1499 People: 16 days

CJAC DASHBOARD – AVERAGE DAILY POPULATION ON THE 1ST



# Jail Size & Criminal Justice Reform Investments

Facility Beds	1200	1400	1600	1800	2000
New Facility Cost	\$ 199,584,000	\$ 232,848,000	\$ 264,120,000	\$ 297,199,000	\$ 332,640,000

Shown in today's dollars  
Facility \$450/SF + 20% soft cost

<b>Mental Health &amp; Diversion Programs</b>	<b>247</b>
MAPS 4 (2 Crisis Centers)	32
MAPS 4 (Restoration Center)	16
MAPS 4 (Diversion Hub)	31
MAPS 4 (Transitional Housing)	20
ODMHSAS (Crisis Centers)	48
ODMHSAS (Additions)	100

## *Proposed Solutions*

- Modernize intake and booking center
- Provide space for diversion program partners
- Provide modern direct supervision pod design
- Provide education and program support space
- Provide 2 onsite courtrooms
- Provide intervention / reintegration center
- Provide medical and mental health treatment area
- Mitigate against spread of COVID-19 and other diseases

# MENTAL HEALTH TREATMENT





MINIMUM SECURITY





MEDIUM SECURITY

2-VALLEY



MAXIMUM SECURITY



# Proposed Program

	Beds		Housing Units	
Classification	Today	Prop.	Today	Prop.
Reception & Short-Term	7	146	7	98
Gen. Pop.	1960	1254	1000	700
<b>General Pop Sub total</b>	<b>1960</b>	<b>1400</b>	<b>1000</b>	<b>798</b>
Medical	165	168	92	81
Mental Health	169	232	100	64
<b>Medical &amp; Mental Sub Total</b>	<b>165</b>	<b>400</b>	<b>192</b>	<b>145</b>
<b>Total</b>	<b>2301</b>	<b>1800</b>	<b>1192</b>	<b>943</b>



# Option 1 – New Facility On-Site

- 3 Level – 6 Story
- Requires additional land acquisition
- Future room for growth

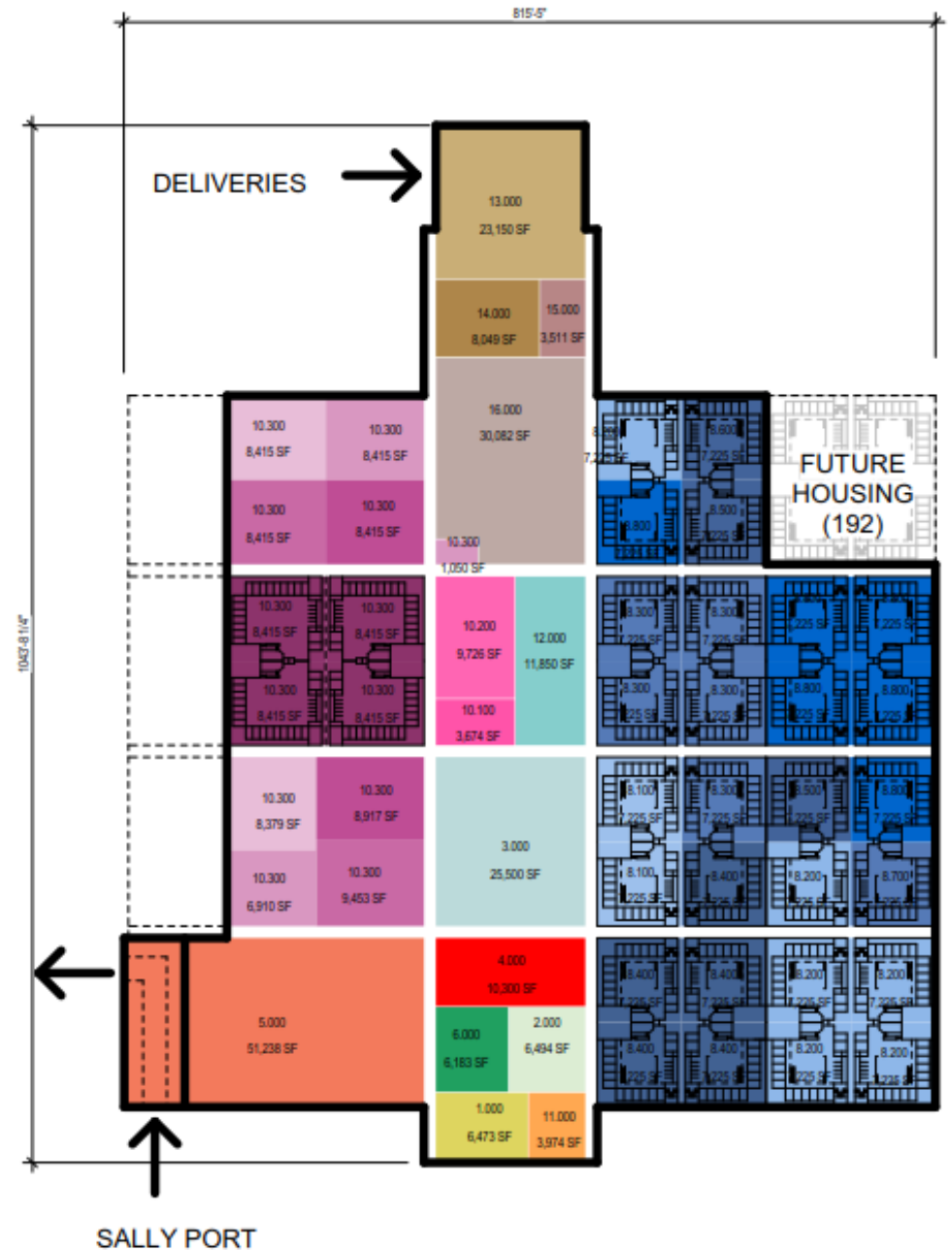




## Option 2 – New Facility New Site

- New Site (within 10 mins of downtown)
- Requires additional land acquisition
- Future room for growth
- Value for redevelopment of existing site

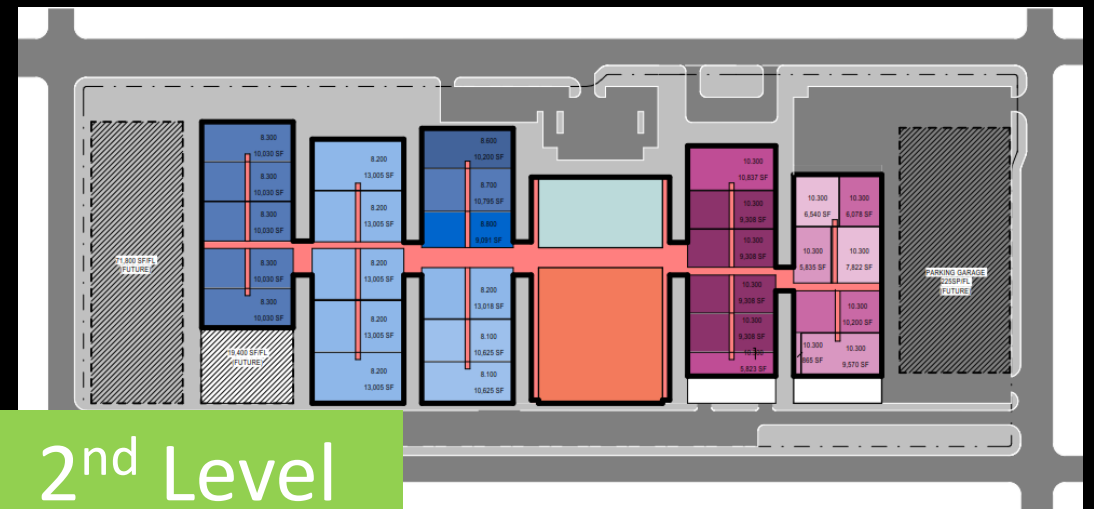
1 Level:  
45 Acres



## Option 3 – New Facility New Site

- New Site (within 10 mins of downtown)
- Requires additional land acquisition
- Future room for growth
- Value for redevelopment of existing site

2 Level:  
22 Acres



# First vs Operational Cost Example

	New Construction		Renovation / Annex	
New Facility Cost	\$297.2M		\$276.6M	
Staff Ratio	5 to 1		4.25 to 1	
Estimated Staff	343		419	
	Annual Cost	Cost/Bed/Day	Annual Cost	Cost/Bed/Day
Staffing Cost	\$19.3M	\$30.82	\$23.6M	\$36.28
Operating Cost	\$16.7M	\$26.75	\$17.6M	\$27.14
<b>Total (excluding financing)</b>	<b>\$36.0M</b>	<b>\$57.57</b>	<b>\$41.2M</b>	<b>\$63.42</b>

Operational Savings \$5.2M X 25 Years  
= \$129M SAVINGS

# *Authorized ARPA Funding Use*

1. Responding to public health needs and economic damage from the pandemic,
2. Providing premium (i.e., hazard) pay for essential workers,
3. Replacing lost revenue,
4. Investing in necessary critical infrastructure, specifically water, sewer, and broadband.



# *Responding to Public Health Needs*

1. New facility necessary to mitigate against spread of COVID-19 and other diseases
2. ARPA compliance: show how each element responds to public health emergency, e.g.:
  - reduced density;
  - changed layout – horizontal to avoid elevator, bottlenecks;
  - adequate medical unit,
  - safe intake/booking,
  - improved ventilation, access to outdoors, etc.

# Potential Funding Sources - Target ~ \$300MM +/-

Available Range

## ARPA Funds

- Project is constant with COVID mitigation

\$0 - \$154M

## General Obligation Limited Tax Bonds\*

- Extending existing bonds expiring 2023 & 2024 with \$6MM annually (appx 0.75 mills)

\$ 0 - \$110M

## Revenue Anticipation Bonds\*

- Tool to capitalize operational savings (appx \$3 mm x 25 years)

\$ 0 - \$ 48M

## Lease-Purchase Revenue Bonds\*

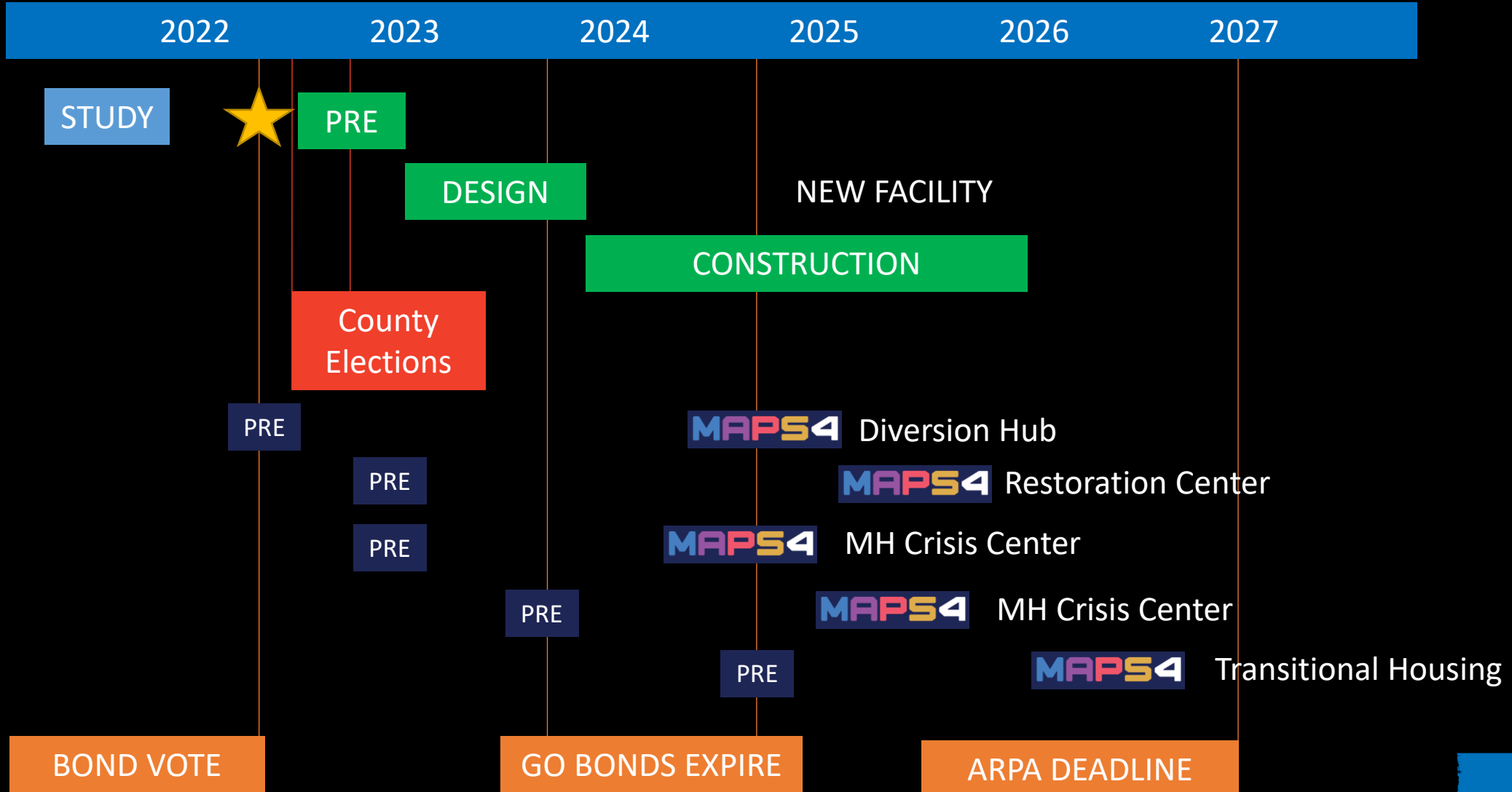
- Could potentially finance the difference if any of the funding above is not available or complement the above.

\$ 0 - \$150M

\*Capitalization estimates based on 25-year final maturity

# Schedule

## Need to Align Community Commitment



PRE – Preliminary project definition, site selection, and designer engagement

# *Action is Needed*

## *Considerations*

1. Department of Justice issues still exist
2. ARPA funding opportunity
3. Opportunity exists to fund with current tax extension

Healthcare Leader - "Community perception is critical. We need our leaders on the same page!"

State Representative - "The only way to get things started is a new jail."



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