



Council

Financial Briefing for

Proposal 175-2017

INDIANAPOLIS-MARION COUNTY COMMUNITY JUSTICE
CAMPUS

JULY 18, 2017



Proposal No. 175 Background:

- Proposal No. 175 is essential to the establishment of the new Community Justice Campus. It will secure funds for the development and design of the facilities.
- The Community Justice Campus will reorient our criminal justice system with a data-driven focus on assessment and intervention to divert those suffering from mental health and/or addiction problems away from the system.
- The new facility is designed with an eye toward innovation, working to save tax payer dollars and maximize the effectiveness of the city's limited resources.
- The Community Justice Campus will also bring jobs and new business opportunities and investments to the Twin Aire community.

Community Justice Campus Facilities

- **Assessment and Intervention Center**
- **Adult Detention Center | County Jail**
 - **2,700 general beds | 300 specialty beds**
- **Consolidated County Courthouse**
 - **ALL County Courts – Criminal, Civil, Circuit, & Juvenile**

Bond Bank Accrued Expenses- \$1,150,800 (From Proposal 89-2017)

•Sycamore:	\$400,000	(Financing advice and estimating, agency budget analysis, etc.)
•Faegre Baker Daniels:	\$410,800	(Procurement, CEG environmental & real estate, etc.)
•HOK	\$ 60,000	(Site layout, Jail Space/Staffing, Ct. Program, etc.)
•Shiel Sexton	\$ 50,000	(Cost/Cash flow estimating, construction scheduling)
•GHD	\$230,000	(Phase 1, Geotechnical borings and analysis)

Pre-construction Design/Planning Estimates 2ndQ 2017 – 3rdQ 2018:

Inclusive
of Bond
Bank
Expenses

POSITION	FIRM	ESTIMATED COST	10% CONTINGENCY
Financial Advisor	Sycamore Advisors	\$ 800,000.00	\$ 880,000.00
Environmental Consultant	GHD	\$ 781,000.00	\$ 859,100.00
Legal Counsel (non-bond services)	Faegre Baker Daniels	\$ 2,000,000.00	\$ 2,200,000.00
OTR for Design	HOK	\$ 12,000,000.00	\$ 13,200,000.00
OTR for Construction	Shiel Sexton	\$ 531,244.00	\$ 584,244.00
OR for Diversity Suppliers	Engaging Solutions	\$ 118,125.00	\$ 129,925.00
OR for Administration	Shrewsberry & Associates	\$ 1,200,000.00	\$ 1,320,000.00
Court Ops Consultant	Nat'l Center for State Court	\$ 180,000.00	\$ 198,000.00
		\$ 17,610,369.00	\$ 19,371,269.00

HOK Local & XBE Sub-Designers:

Civil Engineering Services	Fire Protection Services
Environmental Engineering Services	Landscape Services
Environmental Sciences Services	Traffic Study Services
Architectural Services	Technology Services
Survey Services	Elevator Services
Structural Services	Laundry Services
Electrical Services	Kitchen Services
Mechanical Services	Acoustical Services
Plumbing Services	

Project Cost Summary

Estimated Total Construction Cost	Estimated Annual Debt Services*	Estimated Annual O&M, Utilities, and Life Cycle Costs	Total Estimated Annual Payment
\$ 571,589,859	\$ 34,951,625	\$ 12,760,000	\$ 47,711,625

Inclusive
of \$20M
from Prop.
175

*2022 is the first full year of Debt Services, Rent, and Operations

Sources Summary:

Agency	Personnel Savings	Rent & Upkeep	Contractual Services	Revenue	Total Available per Year
Sheriff	\$ 6,509,590	\$ 4,412,679	\$ 16,949,325	\$ 6,455,976	\$ 34,327,570
Courts	\$ 1,800,000	\$ 2,552,732	-		\$ 4,352,732
Clerk	\$ 250,000	\$ 215,490	-	-	\$ 465,490
Reuben Center	-	\$ 58,500	-	-	\$ 58,500
Non-Agency	-	-	-	\$8,642,424	\$8,642,424
Total Available	\$ 8,559,590	\$ 7,239,401	\$ 16,949,325	\$ 15,098,400	\$ 47,846,716



Thank You!

