



Genuine
Ingenuity

Williamson County Justice System Master Plan Report Summary

September 14, 2020



Justice
Facilities
Design

Master Plan Program

General Scope of the Study:

25-Year Needs Assessment

- County Courthouses
- Adult Jail
- Sheriff's Offices + Other Facilities
- Juvenile Courts, Services, + Detention

Participants:

Gresham Smith

Pulitzer/Bogard & Associates

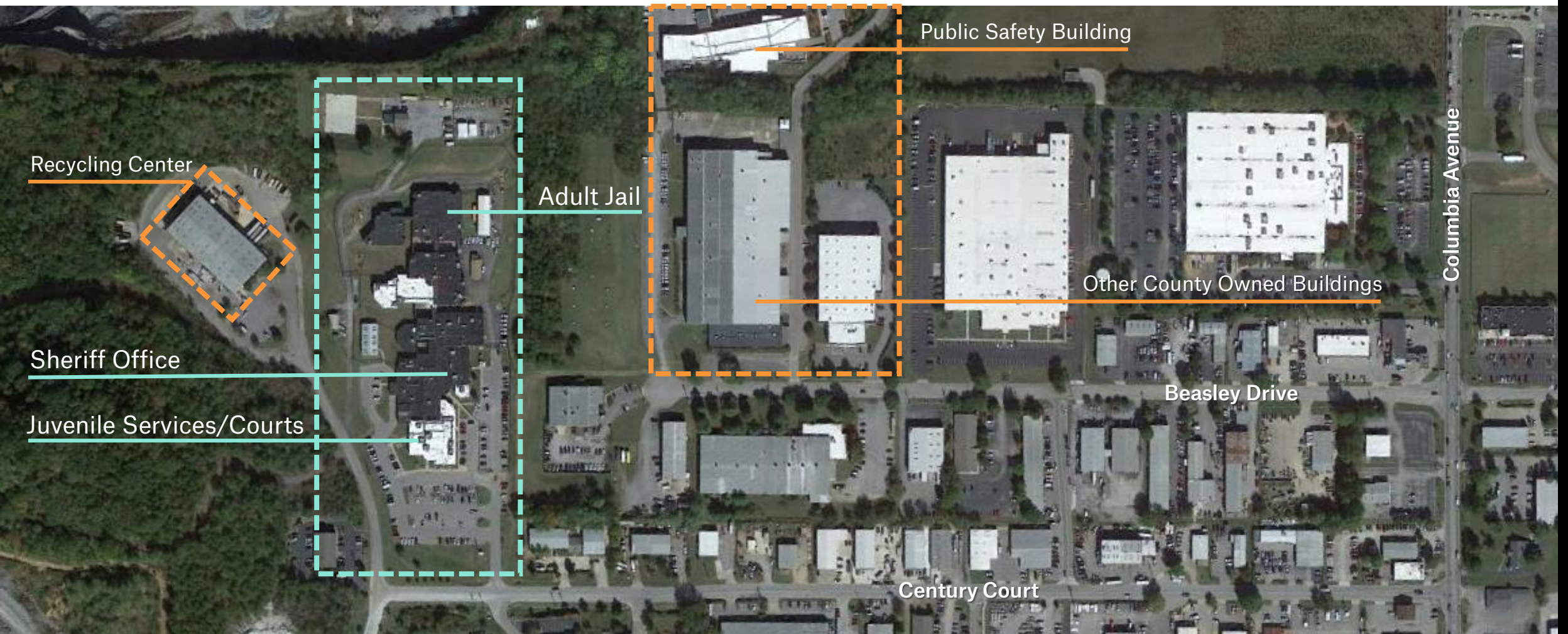
Justice Facilities Design

Bell & Associates Construction

Facility Locations



Adult Jail, Juvenile Services/Courts + Sheriff Office



County Courthouse



Recap of Process

Part 1: Jan 2019 – July 2019

Facilities Operational & Physical Assessments

Forecasts

Recommendations

Part 2: August 2019 - July 2020

Operating Principles and Macro Space Programming

Site & Functional Diagrams

Capital Costs

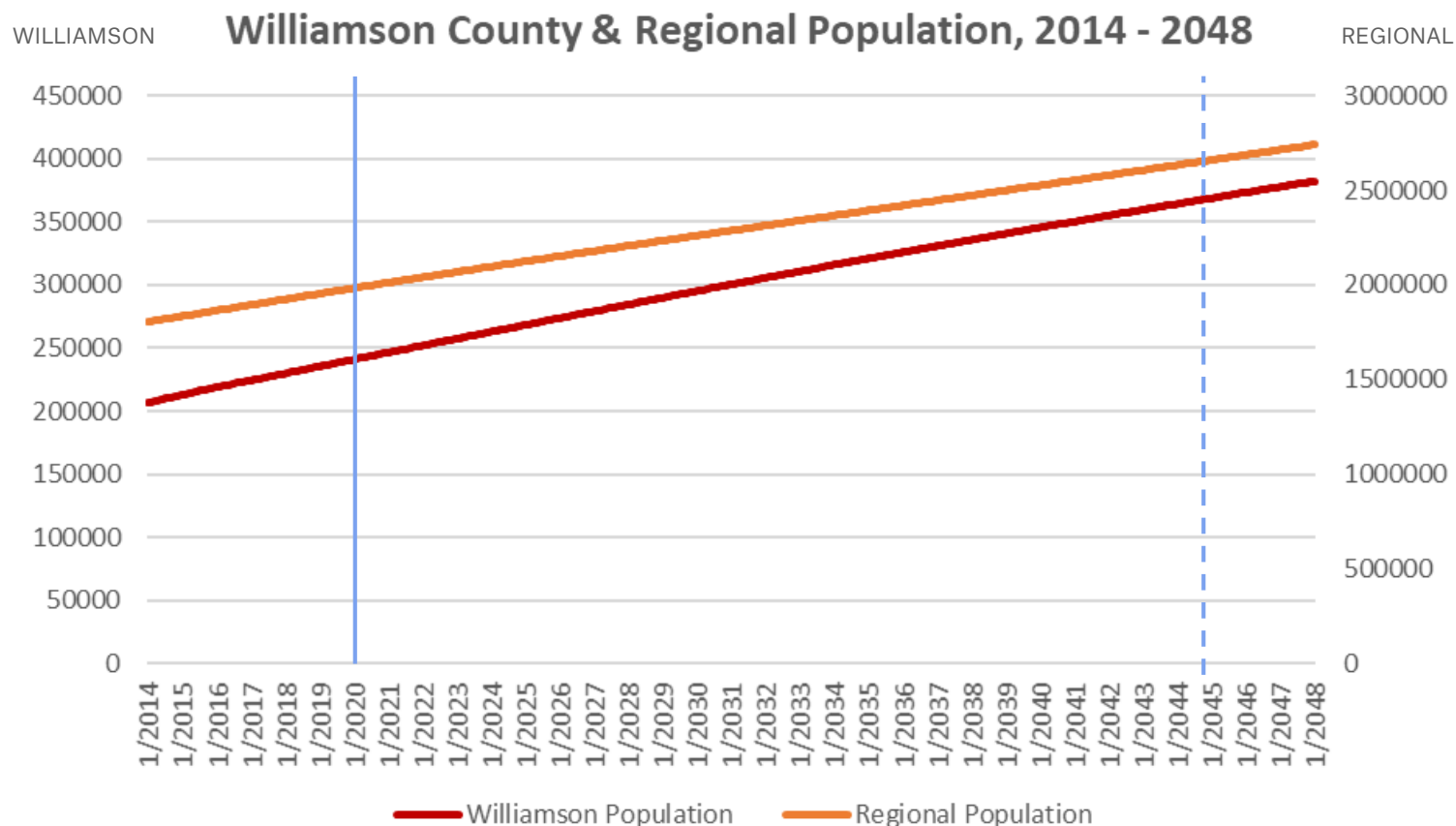
Operational Costs

Implementation Timeline

Demographic Context

All components are heavily affected by regional growth in general and Williamson County growth in particular:

- University of Tennessee forecasts **1.8% average annual growth** for the next 30 years
- Williamson County population will be **66% larger** in 2048
- Middle Tennessee population will be **42% larger**
- Bordering counties will be **43% larger**



Assessment Key Findings

- Facilities (Juvenile Services, Adult Jail, Sheriff's Office) at the Century Court Complex are no longer viable or functional and must be replaced to meet future needs.
- Juvenile Services is the highest priority, requiring a new facility to comply with state and contemporary standards, and projected growth.
- The Adult Jail was designed in another era and has outlived its useful life. Coupled with projected growth and the need to meet contemporary practices, the jail must be replaced.
- The Sheriff's Office has outgrown its original location and is fragmented across four locations. Increasing demand for services reflects continuing county growth, requiring a new consolidated facility to operate effectively.
- Demand for additional courtrooms and improved courthouse security requires reutilizing the historic courthouse and expanding the judicial center in the long term.

Williamson County Juvenile Justice Center



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Operational Assessment

- The Juvenile Courts/Juvenile Services are housed in a woefully inadequate facility
- The ability to properly serve all youth and families is significantly compromised by a lack of space and functionality
 - Juvenile Courts - Insufficient courtrooms
 - Juvenile Court Clerk - Insufficient space for staff and files
 - Juvenile Services - Insufficient space for staff to properly perform their work
- Co-location with the Adult Jail is a violation of current state statutes
- Juvenile Detention Center - Does not represent best practices
- Alternative Learning Center – Lacks parity with other Williamson County middle and high schools

Present & Projected Needs

| Metric | 2019 | 2044 (Projected) |
|---|-----------------|-------------------------------------|
| Juvenile Court Average Daily Court Events | 83 Events | 169 Events |
| Juvenile Services Annual Caseload | 5,100 Cases +/- | 28,000 Cases +/- |
| Juvenile Detention Average Daily Population | 4.1 Juveniles | 21.8 Juveniles |
| Juvenile Detention Capacity | 12 Beds | 24 Beds (Expandable to 40 Beds) |
| Respite Center Capacity | 0 Beds | 10 Beds (Expandable to 20 Beds) |
| Alternative Learning Center Capacity | 80 Seats +/- | 150 Seats (Expandable to 200 Seats) |

Main Planning Objectives

- Meet the future needs of youth and families engaged with the legal justice system
- Comply with state statutes and contemporary best practices
- Complete separation of juvenile functions from the adult jail
- Provide new services to comply with ever increasing complexity of juvenile needs
 - Assessment Center - New concept for service hub to connect juveniles with needed services
 - Respite Center (Staff-secure Facility) - New concept for short-term protection for youth in trouble

Main Planning Objectives (continued)

- Juvenile Courts – Expand from 2 to 6 courtrooms
- Juvenile Court Clerk – Provide appropriate staff and file space and improve public interface
- Juvenile Services - Provide appropriate staff work environment to support a projected 400% increase in caseload
- Juvenile Detention (Secure Facility) – Provide best practices using direct supervision management
- Alternative Learning Center – Comparable programs and resources available to all WC schools

20,700

Existing GSF

140,200

Proposed GSF

(Includes Alternative Learning Center: 36,800 GSF)

Williamson County Jail



Operational Assessment

- The jail does not represent best practices for a contemporary adult correctional facility.
- Housing units are small and staff intensive to effectively operate.
- No appropriately designed housing for inmates with mental illness or requiring specialized medical care.
- Current facility layout requires inmates to be escorted to programs and services, which is staff intensive.
- Insufficient space for programs and services.

Current & Projected Capacity

2019

Current Rated Capacity – 454 Beds
Average Daily Population (ADP) – 370 inmates

2044

Projected Capacity – 761 Beds
Average Daily Population (ADP) – 624 inmates

| Year | Forecast ADP | Males | Females | Peaking Factor (12%) | Classification Factor (10%) | Total Bed Need |
|------|-----------------|-------|---------|-------------------------|--------------------------------|-------------------|
| 2024 | 439.3 | 342.7 | 96.7 | 52.7 | 43.9 | 536.0 |
| 2029 | 485.4 | 378.6 | 106.8 | 58.2 | 48.5 | 592.2 |
| 2034 | 531.5 | 414.6 | 116.9 | 63.8 | 53.1 | 648.4 |
| 2039 | 577.6 | 450.5 | 127.1 | 69.3 | 57.8 | 704.6 |
| 2044 | 623.6 | 486.4 | 137.2 | 74.8 | 62.4 | 760.8 |

Main Planning Objectives

- Operational paradigm change
 - Direct supervision of all housing areas
 - Expectation of normal adult behavior
- Staffing efficiency throughout all areas of the jail
 - Minimize inmate movement
 - Bring staff and services to housing and decentralized support areas
- Focus on Diversion and Pretrial Services
- Focus on medical and mental health treatment needs
 - 102 beds (est.) for mental health (80 male; 22 female)
 - 56 beds (est.) for medical (33 male; 23 female)
- Expanded opportunities for Reentry

108,635

Existing GSF

335,600

Proposed GSF

Williamson County Sheriff's Office

Operational Assessment

- Williamson County Sheriff's Office has outgrown its Century Court location and has expanded by repurposing existing county buildings.
- The seven divisions now operate from four locations resulting in:
 - Fragmentation of the executive and command functions.
 - Fragmented work locations, which decreases productivity and communication.
- Facilities for evidence, armory, and gun range lack proper security and do not comply with contemporary practices.

Law Enforcement Statistics

- **County Population – 10.6% growth** since 2015
- **County Population Projected Growth – Projected 2044 population (364,316) is 54.7% more** than 2019
- **Crime Rate (Group A Offenses) – 2019 rate represents a 5.1% increase** from 2015
- **Arrest Rate – 2019 rate is 15.5% higher** than 2015

Main Planning Objectives

- Consolidated headquarters
 - Decreases from four to two locations (headquarters/courthouse)
 - Six of seven divisions now in single location
- Increased sensitivity & safety for victims/witnesses
- Contemporary evidence storage/processing & armory
- Gun Range – Improved safety
 - Potential shared gun range with city of Franklin

62,152
Existing GSF

109,400
Proposed GSF

Williamson County Courts



**Justice
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Operational Assessment

- Existing courtrooms are too small to support the current court schedules.
- Insufficient space for victim/witness staging and conferences with legal counsel.
- Inadequate security and separation from other court functions for General Sessions judicial offices.
- Insufficient and inappropriate space for judicial support staff (e.g., law clerks).
- The current configuration of the courthouse entrances do not adequately support security and are staff intensive.

Court Filings & Hearings – Monthly Average

| Court | 2018 Filings | 2044 Filings | Filings Increase | 2018 Hearings | 2044 Hearings | Hearings Increase |
|---------------------------|--------------|--------------|------------------|---------------|---------------|-------------------|
| General Sessions Criminal | 1,117 | 1,565 | 40% | 2,377 | 3,092 | 30% |
| Circuit Criminal | 219 | 282 | 28% | 436 | 565 | 30% |
| General Sessions Civil | 446 | 743 | 66% | 425 | 537 | 26% |
| Circuit Civil | 59 | 76 | 28% | 83 | 101 | 22% |
| Chancery | 176 | 226 | 28% | 279 | 354 | 27% |

Main Planning Objectives

- Population growth will result in an increase from 4 to 10 courtrooms
- Improve separate circulation for public, judges, and inmates
- Provide natural light in courtrooms
- Sufficient secure judicial parking
- Improve security for public screening and queuing
- Enhance security of vehicle sallyport
- Improve circulation between the two courthouses
- Increase elevator access
- Provide space for discrete conversations (e.g., attorney-client)

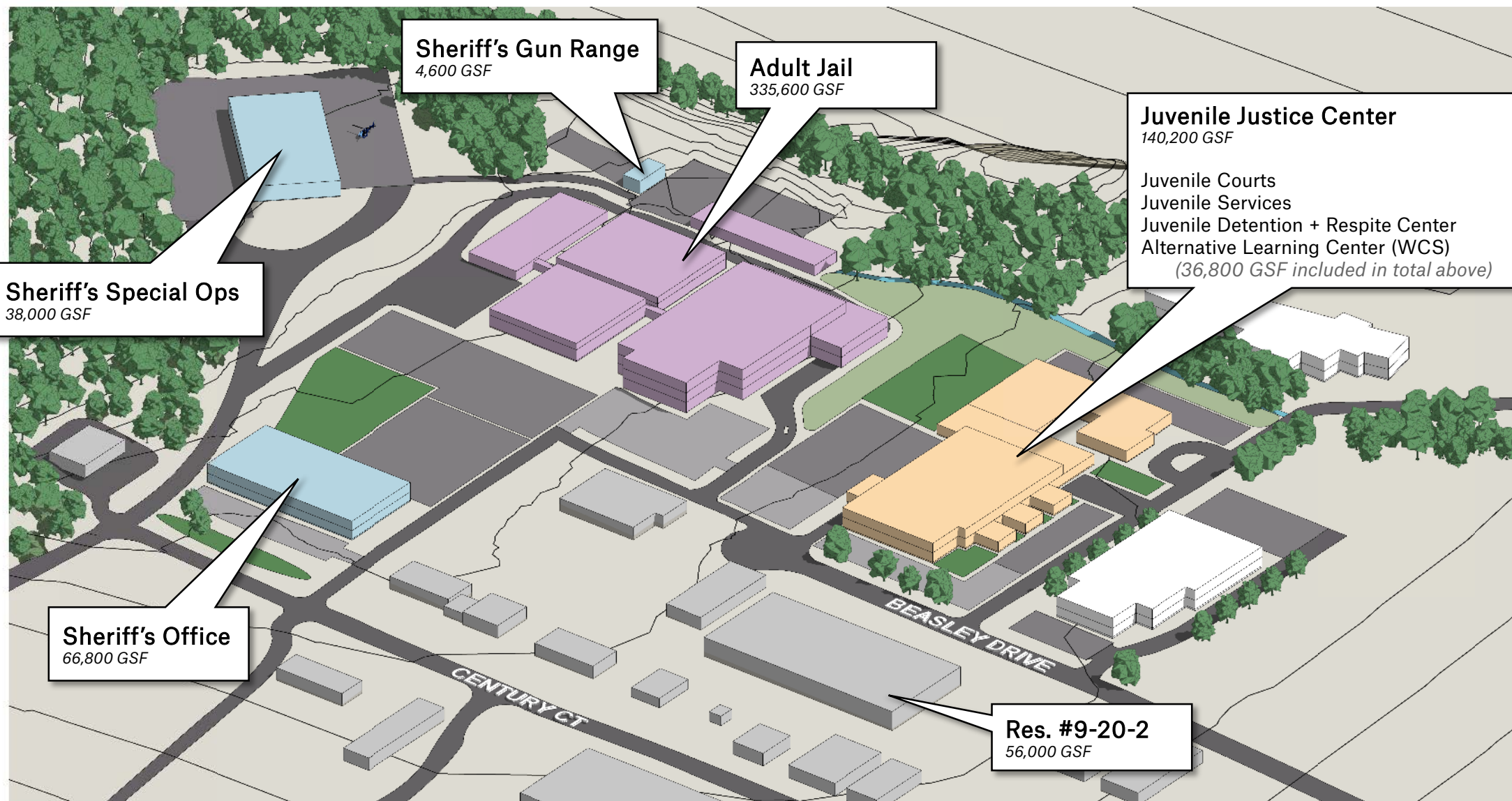
59,574

Existing GSF

116,500

Proposed GSF

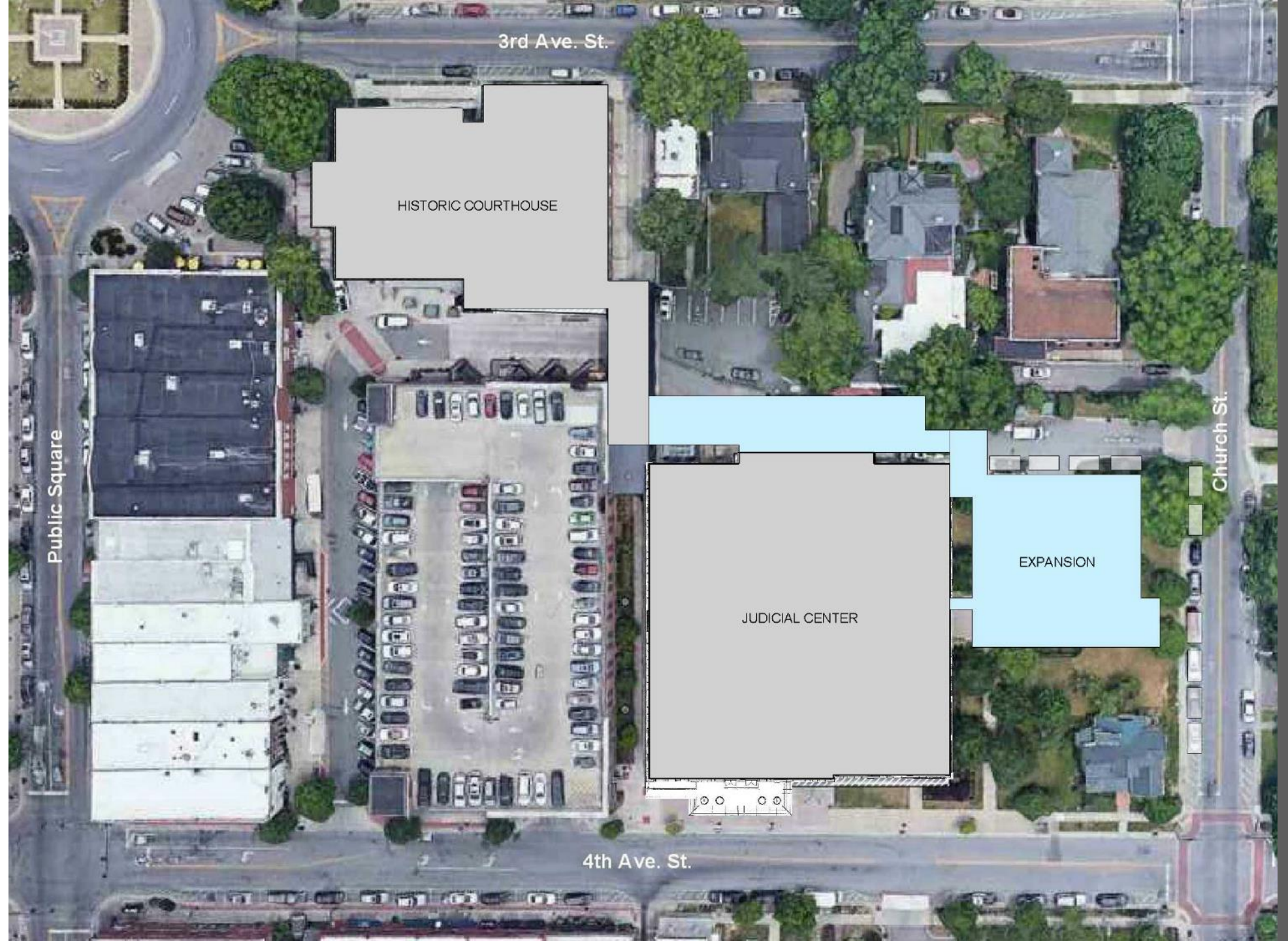
Master Plan Costs Summary (Operating and Capital) Implementation



- LEGEND**
- EXISTING BUILDINGS
 - PUBLIC PARKING
 - STAFF PARKING
 - GREEN SPACE
 - JUVENILE JUSTICE CENTER + ALC
 - ADULT DETENTION CENTER
 - GUN RANGE, SPECIAL OPERATIONS, SHERIFF'S OFFICE

SHERIFF'S OFFICE CONSTRUCTION
WILLIAMSON MASTERPLAN

Courts Overall Site Plan



BULITZER
& ASSOCIATES, LLC
OGARD

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Overview of Cost Comparison

| Structure/ Activity | Construction Cost | Total Capital Budget | FY25 Operating Budget |
|------------------------|----------------------|-------------------------|--------------------------|
| Juvenile | \$45,284,950 | \$59,323,285 | \$10,451,646 |
| Jail | \$106,938,650 | \$139,696,632 | \$14,820,951 |
| Sheriff's Office | \$38,656,550 | \$51,359,861 | \$23,814,177 |
| Courts | \$23,227,650 | \$31,517,257 | \$5,293,624 |
| Total | \$214,227,650 | \$281,897,035 | \$54,380,398 |

Note:

- Capital budget costs include all costs for construction, fees, contingencies, and FF&E (furniture, fixtures, and equipment).
- Escalation of 4% per year is included beginning in 2021.
- FY25 is in FY19 dollars
- FY19 operating costs total \$40,022,411



Williamson County Justice System Annual Capital Spending Projection

| Structure/Activity | Total Capital Budget | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|----------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Williamson County Juvenile Justice Center | \$59,323,285 | \$294,620 | \$4,153,861 | \$35,779,691 | \$19,095,113 | | | | |
| Williamson County Jail | \$139,696,632 | \$693,783 | \$1,004,994 | \$25,138,150 | \$23,681,245 | \$23,681,245 | \$23,681,245 | \$23,681,245 | \$18,134,724 |
| Williamson County Special Operations | \$16,600,648 | \$82,445 | \$1,538,480 | \$14,979,723 | | | | | |
| Williamson County Sheriff's Office | \$34,759,213 | \$173,504 | \$250,062 | | \$4,291,955 | \$27,897,714 | \$2,145,978 | | |
| Williamson County Courts | \$31,517,257 | \$156,921 | \$226,739 | \$14,493,019 | \$16,640,578 | | | | |
| TOTALS | \$281,897,035 | \$1,401,273 | \$7,174,136 | \$90,390,584 | \$63,708,891 | \$51,578,959 | \$25,827,223 | \$23,681,245 | \$18,134,724 |

Total Capital Budget costs include all budgeted costs for construction, fees, contingencies, and FF&E.

We have included escalation of 4% per year with construction beginning in 2021.

Priorities

- **Juvenile Courts, Services, and Detention** is the highest and most immediate priority, requiring a new facility to comply with state and contemporary standards, and projected growth.
- To meet anticipated growth and contemporary practices, the **Adult Jail** must be replaced.
- In the near term, the **Sheriff's Office** requires a new, consolidated facility to operate effectively and serve the needs of a growing community.
- Over time, demand for additional courtrooms and improved courthouse security requires reutilizing the **Historic Courthouse** and expanding the **Judicial Center**.

Thank you

