



Fisher County Law Enforcement Center Roby, Texas

SWA

Southwest Architects, Inc.

Prepared in cooperation with:

Honorable Marshal Bennett
County Judge

J.A. Robinson
Sheriff

Gordon Pippin
Commissioner, Precinct 1

Shane Baxter
Chief Deputy

Billy Henderson
Commissioner, Precinct 2

Alicia Clark
Jail Administrator

Preston Martin
Commissioner, Precinct 3

Scott Feagan
Commissioner, Precinct 4

And in cooperation with the
**Fisher County Law Enforcement
Jail Advisory Committee**

The following **Fisher County Citizens** have been involved in the
Planning of the New Fisher County Law Enforcement Center
since February 10, 2014

Marshal Bennett

Jim Nowlin

Dr. Callan

Britt Stuart

Andy Moore

Jim Gruben

Gordon Pippin

Preston Martin

Jim Hargrove

Freddie Rasberry

Bryan Justiss

Ken Holt

Robert Posey

Steve LeFevre

Billy Henderson

Scott Feagan

Recommendations of the **Citizen's Jail Advisory Committee** to the **Fisher County Commissioner's Court**

- Enter into a **Professional Services Contract** with Southwest Architects, Inc. to develop a **Schematic Floor Plan** and **Preliminary Budget**
- Ensure that both the Architect and Construction Manager at Risk specialize in **Jail Design and Construction**
- Establish a **Project Team** that includes county employees, as well as, continued **Citizen Involvement**
- Recommend a **Construction Management at Risk** Delivery Method
- Enter into a **Professional Services Contract** with a licensed Bond Counsel and Financial Advisor to establish a **Tax Base** for the financing of the project
- Provide a **Bond Package** to be presented to the public for a vote in the **November General Election**

Why Does Fisher County need a New Law Enforcement Center?

State of Texas

238 County Jails and **23** Privately Run Jail Facilities
are currently being operated in Texas

Of these facilities **7** are operating in **Non-Compliance** requiring
the filing of a Corrective Action Plan within **30 days** with all
work to be completed within one year

16 Counties are in various stages of
planning or construction

The Texas Commission on Jail Standards is very active

Fisher County

The existing Fisher County Jail Facility
was constructed in **1928**

The total capacity of the facility:

13 Men

2 Women

~~15 Inmates Total~~

Due to unsafe conditions, the Texas Commission on Jail Standards
has reduced the total capacity of the existing facility to only

12 Inmates

Brandon Wood
Executive Director of TCJS
addressed the
Fisher County Jail Advisory Committee
and expressed the
Commission's **Concerns**
with the existing Fisher County Jail Facility



Federal and State Compliance

Facility Non-Compliance Concerns

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TCJS Concerns

There can be no compromises with **Life Safety**

The current facility's record for mechanical system, generator, and smoke evacuation problems have been recorded

Only 1 exit with 2 exits required

No non-contact visitation

The facility doesn't provide the required 10% single cells

The facility doesn't provide proper dayrooms for all cells

There are no safety vestibules for multi-occupancy cells

TCJS Concerns, continued

There is no remote control operating lock systems

There are no separation cells provided

There is exposed wire/conduits in cell areas

The lone stairwell is not the required width

There are exit doors swinging in the wrong direction

There is no standpipe and hose system

The facility operates with **eleven variances** from the State Commission on Jail Standards dating back to 1982

Primary Concerns

Non-Compliant with Federal American with Disabilities Act (ADA)

Non-Compliant with State Texas Accessibility Standards (TAS)

Non-Compliant Population Requirements in past

Non-Compliant with State Fire Marshall



Areas of Non-Compliance

Insufficient Accessible Parking
& Severe Grade Issues

Fisher County Law Enforcement Center



Areas of Non-Compliance

Insufficient Accessible Parking
& Severe Grade Issues

Insufficient Accessibility Route
& Building Accessibility



Areas of Non-Compliance

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Very Steep & Narrow Stairwell
with No Handrails



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Very Steep & Narrow Stairwell
with No Handrails

Open Stairwells / No Elevators



Areas of Non-Compliance

**Insufficient Accessible Parking
& Severe Grade Issues**

**Insufficient Accessibility Route
& Building Accessibility**

**Very Steep & Narrow Stairwell
with No Handrails**

Open Stairwells / No Elevators

Inaccessible Narrow Cell Doors



Areas of Non-Compliance

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Very Steep & Narrow Stairwell
with No Handrails

Open Stairwells / No Elevators

Inaccessible Narrow Cell Doors

Hazardous Bar Type Cell Doors



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Hazardous Bar Type Cell Doors

Exposed Electrical Wires / Conduits



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Exposed Electrical Wires / Conduits

Non-Insulated Water Lines



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Hazardous Bar Type Cell Doors

Exposed Electrical Wires / Conduits

Non-Insulated Water Lines

Non-Electronic Door Controls



Public Safety Concerns

Safety Issues for the General Public

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Public Safety Concerns

Structural Instability



Public Safety Concerns

Structural Instability

No Fire Protection System

Fisher County Law Enforcement Center



Public Safety Concerns

Structural Instability

No Fire Protection System

Insufficient Lobby Space

Fisher County Law Enforcement Center



Public Safety Concerns

Structural Instability

No Fire Protection System

Insufficient Lobby Space

Lack of Safety Vestibules between Housing Units and the Public Lobby putting the Public & Officers at Risk

Note: There have been 2 escapes in the past year



Public Safety Concerns

Structural Instability

No Fire Protection System

Insufficient Lobby Space

Lack of Safety Vestibules between Housing Units and the Public Lobby putting the Public & Officers at Risk

Note: There have been 2 escapes in the past year

Leaking Roof / Water Leaks





Public Safety Concerns

Structural Instability

No Fire Protection System

Insufficient Lobby Space

Lack of Safety Vestibules between Housing Units and the Public Lobby putting the Public & Officers at Risk

Note: There have been 2 escapes in the past year

Leaking Roof / Water Leaks

Unsafe Electrical Wiring & Equipment



Public Safety Concerns

Structural Instability

No Fire Protection System

Insufficient Lobby Space

Lack of Safety Vestibules between
Housing Units and the Public Lobby
putting the Public & Officers at Risk

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Leaking Roof / Water Leaks

Unsafe Electrical Wiring & Equipment

Overloaded Electrical Systems

Fisher County Law Enforcement Center



Public Safety Concerns

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Unsafe Electrical Wiring & Equipment

Overloaded Electrical Systems

Inefficient and Archaic Heating & Cooling Systems

Fisher County Law Enforcement Center



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Note: There have been 2 escapes in the past year

Leaking Roof / Water Leaks

Unsafe Electrical Wiring & Equipment

Overloaded Electrical Systems

Inefficient and Archaic Heating & Cooling
Systems

No Sally Port for Public
& Officer Safety



Staff Safety Concerns

Safety Concerns for Facility Staff Members

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Staff Safety Concerns

No Secure Barrier between Detention, Administration and Public Areas





Staff Safety Concerns

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Lack of Safety Vestibules and Electronic Door Lock Systems at Cells



Staff Safety Concerns

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Lack of Safety Vestibules and Electronic Door Lock Systems at Cells

Stair Accessibility Hazards

Fisher County Law Enforcement Center



Staff Safety Concerns

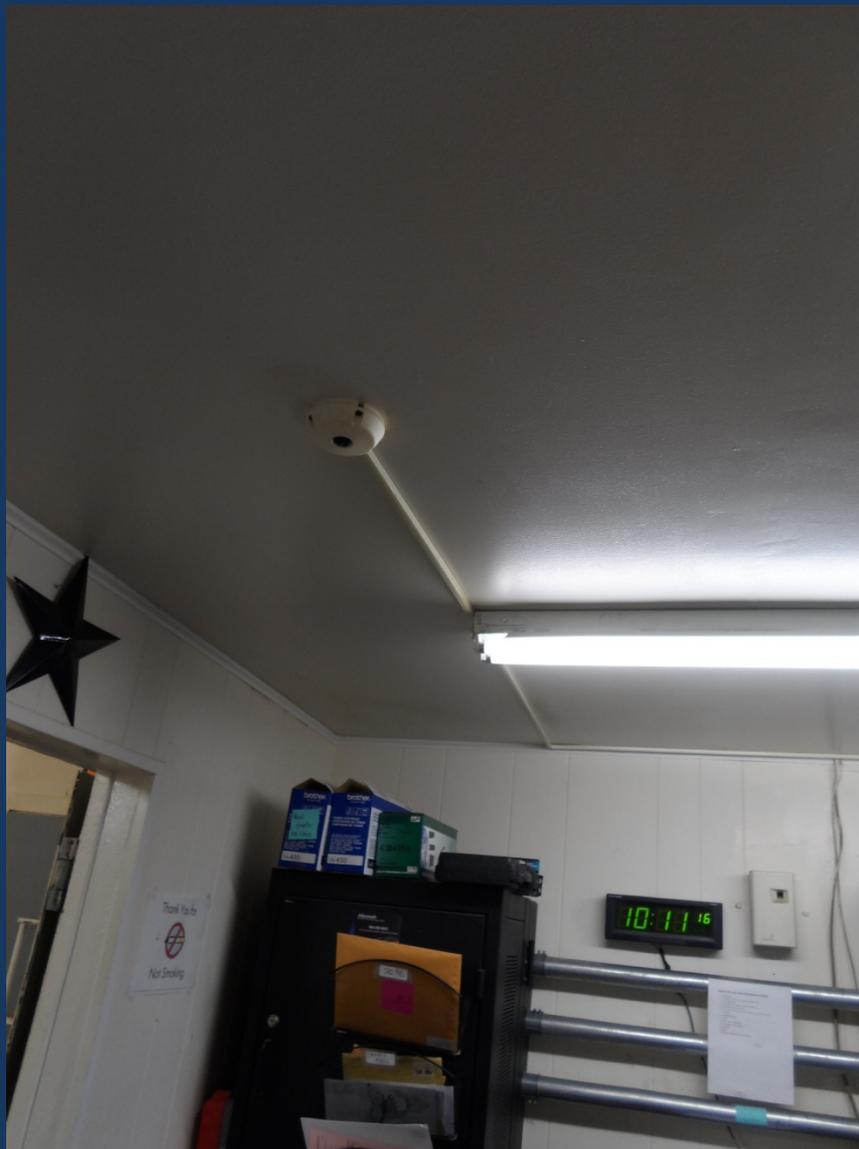
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Stair Accessibility Hazards

Insufficient Work Space





Staff Safety Concerns

No Secure Barrier between Detention, Administration and Public Areas

Lack of Safety Vestibules and Electronic Door Lock Systems at Cells

Stair Accessibility Hazards

Insufficient Work Space

Poor Lighting Throughout Facility



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Sewage Leakage from Upper Floors



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Exposed Sewer Lines



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Sewage Leakage from Upper Floors

Exposed Sewer Lines

Exposed Control Systems



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Exposed Control Systems

Exposed Electrical Wiring and Cables



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Lack of Safety Vestibules and Electronic Door Lock Systems at Cells

Stair Accessibility Hazards

Insufficient Work Space

Poor Lighting Throughout Facility

Sewage Leakage from Upper Floors

Exposed Sewer Lines

Exposed Control Systems

Exposed Electrical Wiring and Cables

Insufficient storage space



Staff Safety Concerns

No Secure Barrier between Detention, Administration and Public Areas

Lack of Safety Vestibules and Electronic Door Lock Systems at Cells

Stair Accessibility Hazards

Insufficient Work Space

Poor Lighting Throughout Facility

Sewage Leakage from Upper Floors

Exposed Sewer Lines

Exposed Control Systems

Exposed Electrical Wiring and Cables

Insufficient storage space

Unsafe Chases



Inmate Safety Concerns

Safety Concerns for Inmate Housing

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Inmate Safety Concerns

Unsafe Common Areas



Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems



Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage



Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage

Non-Secure & Damaged Light Fixtures





Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage

Non-Secure & Damaged Light Fixtures

Exposed Cables & Conduits





Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage

Non-Secure & Damaged Light Fixtures

Exposed Cables & Conduits

Insufficient Heating / Cooling
Required by the State





Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage

Non-Secure & Damaged Light Fixtures

Exposed Cables & Conduits

**Insufficient Heating / Cooling
Required by the State**

Poor Plumbing / Contaminated Showers



Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage

Non-Secure & Damaged Light Fixtures

Exposed Cables & Conduits

Insufficient Heating / Cooling
Required by the State

Poor Plumbing / Contaminated Showers

Lack of Safe Drinking Water



Inmate Safety Concerns

Unsafe Common Areas

Exposed Mechanical Systems

Lack of Required Storage

Non-Secure & Damaged Light Fixtures

Exposed Cables & Conduits

**Insufficient Heating / Cooling
Required by the State**

Poor Plumbing / Contaminated Showers

Lack of Safe Drinking Water

General Deterioration



Facility Conditions

General Deficiency Examples



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EXTERIOR ADDITIONS / FALL HAZARDS



Fisher County Law Enforcement Center



SECURITY ELECTRONICS



Fisher County Law Enforcement Center



DISPATCH

Fisher County Law Enforcement Center



FILE STORAGE





KITCHEN STAFF SAFETY / HEALTH HAZARDS



**KITCHEN
STAFF SAFETY / HEALTH HAZARDS**



Fisher County Law Enforcement Center

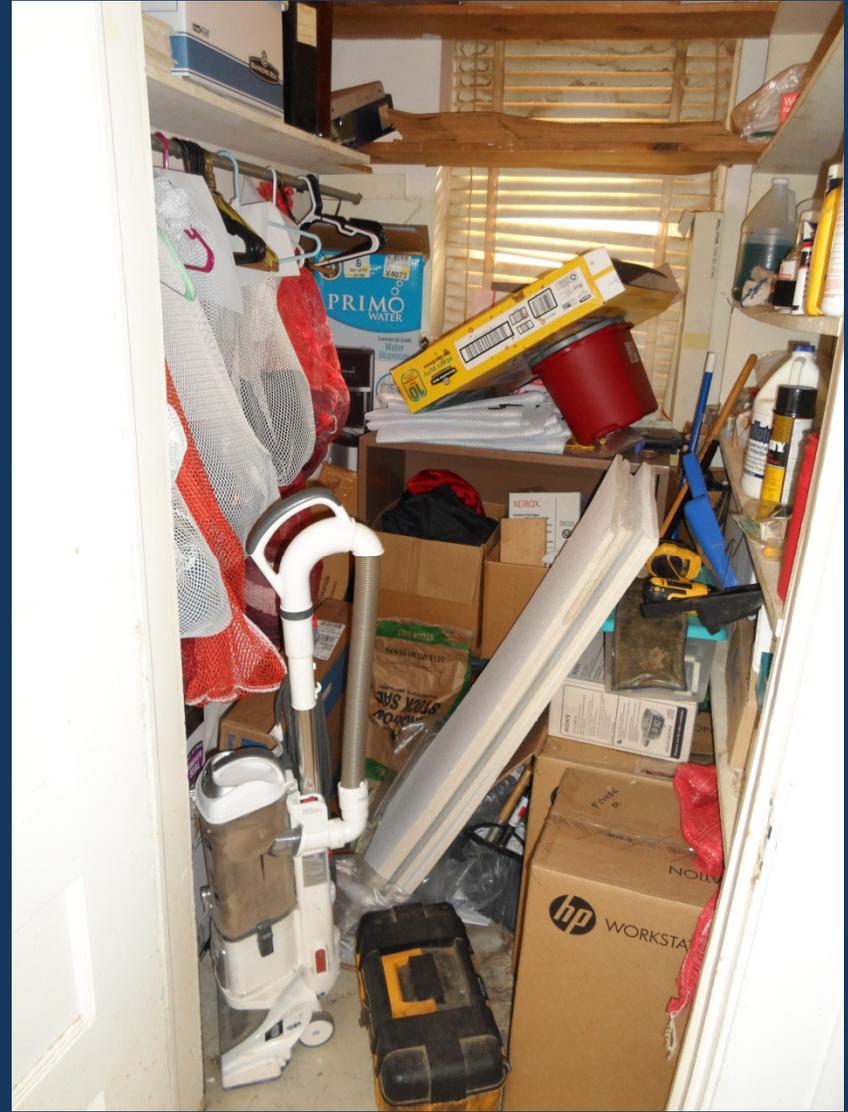


FOOD STORAGE

Fisher County Law Enforcement Center



GENERAL/ PROPERTY STORAGE SPACE



EXERCISE AREA



Fisher County Law Enforcement Center



**AGING MECHANICAL SYSTEMS/
UNSAFE CHASES**



ELETRICAL FIRE DAMAGE



UNIFORM STORAGE



BATHROOM STORAGE

Fisher County Law Enforcement Center



LAUNDRY FACILITIES



Fisher County Law Enforcement Center



OUTDATED DOOR CONTROLS

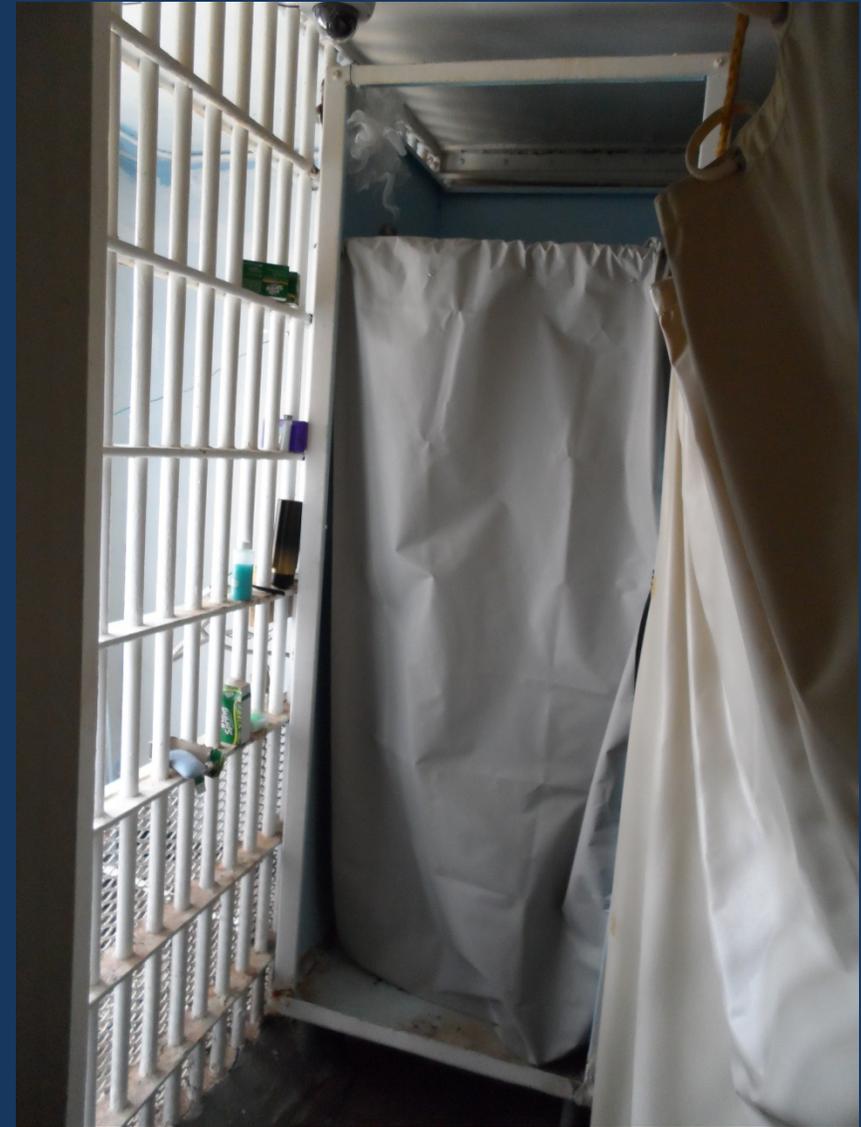
Fisher County Law Enforcement Center



**MULTIPLE OCCUPANCY
CELL**

Fisher County Law Enforcement Center

MULTIPLE OCCUPANCY DAYROOM



Why Fisher County Needs a 24 Bed Facility

Based on Texas Commission on Jail Standards requirements:

10% of all cells must be set aside for **Segregation**

10% of cells must set aside for **Classification**

Since **2010**, the Fisher County Jail's capacity has peaked many times requiring **out of county housing** issues

Currently, the Fisher County Jail is at peak capacity
With **6** inmates being housed out of County at
Fisher County's Expense

Based on the **January 25, 2011 Facilities Needs Analysis**
by the Texas Commission on Jail Standards
at the request of the
Fisher County Sheriff's Office and Commissioner's Court:

The construction of a **24 Bed Minimum** Facility
with minor staffing modifications was recommended
with the Master Planning to **48 Beds** if required in future

This letter dated July 1, 2014 Supports The TCJS findings And Recommendations

TEXAS COMMISSION ON JAIL STANDARDS

EXECUTIVE DIRECTOR
Brandon S. Wood



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Agency Website: <http://www.tcjs.state.tx.us>
E-mail Address: brandon.wood@tcjs.state.tx.us

July 1, 2014

The Honorable Marshal Bennett
County Judge, Fisher County
P.O. Box 306
Roby, TX 79543

Dear Judge Bennett,

When the residents of Fisher County opened their county jail in 1928, I doubt very few believed that it would still be in operation today, almost 90 years later. This accomplishment has been possible only because members of the Commissioner's Court and Sheriff's Office have always addressed the various issues that could have caused the closure of the Fisher County Jail. However, there are variables that are often outside of anyone's ability to control that have forced Fisher County to evaluate the need to replace their existing county jail.

The operation of the county jail is one of the core functions of local government. Thankfully, it is also one that the overwhelming majority of its citizens do not understand because they are not directly exposed to it. Rather, they indirectly benefit from the ability of local law enforcement to properly perform their duty and ensure the safety and security of their community. But the lack of interaction with the county jail can also lead to misconceptions as to what is required to operate one. County jails are not designed to be extravagant but rather incarcerate those that may pose a danger to the community or may abscond from the court's jurisdiction. These inmates must be detained in a facility that meets a constitutional level of confinement. In addition, because many have not been convicted yet, they must be confined according to the seriousness of their offenses, as well as keeping males and females separate, something your current facility's design does not allow.

Fisher County is operating a jail that can only remain open because 11 variances, more commonly known as waivers, were issued in 1982 by the Texas Commission on Jail Standards. These variances include the inability of cell doors to be operated remotely, the lack of a second exit, and even a variance that addresses the issue that electrical conduit is within reach of the inmates. If at any point the county is unable to pass an annual inspection for any reason, these variances are subject to review and cancellation, which would mean the closure of the facility. A new facility would address all of these issues and eliminate the need for variances and is a proposal that I support.

Our office understands the challenges that a smaller county faces when it comes to operating a jail, especially one constructed before there were nationally recognized and required building codes. I know that you and your court have not taken your role lightly and have carefully examined all of the options available to you over the course of the last three years. If you believe that it would be of any assistance or benefit, I will gladly attend any public meetings to discuss this issue with you and your fellow citizens at any time.

Sincerely,

Brandon S. Wood
Executive Director

Judge Donna S. Klaeger, Burnet, Chair
Stanley D. Egger, Abilene, Vice Chair
Irene A. Armondantz, Austin

Allan D. Cain, Carthage
Jerry W. Lowry, New Caney
Larry S. May, Sweetwater

Sheriff Gary Painter, Midland
Dr. Michael M. Seale, M.D., Houston
Sheriff Dennis D. Wilson, Groesbeck

"The Commission on Jail Standards welcomes all suggestions and will promptly respond to all complaints directed against the agency or any facilities under its purview."

To empower local government to provide safe, secure and suitable local jail facilities through proper rules and procedures while promoting innovative programs and ideas

The TCJS recommends a minimum
Allotment of **15% Minimum** of all beds
For **Female Occupancy**

What would happen if
Fisher County does nothing?

There is **High Probability** that the current
Fisher County Jail Facility
will be **Shut Down** by the
Texas Commission on Jail Standards (TCJS)

In the event that the
“Texas Commission on Jail Standards”
closes the Fisher County Facility,
what will we do with our inmates?

Fisher County is mandated by the State of Texas to either house the inmates or **transport** them to another facility that is regulated by the Texas Commission on Jail Standards

These other facilities could be hundreds of miles away based on availability of open beds and the other county's requirements

Inmates could be required to be housed in multiple counties

When the TCJS closes down the
current jail facility...

What would Out of County Housing
cost Fisher County?

Average Cost of Housing Outside Fisher County

Based on
\$45.00 per Day
Per Inmate

10 inmates =
\$450.00 per Day

15 Inmates =
\$675.00 per Day

County Expense Between

\$164,250 per Year
to
\$246,375 per Year

not including
transportation cost

NOTE: Surrounding Counties with available space are becoming less available

Additional Cost of Transportation

Estimated 2 Transports
@ \$100.00 per Day
+ Minimum 6 Man hours
Totaling \$200.00 Per Day

@ 200.00 per Day
Additional Cost is
\$60,000.00 per Year
Based on 200 days per year

NOTE: These costs could escalate if the lack of surrounding County's space availability requires greater distance and increased transportation costs

County Expense
Including Transportation
Between

\$224,250 per Year
to
\$306,375 per Year

Potential Fisher County Expense

Including Transportation
Not adjusted for future **Cost Increases**

20 Years

\$4,485,000 to \$6,127,500.00

These expenses would continue indefinitely

Why should Fisher County
NOT commit to housing
any or all inmates
outside of Fisher County?

No Reduction in Current Staff due to Downsizing Existing Facility to a Holding Facility for Transport

•

Increased **Liability** in Transporting Inmates

•

Increased **Medical Expenses**

•

Fisher County would be Required to **Hire** New **Transportation Officers**

•

Out of County Expenses and Duties Leave **Less Funds Available** for the Sheriff's Office to Patrol Fisher County and **Far Less Time**

Cost of housing is subject to review each year by the respective counties and could increase **without** Fisher County having any say

•

Expense to Fisher County **never** ends

•

Fisher County will still have to address **Sheriff's Office Building** and **Temporary Holding Facility**

•

Out of County Expenses will **never** be paid off

•

Fisher County will **always** be at some other County's mercy

What are the benefits
of building a **24 Bed
Law Enforcement Center
to Fisher County ?**

Master Planning of Fisher County's future Needs and Requirements

-

Minor staffing changes required

-

No loss of jobs for Fisher County Residents

-

Increased Public Safety for Fisher County Residents

Eliminate Out of County Expenses to Fisher County

•

Allows Fisher County to
manage Inmate Medical Care on site

•

Potential Generated Income from other County's
needing Out of County Housing

•

Managed Risk

How will the
**New Fisher County
Law Enforcement Center**
Impact the
City of Roby?

What will the New
Fisher County Law Enforcement Center
Cost and
how will the Costs compare?

New Fisher County Law Enforcement Center COST

24 BED

\$6,745,000.00

Based on Fisher County's current
TAX RATE of
\$0.7240 per \$100

Plus an additional

\$0.126 per \$100 (20 Year Plan)

How the Tax Increase Impacts You

Fall 2014 – 20 Year Plan

Based on Current
Property Evaluation
(Taxable Value)

24 Bed Facility
\$6,625,000
@ \$0.126 /\$100

\$30,000

\$37.80

\$50,000

\$63.00

\$75,000

\$94.50

\$100,000

\$126.00

\$150,000

\$189.00

\$200,000

\$252.00

\$300,000

\$378.00

COST COMPARISONS

To Build a
24 BED Facility

\$485,963/year

Cost fixed

Pays for facility in 20 years

Est. Rate: 3.36%

To House
Out of County
(Including Transport)

\$306,375.00/year

Based on average
15 Inmate Expense

Cost negotiated annually

Cost never goes away

Increased Medical

How are the citizens of
Fisher County going to pay
for the project?

Methods of Repayment Approved by the State of Texas

1. General Obligation Bonds
2. Certificates of Obligation
3. Limited Tax Notes

General Obligation Bond (GOs)

1. Requires a Bond Election at a regular scheduled election event with the next possible date of November 2, 2010
2. Issued for any public project, including:
 1. Real Property
 2. Personal Property
 3. Facilities Construction
 4. Acquisition
3. Secured by Issuer's Ad Voloreum Tax
4. Lowest available interest rate
Comparable to Certificates of Obligation

Certificate of Obligation Bond (COs)

1. No voter approval required, generally
2. Requires a 30 Day minimum publication of notice of interest to issue
(Subject to petition signed by 5% of the registered voters in Fisher county)
3. Secured by Ad Voloreum Property Taxes
4. Lowest available Interest Rate
Comparable to General Obligation Bonds

Tax Notes

1. **Not Voter approval required**
2. **No publication of notice required**
3. **Secured by a limited pledge of Ad Voloreum Taxes**
4. **Initial term limited to 7 years from the date of issuance**
5. **May be required for term not to exceed 40 years**
6. **May be issued for any government purpose project**
7. **Lowest available Interest Rate - Comparable to both General Obligation Bonds and Certificates of Obligation, but with a much shorter Life Span and the uncertainty of the interest market beyond the 7 year period**

The Proposed
**New Fisher County
Law Enforcement Center**

Proposed Site

Located at North 2nd Street and Water Street



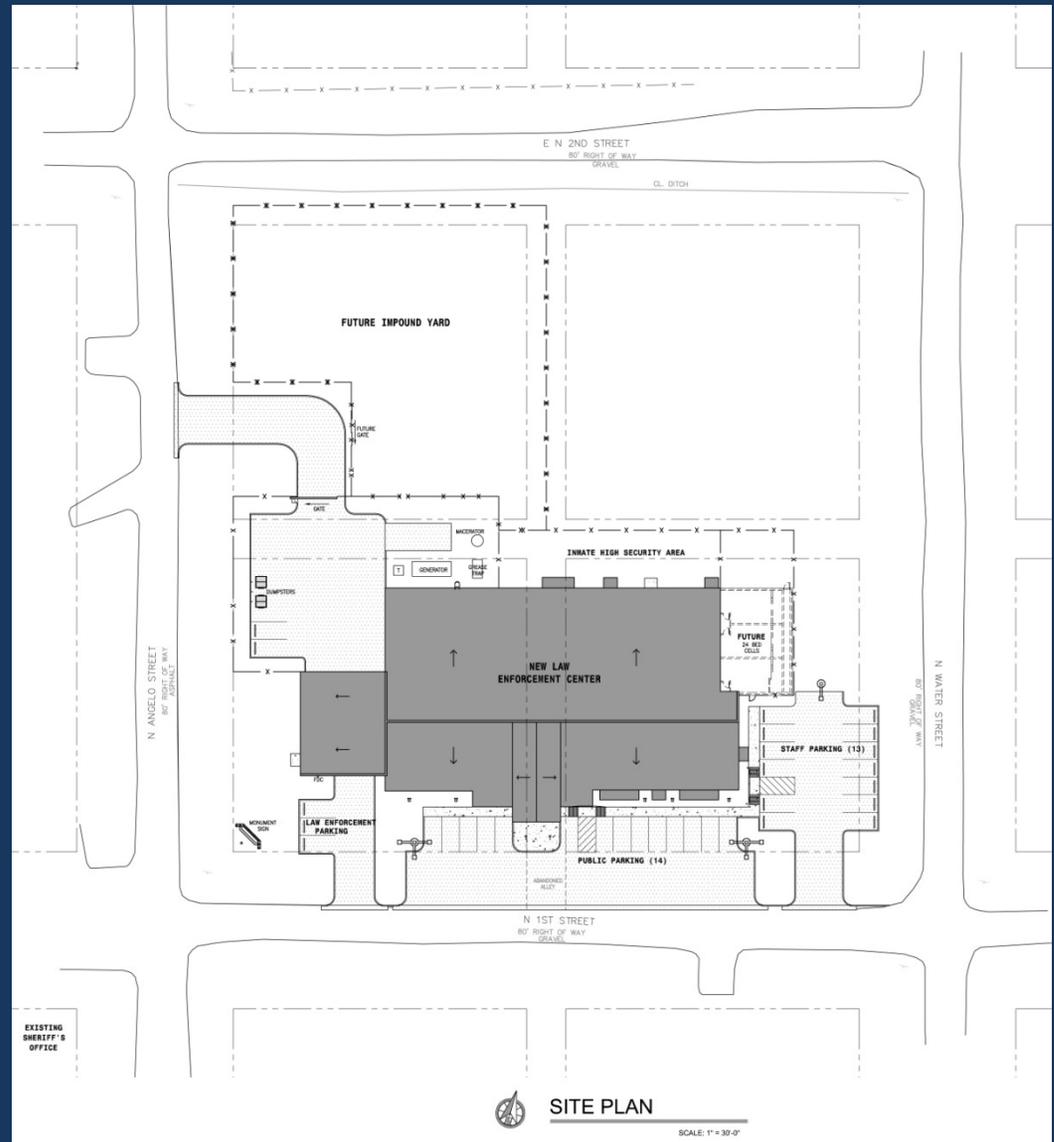
Fisher County Law Enforcement Center

SITE ANALYSIS

Site:
2.0 ACRES

Utilities:
Easily Accessible Adjacent

Accessibility:
Justice of the Peace
Department of Public Safety
Game Warden
Fisher County Courthouse
Post Office



Fisher County Law Enforcement Center

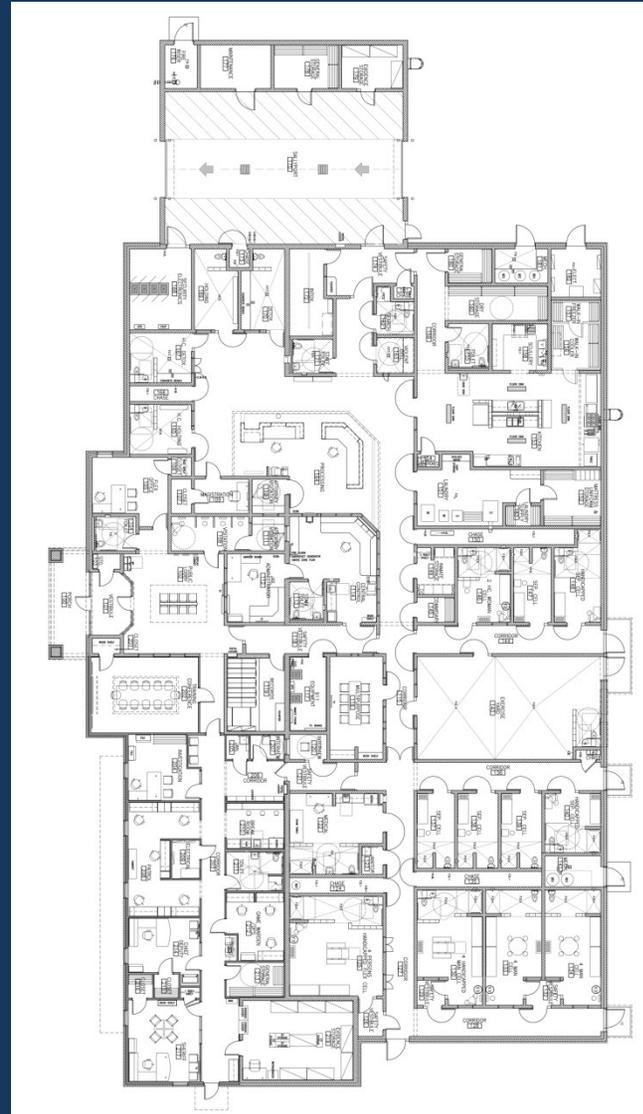
24 BED JAIL
14,215 SQ. FT.

LAW ENFORCEMENT
OFFICES
3,029 SQ. FT.

SALLYPORT
(INCLUDES PERMANENT RECORD
AND LARGE EVIDENCE STORAGE)
2,314 SQ. FT.

PUBLIC LOBBY
& SUPPORT SPACES
1,140 SQ. FT.

FACILITY TOTAL
20,698 SQ. FT.



Facility Advantages

1. Efficient staff friendly, safe environment
2. Energy efficient design
3. Minimum square footage to meet State Jail Standards
4. Innovative Design includes Indoor Recreation
5. Meets Multi-Purpose state requirements
6. Innovative Design allows Minimal Inmate Movement

Facility Advantages

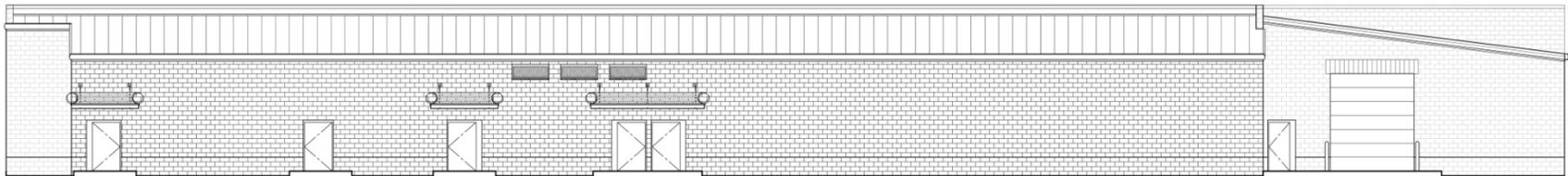
7. Video Visitation
8. Video Magistration
9. Design based on long term growth for all areas of the facility

Fisher County Law Enforcement Center



ELEVATION - NORTH

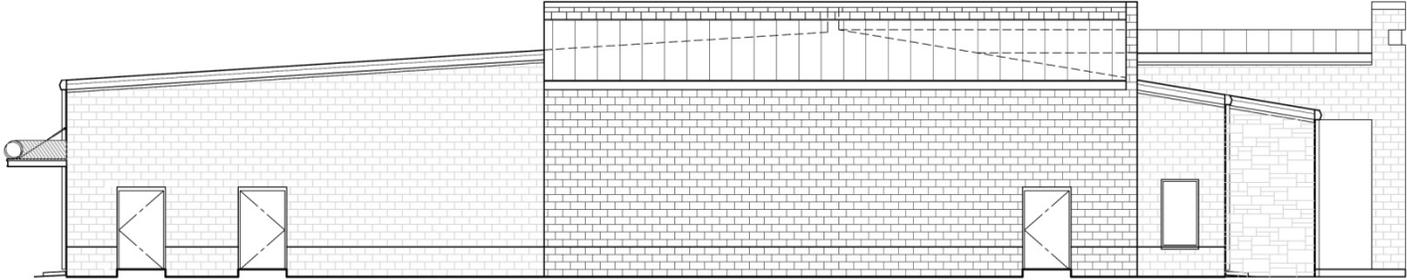
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ELEVATION - SOUTH

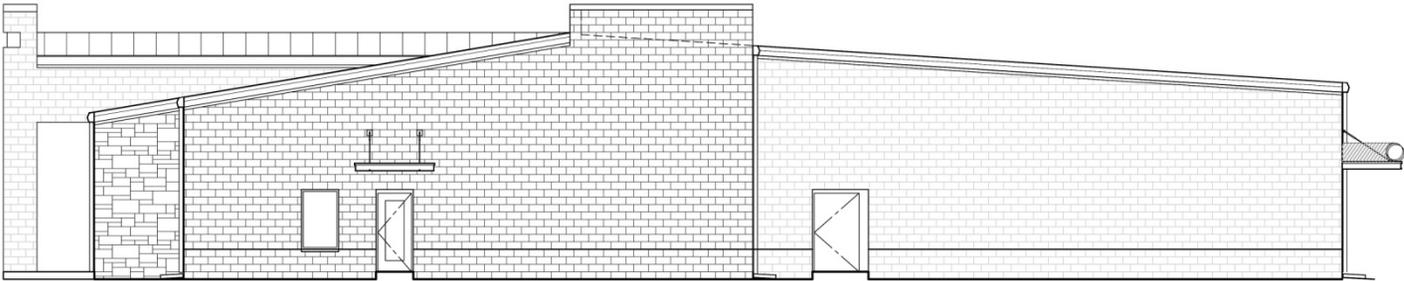
SCALE: 1/8" = 1'-0"

Fisher County Law Enforcement Center



ELEVATION - EAST

SCALE: 1/8" = 1'-0"



ELEVATION - WEST

SCALE: 1/8" = 1'-0"

Fisher County Law Enforcement Center



Not Based on Actual
Preliminary Fisher County Design



Lobby Examples

Fisher County Law Enforcement Center



Office Space
Example

Not Based on Actual
Preliminary Fisher County Design



Work Space
Example

Fisher County Law Enforcement Center



Video Visitation
Example



Medical Room
Example

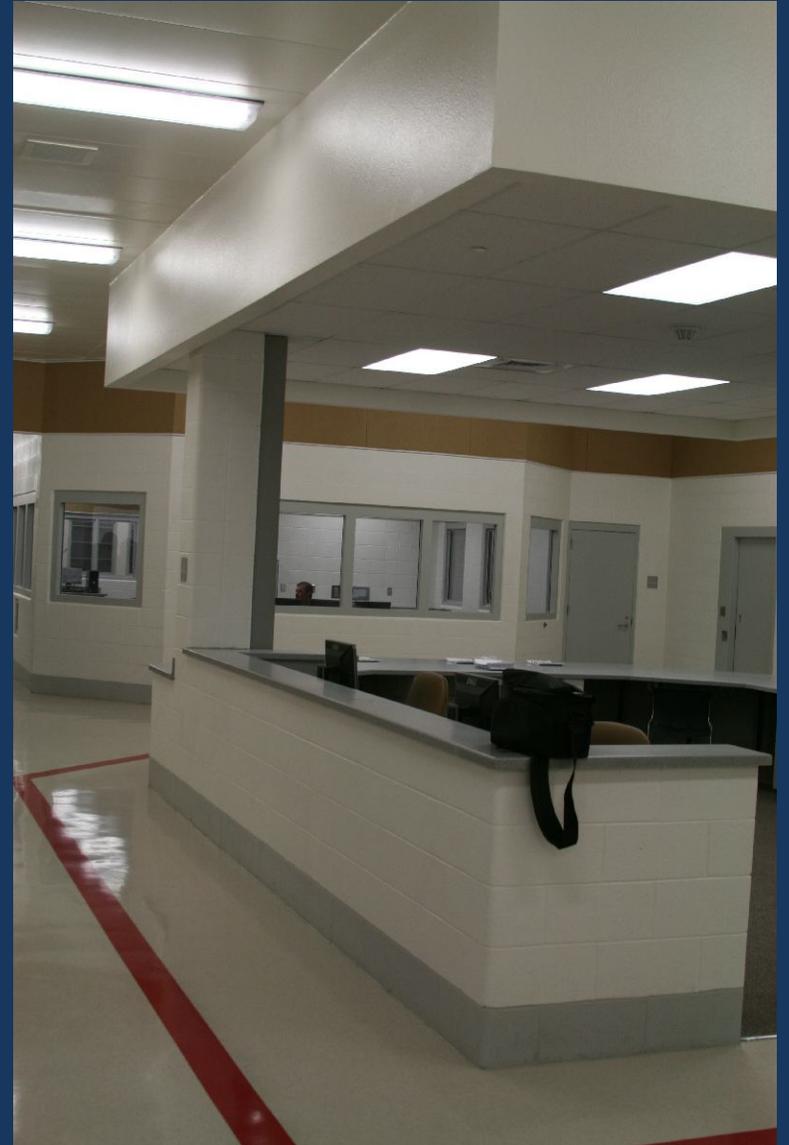
Not Based on Actual
Preliminary Fisher County Design

Fisher County Law Enforcement Center



Central Control
Example

Not Based on Actual
Preliminary Fisher County Design



Central
Processing
Example

Fisher County Law Enforcement Center



Not Based on Actual
Preliminary Fisher County Design

Sallyport Example

Fisher County Law Enforcement Center



Laundry Example

Secure Rec Yard
Example

Not Based on Actual
Preliminary Fisher County Design



Fisher County Law Enforcement Center



Kitchen
Example

Dry Storage
Example



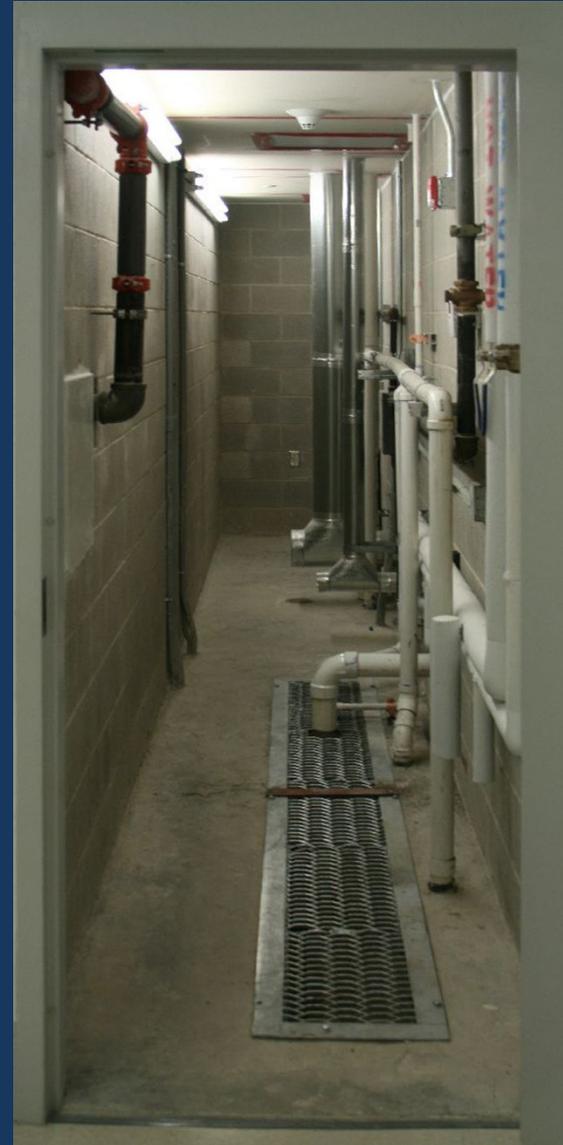
Not Based on Actual
Preliminary Fisher County Design

Fisher County Law Enforcement Center

Secure and
Accessible Chase
Example



Inmate
Shower
Example



Not Based on Actual
Preliminary Fisher County Design

Fisher County Law Enforcement Center



Not Based on Actual
Preliminary Fisher County Design



Single Occupancy
Examples

Fisher County Law Enforcement Center



Multiple Occupancy Examples

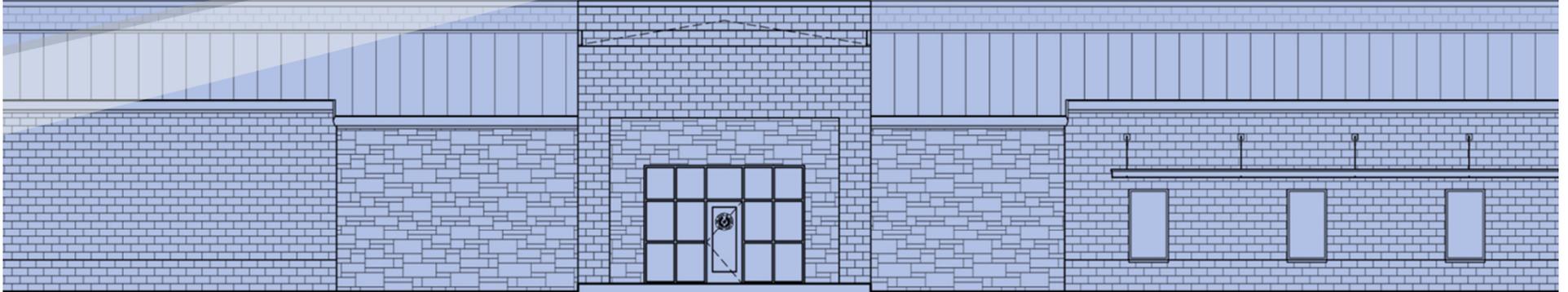
Not Based on Actual
Preliminary Fisher County Design



Fisher County Law Enforcement Center



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