



Administration and Finance Committee

Policy Briefing for Proposal No. 367, 2018

**INDIANAPOLIS-MARION COUNTY
COMMUNITY JUSTICE CAMPUS
NOVEMBER 13, 2018**



AGENDA

- I. Criminal Justice Reform Overview**
- II. Where are we now?**
- III. Assessment and Intervention Center**
- IV. Adult Detention Facility**
- V. Courthouse**
- VI. Procurement Update**
- VII. Finance Update**



I. Criminal Justice Reform Overview

Our Process: Community and Issue Stakeholders

ACLU of Indiana

Central Indiana Community Foundation

EmployIndy

Greater Indianapolis NAACP

Greater Indianapolis Progress Committee

Health Foundation

Indiana Department of Corrections

Indiana University Health

Indianapolis Bar Association

Indy Chamber

Indy Chamber Workforce Policy Council

IndyCAN

Marion County Reentry Coalition

Mental Health America of Indiana

Recycle Force

The Richard M. Fairbanks Foundation

Why Criminal Justice Reform?

- **An overcrowded criminal justice system**
- **What were we talking about in 2006?**
- **The System Cycle: Emergency to Emergency**
- **The Result: (1) Defining success and failure, (2) How the system orients itself, (3) What are the actual underlying issues?**

Why Criminal Justice Reform?

- **Low-level, non-violent offenders cycling through the system over and over again**
- **Behavior driven by mental illness/addiction**
- **Scope of the Problem? Look to collateral issues and systems**
- **Very costly and less safe**

How do we reform?

- **Create a system that avoids incarcerating those who shouldn't be in jail through intervention and prevention (particularly for those with mental illness and/or addiction)**
- **Enact policies promoting accountability and transparency**
- **Support a culture of innovation through data-driven decision making in all criminal justice offices**
- **Address aging, inefficient criminal justice facilities-specifically our county jail system**

Criminal Justice Reform - MCAT

- **Mobile Crisis Assistance Team (MCAT)**
 - **Partnership between Eskenazi and IMPD: Mental Health Professional and a Law Enforcement Officer**
 - **1,456 unique runs (East District)**
 - **Demographics:**

White: 55.5%, 809	Asian: 0.6%, 3	Other: 0.6%, 9
Black: 39.8, 580	Hispanic/Latino: 2.7%, 39	Unknown: 1.6%, 23

Reforms in Action

- **Commissioned report to assess the mental health and substance abuse treatment landscape of Marion County**
- **“Crisis Intervention Training” for all IMPD Officers and 911 Operators**
- **Mental health assessment tool Pilot Project for IMPD officers developed in partnership with NYU**
- **Pilot of diversion of individuals to Reuben Center for Downtown District**



II. Where are we now?

What we've done together so far . . .

- Proposal 89 (2017) council authorized \$2M to determine financial feasibility of the CJC Project.
- Proposal 175 (2017) council authorized \$20M for development and design of the CJC Project.
- Proposal 411 (2017) council authorized \$55M for site preparation and site enabling.
- Proposal 367 (2018) enables the construction of the core buildings by authorizing lease payments to MCBA, which will provide security for bonds.

OVERALL CAMPUS DESIGN



Twin Aire

Pleasant Run Crossing North

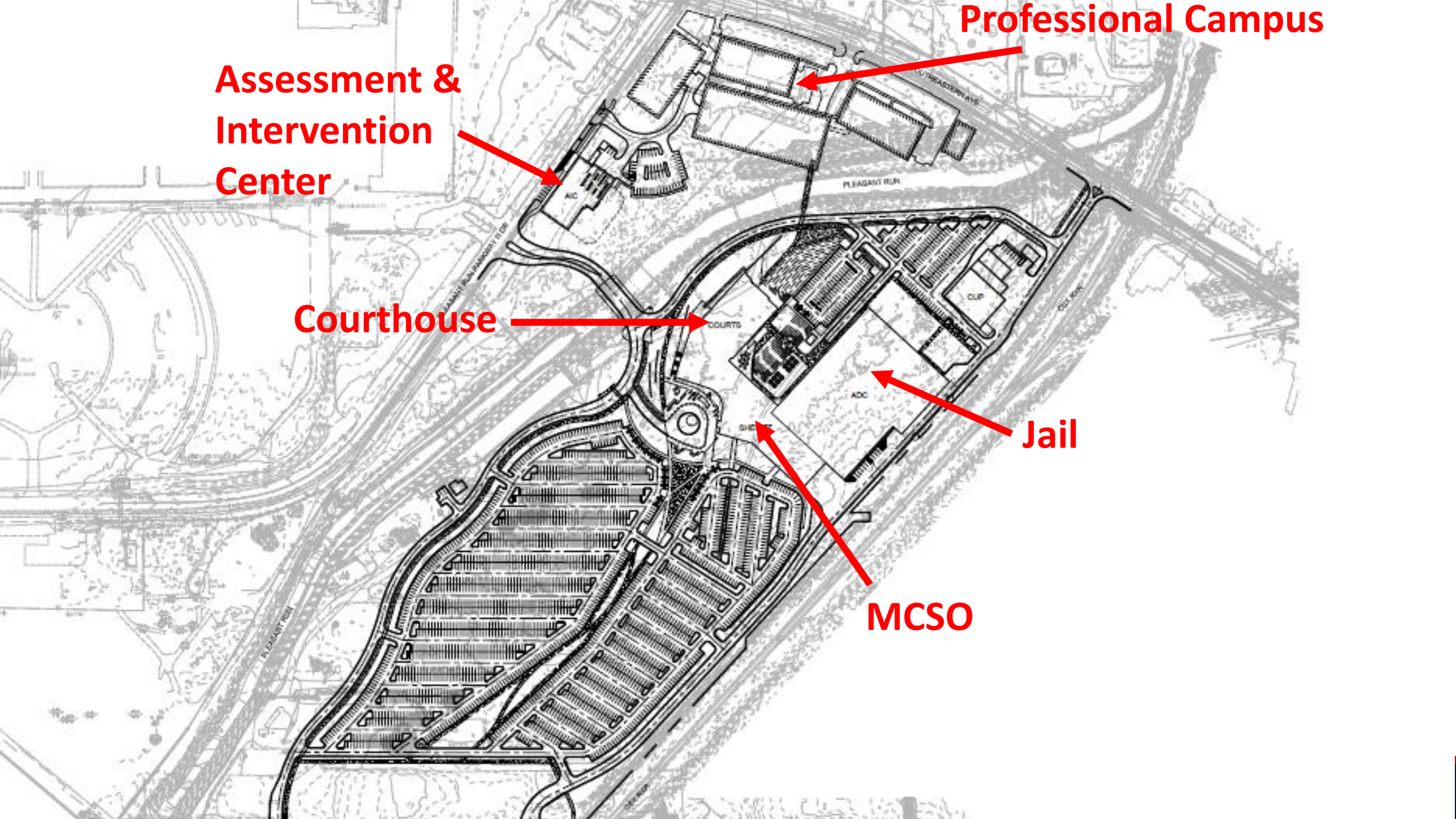
Pleasant Run Crossing

Pleasant Run Crossing South

Prospect Place West

Prospect Place East





**Assessment &
Intervention
Center**

Professional Campus

Courthouse

Jail

MCSO

CJC Construction Packages

<u>Package</u>	<u>Description</u>	<u>Nov. 9 Status</u>
1. Site Prep	(Earthwork and soil management)	<i>Complete</i>
2. Site Enabling	(Building Pad and utilities)	Under construction
3. AIC	(Assessment, temp. housing, detox facility / REC)	95% Designed
4. Courthouse	(Consolidated Courts, judicial and admin offices, etc.)	Bids opened
5. Jail	(Adult detention center and MCSO Office)	Bids opened
6. Site Completion	(Parking, landscape, lighting, etc.)	Conceptual design



Aerial View of Campus from the West



Entrance: Court and MCSO Administration



Entrance from Southwest





III. Assessment and Intervention Center

Assessment and Intervention Center

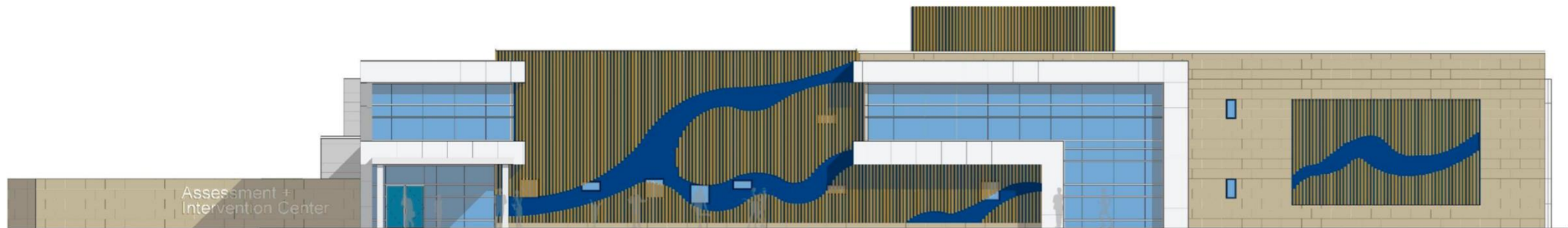
- Delivery method: **Traditional Bidding**
- A mental health and addiction treatment clinic with co-located temporary housing unit to facilitate assessment and diversion.
- Health & Hospital Corporation of Marion County will provide staff to conduct assessments, supervise clients, and provide referrals.



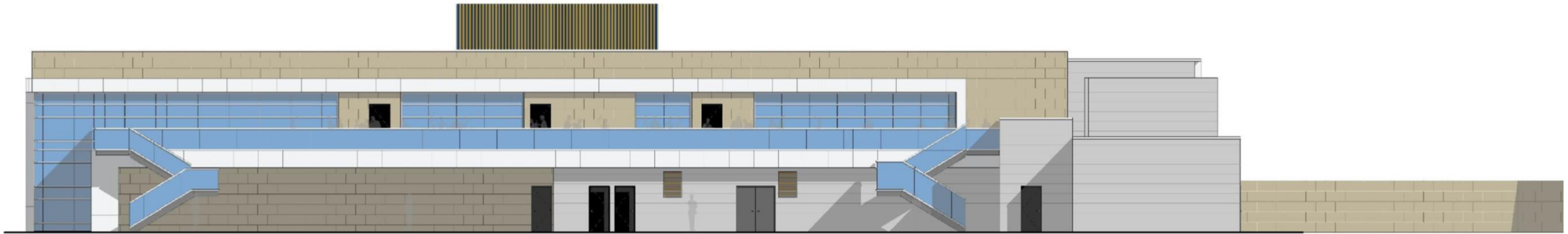


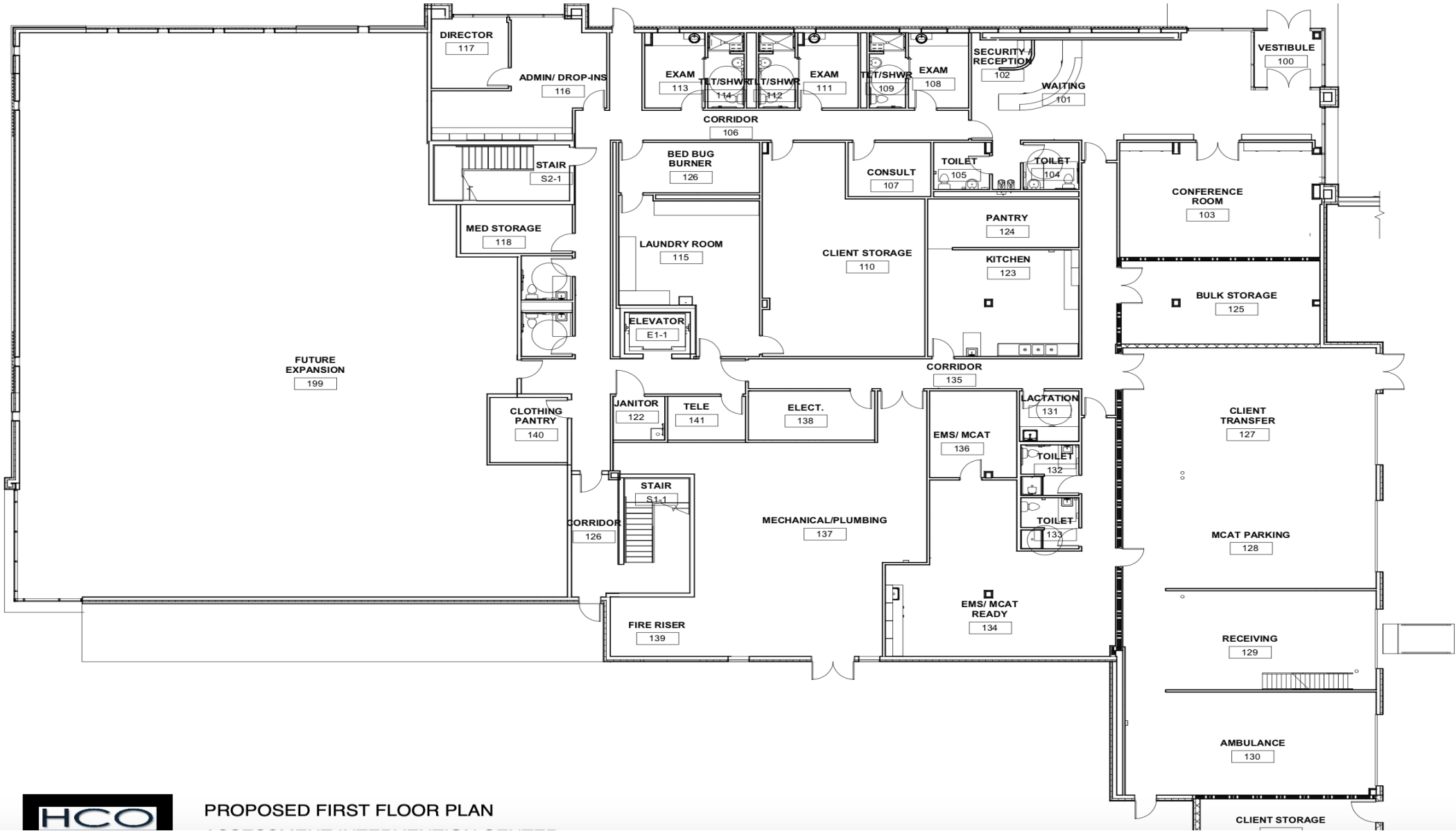
Assessment +
Intervention Center

Front Façade

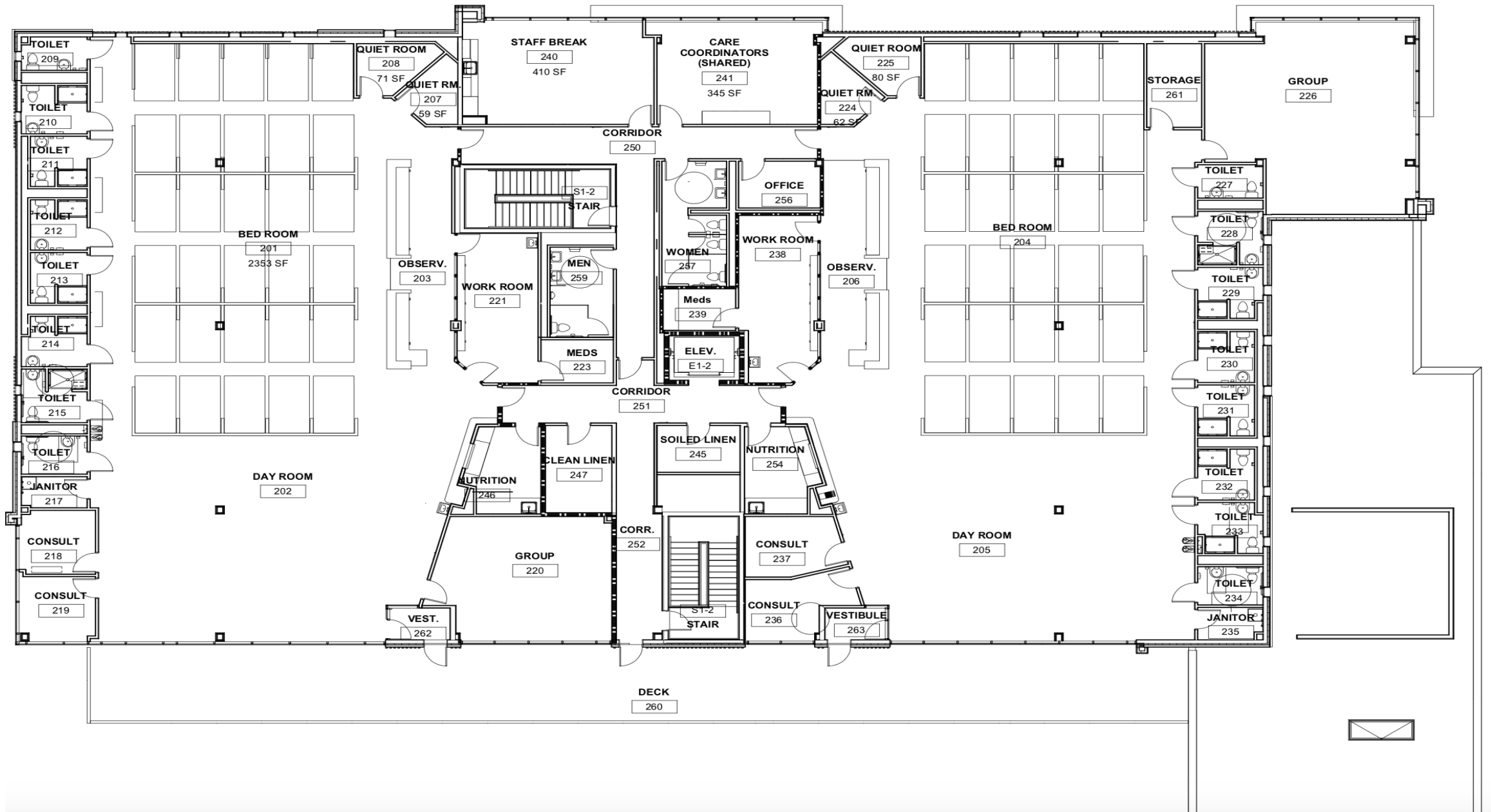


Creek Side





PROPOSED FIRST FLOOR PLAN

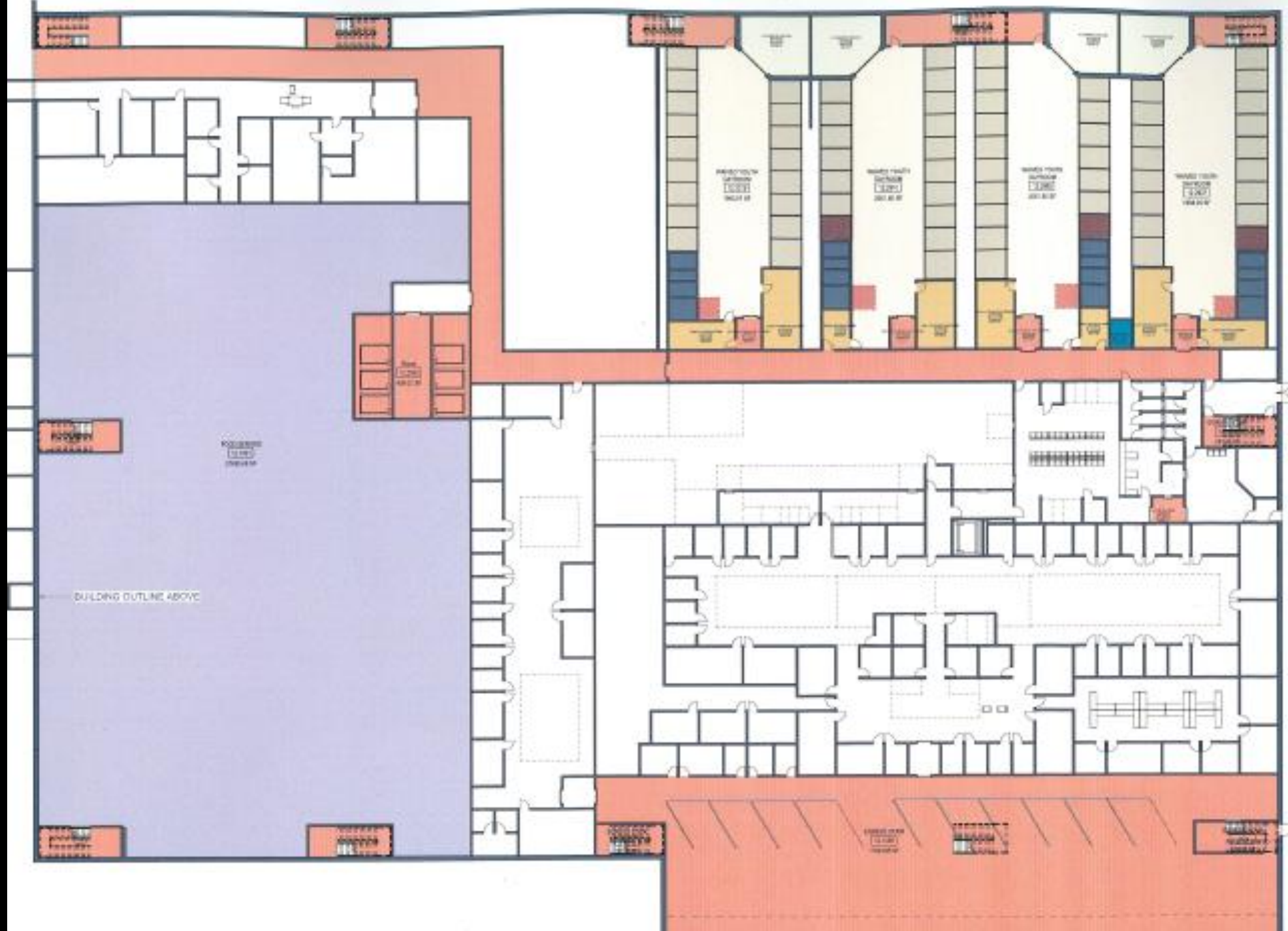




IV. Adult Detention Facility

Consolidated County Jail | Adult Detention Center

- Delivery method: **Design-Build**
- Will replace the Arrestee Processing Center, Jail I, Jail II, and Hope Hall (inside CCB).
- 2,700 general population beds, 300 specialty beds.
- 40,000 - 50,000 square feet of space for inmate education, job-training, counseling, and other programs



- NAME TAGS
- UTILIZATION - SECURE
 - FOOD SERVICE
 - FOOD DEL.
 - FOODS - DEL.
 - HOODING - BATHROOM
 - HOODING - BATHROOM SURFACE
 - HOODING - RECREATION
 - LAUNDRY
 - WET TOILET/CHANGING
 - SECURITY OPERATOR CONTROL ROOM
 - CLAY SUPPORT



- Scheme 1 Legend
- CIRCULATION - SCOUR
 - CIRCULATION - STAFF
 - HOLDING - CELL
 - HOLDING - SAVEROOM
 - HOLDING - SAVEROOM SUPPORT
 - HOLDING - RECEPTION
 - MSP - CHMS
 - MSP - TOILETS/SHOW/QUANTER
 - STAFF SUPPORT



V. Consolidated County Courthouse

Consolidated County Courthouse

- Delivery method: **Design-Build**
- Consolidates Marion County Courts, namely Civil, Criminal, Juvenile, and Probate into one building.
- Working side-by-side with the Judiciary on design and construction of the building based on assessments of modern caseloads and operations.
- Executive Committee of the Judiciary approved courthouse design on March 15, 2018.



Courts Tower

Landscape Beyond

Visual Connection to Public Space

Entry

Civic Space

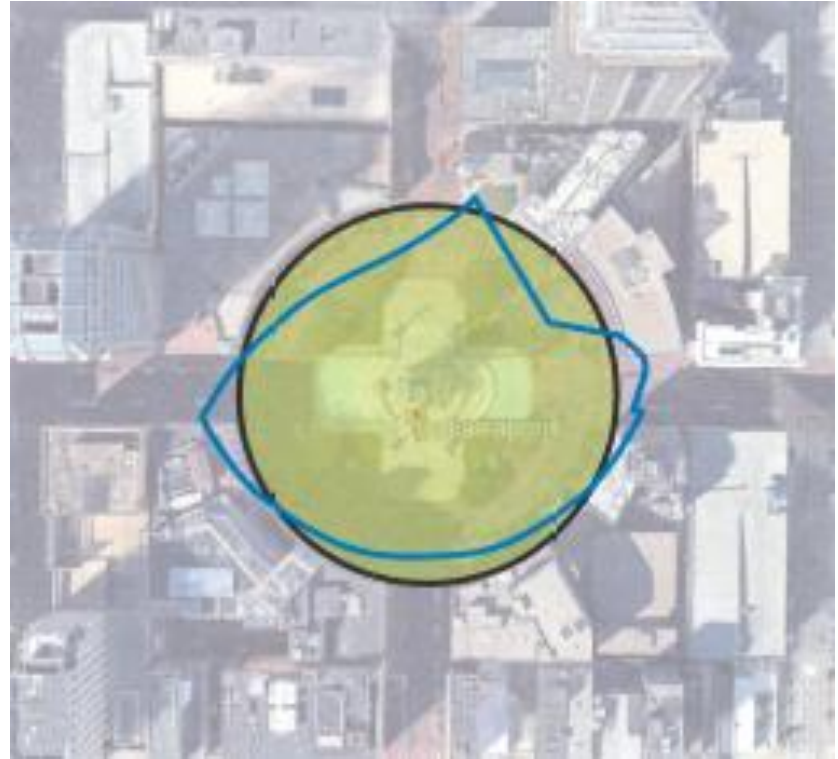
Interior / Exterior transparency

Drop Off

CJC COURT PLAZA



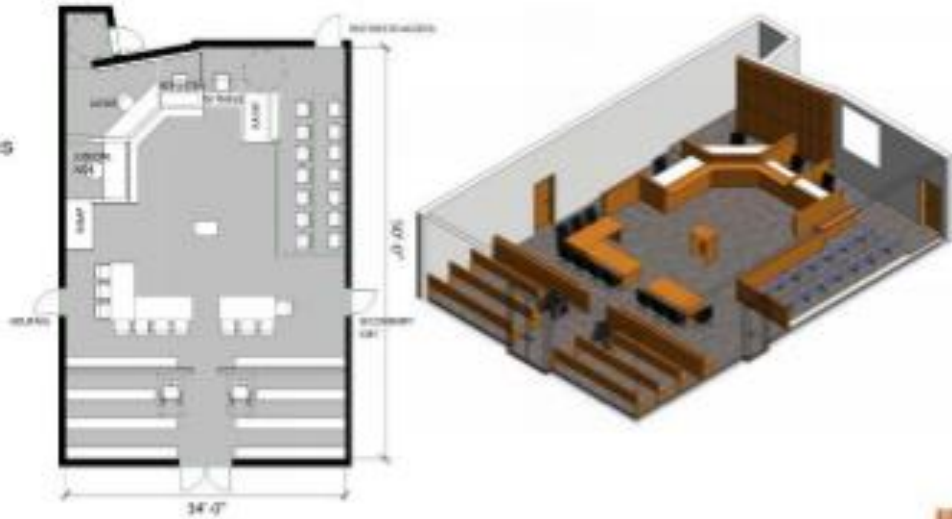
MONUMENT CIRCLE



Program Detail
Courtroom Configuration

14P JURY COURTROOM OPTION 2
1,700 SF

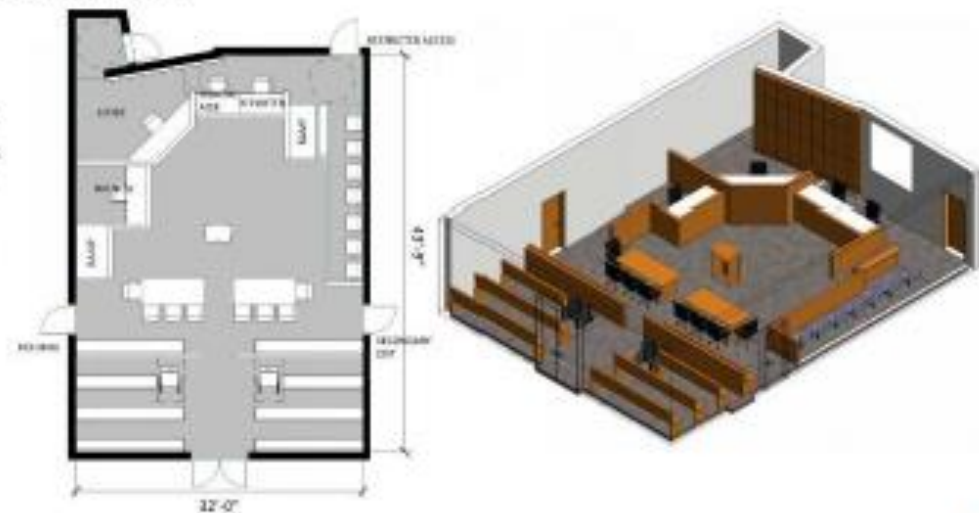
- Corner Bench
- Reporter at Side
- 2-3 Counsel Tables
- 14-Person Jury Box
- 50 Spectator & 2 Wheelchair Seats



Program Detail
Courtroom Configuration

6P JURY COURTROOM OPTION 1
1,400 SF

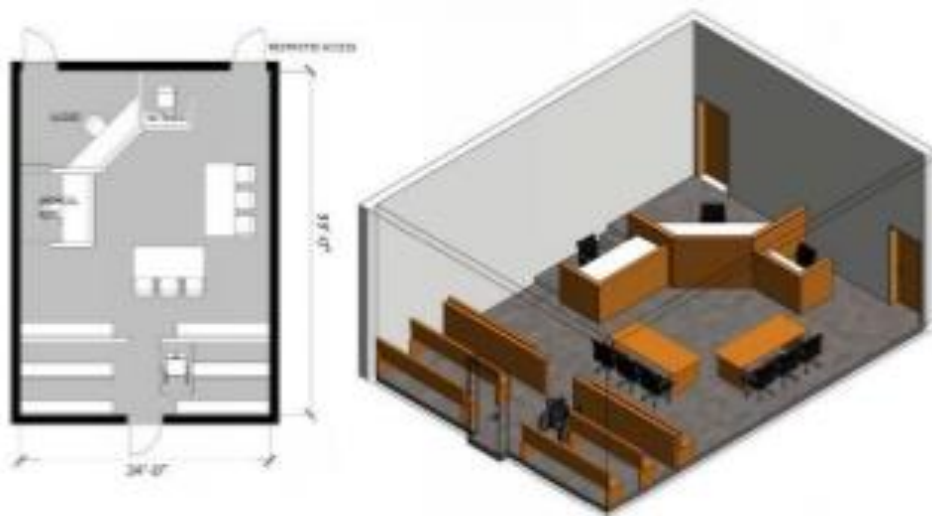
- Corner Bench
- Reporter at Side
- 2 Counsel Tables
- 7-Person Linear Jury Box
- 44 Spectator & 2 Wheelchair Seats



Program Detail
Courtroom Configuration

HEARING ROOMS
800 NSF

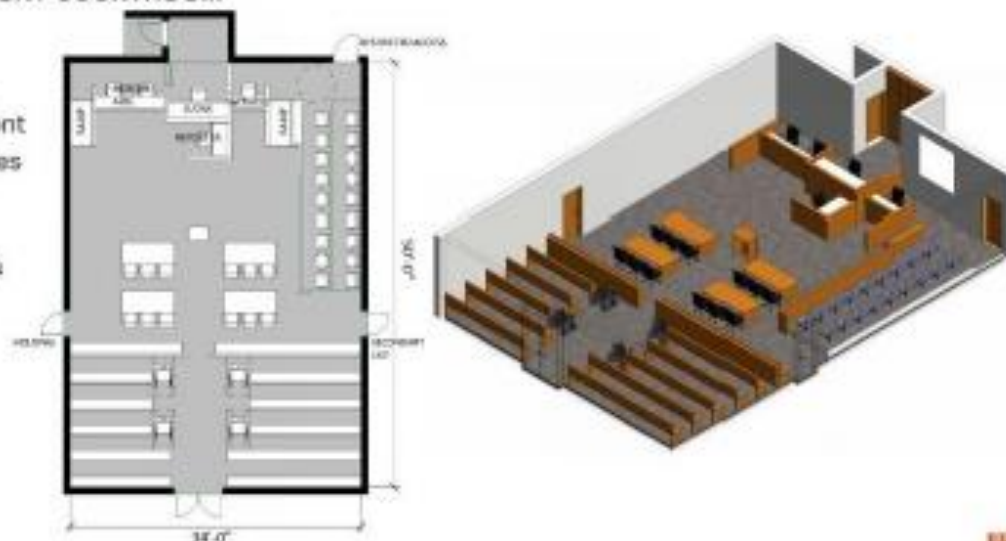
- 2 Counsel Tables
- 23 Spectator & 1 Wheelchair Seat



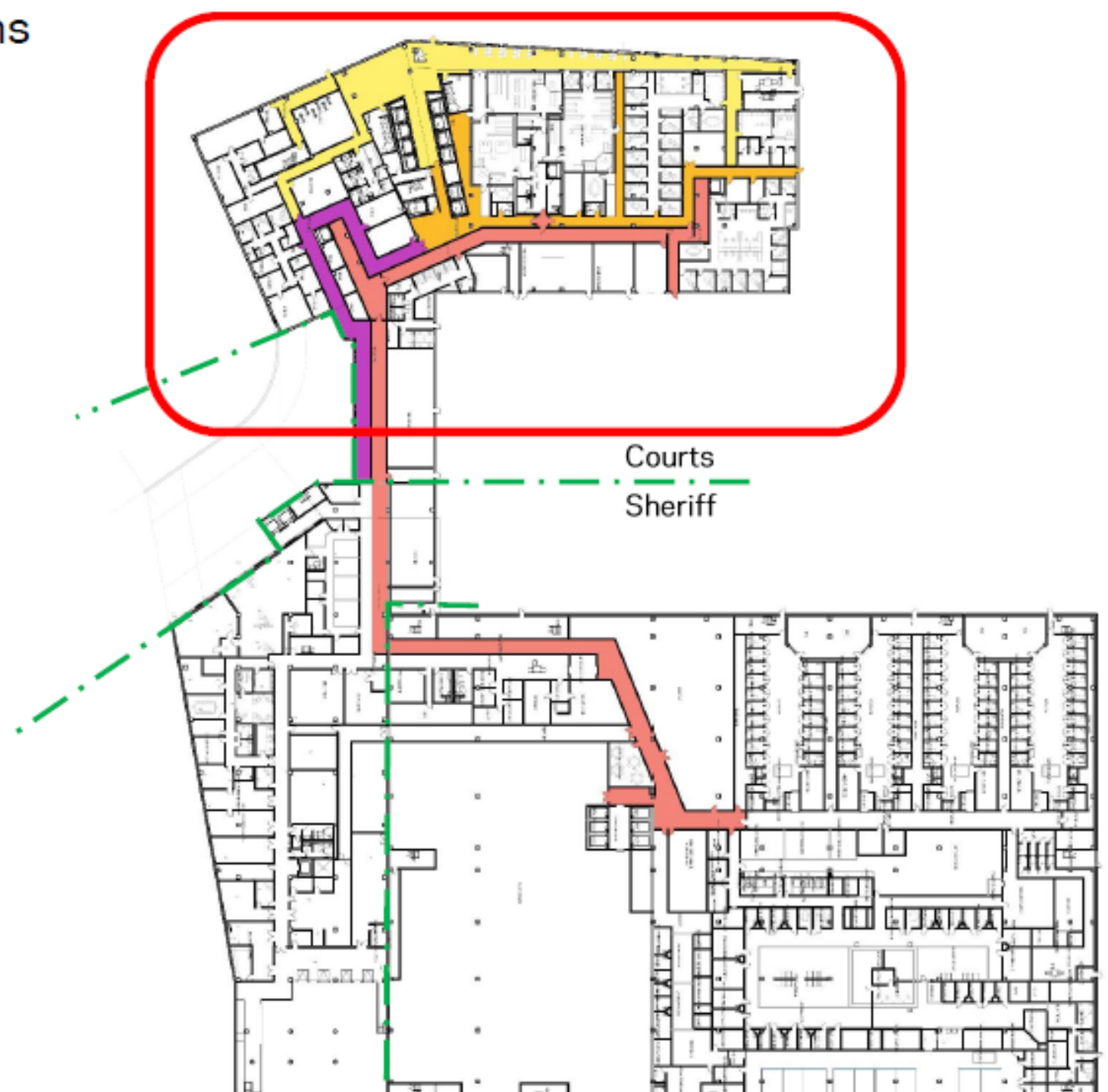
Program Detail
Courtroom Configuration

MULTI-PARTY JURY COURTROOM
2,200 SF

- Center Bench
- Reporter at Front
- 4 Counsel Tables
- 18-Person Jury Box
- 93 Spectator & 4 Wheelchair Seats

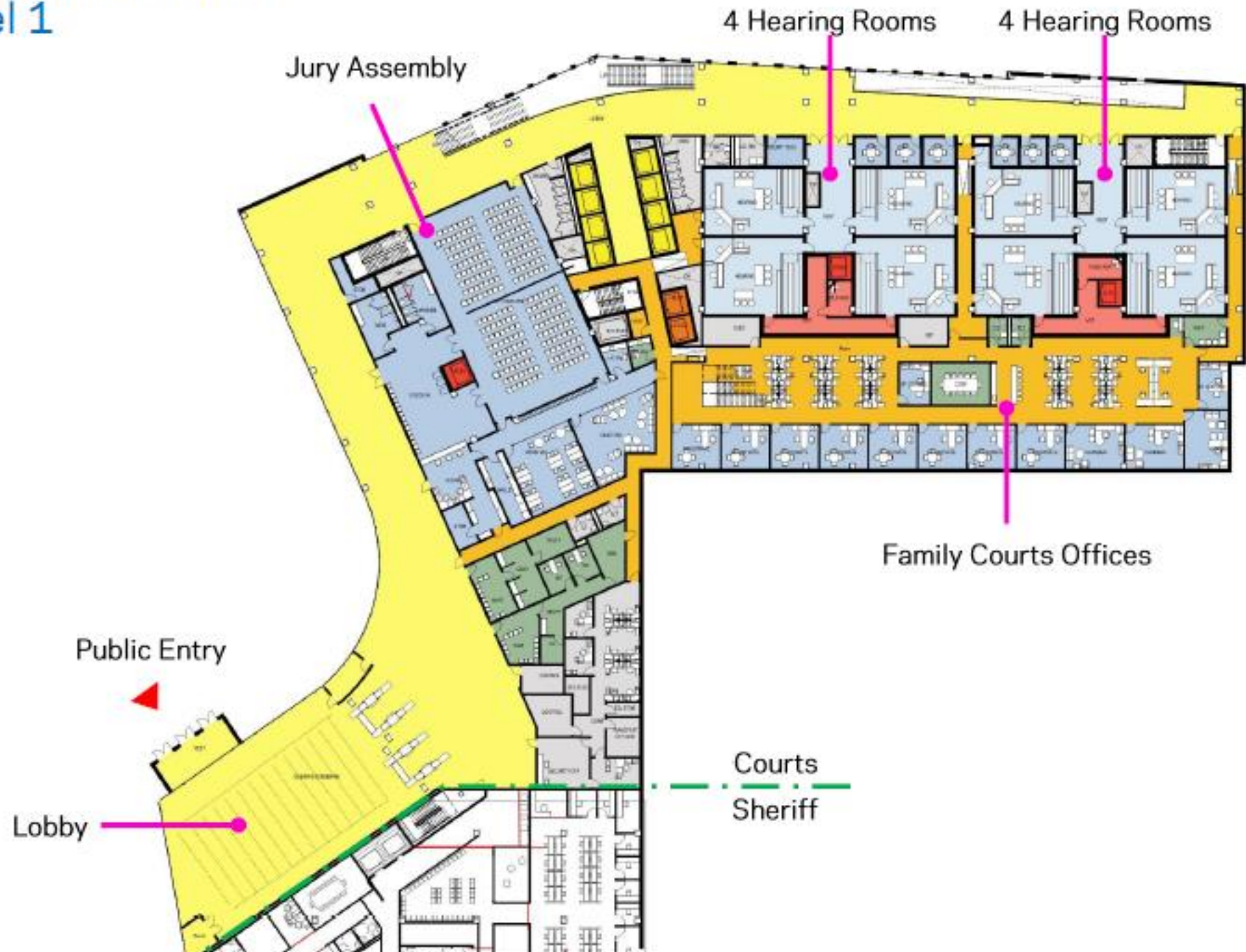


Overall Floor Plans
Ground Floor



Courts Floor Plans

Level 1



Courts Floor Plans

Level 2



Courts Floor Plans

Level 3

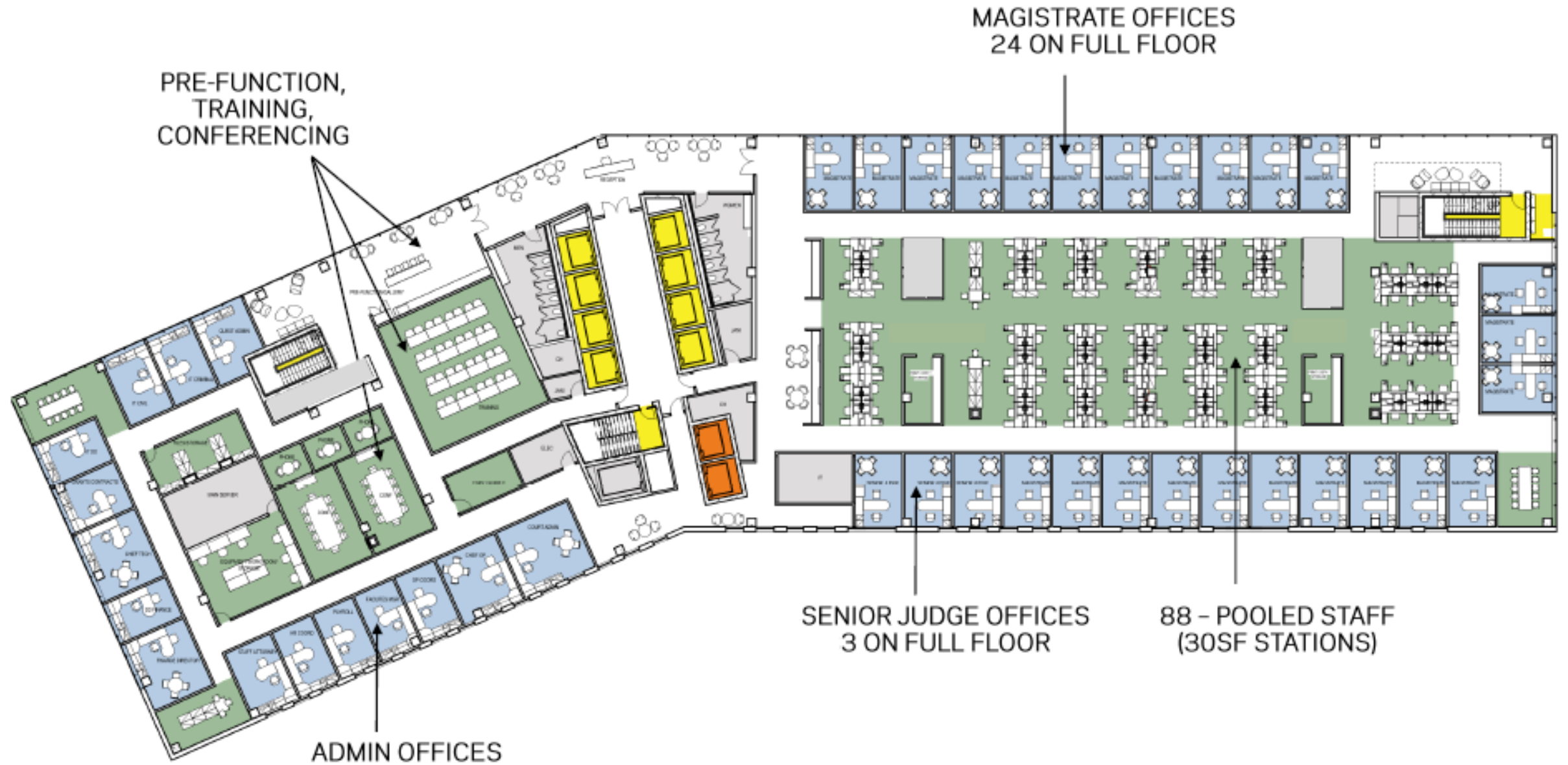


Courts Floor Plans Level 5-8



Co-located floors

Revised Level 10 - Floor Plan



Co-located floors

Revised Level 11 - Floor Plan





VI. Procurement Update

Project Goals

- Executing procurements that are lawful, ethical, transparent and competitive
- Managing Stakeholder interests in a way that provides an opportunity to succeed and results in substantial improvement to the criminal justice system in the City and the County
- Establishing a collaborative relationship with the Design-Builders that leverages the talent and innovation of the Design-Builder Teams to enhance performance as it relates to schedule, cost and future maintenance and operations
- Avoiding project disruptions and disputes
- Maximizing positive economic impact on the CJC campus, the City, the County and the broader Indianapolis Metropolitan Statistical Area

CJC Project Procurement Tracks

Track 1: Design-Build Teams

- Jail Package
- Courthouse Package

Track 2: Traditional Bidding

- Site prep
- Site enabling
- AIC
- Site completion

Track 1: Statutory Design-Build (I.C. 5-30)

RFQs

- Designers and Contractors Team up and respond (“SOQs”)
- City Technical Review Committee (“TRC”) short-lists 3-4 teams for each package
- TRC Members: Paul Babcock, Kate Warpool, Angela Smith-Jones, Camille Blunt, Martin Hurford, P.E.

RFPs

- TRC Publishes Design Criteria and short-listed teams respond
- TRC evaluates responses → Qualitative Scores
- Qualitative Score (X) Guaranteed Max. Price = Composite Score (award to best scoring team)

Contracts

- Tentative awardees enter into contract negotiations
- If negotiations fail, go to next best scoring team

Track 1: Design-Build Projects

- Consolidated County Jail | Adult Detention Center
- Consolidated County Courthouse
 - RFQs and “short-listing”
 - RFPs Published
 - Oct. 2018: RFP Proposals submitted for each
 - Nov. 7-9, 2018: Bids scored, prices opened
 - Nov. 9, 2018: Awards determined
 - **Contracts finalized EOY 2018**

Design Build: Procurement Guidance

- **Firms permitted to submit on both projects**
- **Maximize M/W/V/DBE Participation**
 - **30% of spending to date on XBE firms**
- **XBE participation part of scoring guidelines**
- **Local economic impact was scored**
 - **68% of spending to date on local firms**

Bids and Pricing

- “Best Value Determination” – dictated by I.C. 5-30-7-1
- Consolidated County Jail | Adult Detention Center
 - Community Justice Partners (AECOM-Smoot): **\$280 Million**
- Consolidated County Courthouse:
 - Wilhelm: **\$174 Million**



VII. Finance Update

CJC Project Approvals so far . . .

- Proposal 89 (2017) council authorized \$2M to determine financial feasibility of the CJC Project.
- Proposal 175 (2017) council authorized \$20M for development and design of the CJC Project.
- Proposal 411 (2017) council authorized \$55M to prepare site for building construction.
- **TOTAL APPROVED TO DATE: \$77M**

CJC Financial Dashboard

City of Indianapolis / Marion County
Community Justice Campus
Finance Dashboard

Note Series: All
Month: All
Year: All

Funding Sources:
[2017A LOIT Notes | Proposal No. 89, 2017 \(\\$20M\)](#)
[2018C LOIT Notes | Proposal No. 411, 2017 \(\\$55M\)](#)

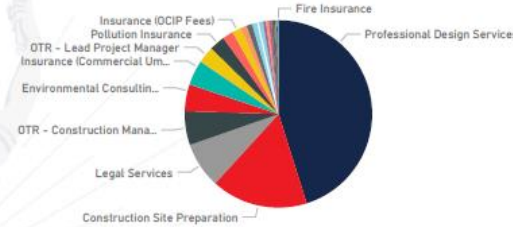
Overall Project Expenditure



Remaining Project Funds

\$46.7M
Available Project Funds

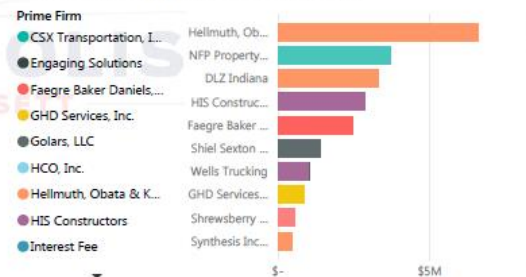
Expenditures by Category



Expenditures by Month



Expenditures by Prime Firms & Subs



Source: The Indianapolis Local Public Improvement Bond Bank; The Cyberber Group
Last Update: September 26, 2018

Dashboard
available at
www.indycjc.com

Sources of Funding

Agency	Personnel Savings	Rent & Upkeep	Maturing Bonds	Contractual Services	Revenue	Total Available per Year
Sheriff	\$ 6,349,593	\$ 3,480,188	\$ 278,911	\$ 17,199,447	\$ 8,603,544	\$ 35,911,683
Courts	\$ 1,800,000	\$ 2,703,085	\$ 513,616	\$ 600,000	-	\$ 5,616,701
Clerk	\$ 250,000	-	\$ 16,783	-	-	\$ 266,783
Reuben Center	-	\$ 58,500	-	-	-	\$ 58,500
Non-Agency	-	-	-	-	\$ 13,845,271	\$ 13,845,271
Total Available	\$ 8,399,593	\$ 6,241,773	\$ 809,310	\$ 17,799,447	\$ 22,448,815	\$ 55,698,938

With the maturity of the HHC Series 2005A Bonds in January 2025, the City has the opportunity to capture *another* **\$2.3M** in annual levy.

Project Cost Summary

Estimated Total Construction Cost	Estimated Annual Debt Service*	Estimated Annual O&M, Utilities, and Life Cycle Costs**	Total Estimated Annual Payment
\$ 571,589,859	\$ 40,630,000	\$ 14,758,000	\$ 55,388,000

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

** O&M and Utility Costs are preliminary estimates and subject to negotiation

Core Financial Principles

- **The Project Cost and Sources are conservative.**
- **Setting forth a ceiling.**
- **Though a Design-Build Project, financial approach includes contingency.**



Thank You!

