

HAMBLEN COUNTY JUSTICE CENTER PROJECT





Hamblen County Justice Center/Jail Project 1977-2022

History –

Original Justice Center was built in 1977 on Allison Street with 2 courtrooms, sheriff's dept, clerk's office and 123 prisoner beds.

Juvenile Services with a Temporary Holding Facility for Juveniles and the workhouse building for minimum security male prisoners were added in the 1980's.

In 2005, a two-story jail annex with new kitchen, laundry and administrative office space was added. The first floor of the annex included housing for 30 men. The second floor was left a shell for development as office space at a later date.

In 2008, the second floor of the annex was finished for prisoner housing instead of office space. Initially it was to be used for men, but was later converted to women's housing with 62 beds.

In August 2010, Tennessee Corrections Institute de-certified the Hamblen County jail because of overcrowding and poor ventilation/air quality as a result of the overcrowding. The jail has not regained its certification since that time.

Several claims, resulting mostly from lawsuits from inmate-on-inmate fights, caused two (2) liability insurance carriers to drop their law enforcement coverage of our liability insurance policy. Tennessee Risk Management Trust (TRMT) currently provides our liability insurance and workman's compensation insurance coverage.

The average daily population (ADP) of the jail gradually grew from 2011 – 2019 by more than 30%. The ADP peaked at approximately 450 in early 2020 before the COVID pandemic. The ADP in the women's housing unit was 134 with 68 beds available. In 2022 post COVID pandemic, the total ADP (men and women) is approximately 280.

The County Commission and court system have implemented programs to manage the rising jail population. The programs included:

- High School Equivalency Attainment
- Domestic Violence Classes
- Intensive Community Corrections Program
- Jail2Work Program w/Helen Ross McNabb
- Child Support Work Program

Jail Repairs/maintenance consume at least 80% of the time of the county's maintenance staff which is equal to more than \$150,000 annually. More than \$600,000 has been spent on system upgrades and repairs since 2011. The improvements include a jail door locking system repair in the 1977 housing unit in 2015 at a cost of \$317,000, updated video monitoring equipment installation in 2013 at a cost of \$51,820 and repairs to the water lines servicing the jail annex. There have been other costly repairs to HVAC exchangers (\$20,000), boilers (\$35,000), inmate housing unit ceilings (\$15,000), doors (\$15,000) and a roof.

Feasibility studies to add jail space were conducted in 2014 by Carter, Goble, Lee Inc. of Atlanta, by the National Institute of Corrections in 2015 and by Moseley Architects in 2017. They concluded that by 2040 Hamblen County needs to have between 630 – 650 beds for housing inmates as well as more space for the court system and sheriff's department.

The search for a site for a new jail began in approximately 2016-17. The county commission (2014-2018) selected property to the south of the existing justice. It would be the location of a 500-bed facility. The county commission that served from 2018-2022 conducted its own search and settled on the same site with additional properties located west of Allison Street. Both commissions considered 10 different locations. One of the main reasons the site was selected was the infrastructure (water, sewer, electric, broadband) was already present at the property. Other reasons included it was a central location and there were few residential properties adjacent to the site.

The project cost started in the range of \$32 - \$38 million. At that time, the plan was to build 500 new beds and use the housing units in the existing jail annex to provide about 98 more beds. The scope changed when the Tennessee Corrections Institute (TCI), the regulatory body for corrections facilities in Tennessee, informed Hamblen County that the second floor of the annex could not be used for inmate housing (and be certified) because it was not built with corrections grade materials. The minimum-security workhouse could also not be used because of its construction. The county commission decided on the current scope of work in 2019 for an estimated cost of approximately \$72 million.

Moseley Architects of Charlotte, North Carolina was awarded the contract to design the new facility in March 2019. Several concepts (A-K) were developed and considered. The county commission settled on a concept of a 199,000 square foot justice center that included:

- 621 Prisoner Beds
- 3 Courtrooms
- Circuit Court Clerk Office Space
- Jail Administration Office Space
- Community Corrections Office Space
- Judges' Office Suite
- 164 new parking spaces

The project was bid for the first time in February 2021. The low bid was \$88 million. The decision was made to rebid the project with some redesign work (foundation system and shell a courtroom). The low bid, submitted in October 2021, by Blaine Construction Company of Knoxville for approximately \$92 million was accepted by the county commission making the total budget for the project \$104.6 million. The completion date is March 2024.

Financing for the project comes from three sources. Hamblen County borrowed \$96.5 million with municipal bonds, appropriated \$7.5 million of American Rescue Plan funding, and allocated \$650,000 from cash reserves in the General Fund.

The property tax rate was increased twice to support the debt payments for the justice center and two school building projects. In 2017, the property tax rate for the General Debt Service was increased by three (3) cents for financing the justice center and the renovation of Morristown-Hamblen West High School. In 2020, the tax rate for General Debt Service was increased another three (3) cents to finance the justice center and a new elementary school to replace Lincoln Heights Elementary.

The impact on property taxes for a residential property valued at \$200,000 is an additional \$2.50/month or \$30/year.

The new jail/justice center will require more staff than the existing facility. UT County Technical Assistance Service Corrections Consultant Jim Hart conducted a staffing study which concluded that it would take 72 more positions to fully staff the facility. The additional staffing will require a property tax increase depending on how many of the new positions are filled. The inmate ADP in 2024 will determine how many staff will be needed.

Justice Center Project Budget As of Oct 3, 2022

Construction Cost	Budget					
Building Construction	\$92,208,500					
Owner's Contingency	\$1,850,000	2.01%				
TOTAL Construction	\$94,058,500					

Professional Services

Professional Services	Budget					
Design Fee	\$5,374,810					
Project Manager Fee	\$975,000					
Reimbursable Costs	\$15,000					
Commissioning Agent	\$60,000					
Soils Testing & Third Party Inspections	\$90,000					
Total Budget Professional Services	\$6,514,810					

Property Acquisition, Furnishings, Fixtures, Equipment, Permits, Misc.

Acquisitions, Permits, FF&E, Misc, Expenses	Budget					
Property Acquisition	\$1,860,734	Includes Property Paid from Bond Funds				
State Fire Marshall Review Fee	\$120,530					
Utility Aid to Construction	\$12,000					
Demolition/Site Clearing/Soil Testing Phase 1	\$36,912					
Demolition/Site Clearing/Soil Testing Phase 2	\$44,577	Demolition Allison St.				
Storm Water Permit	\$1,000					
Owner's FF&E	\$2,000,000	2.16% of \$92.2 million	Kitchen Laundry Equipment	Phones, Computers, Electronics	Furniture	Storage Systems
Total Budget FF&E, Permits, Misc.	\$4,075,753					

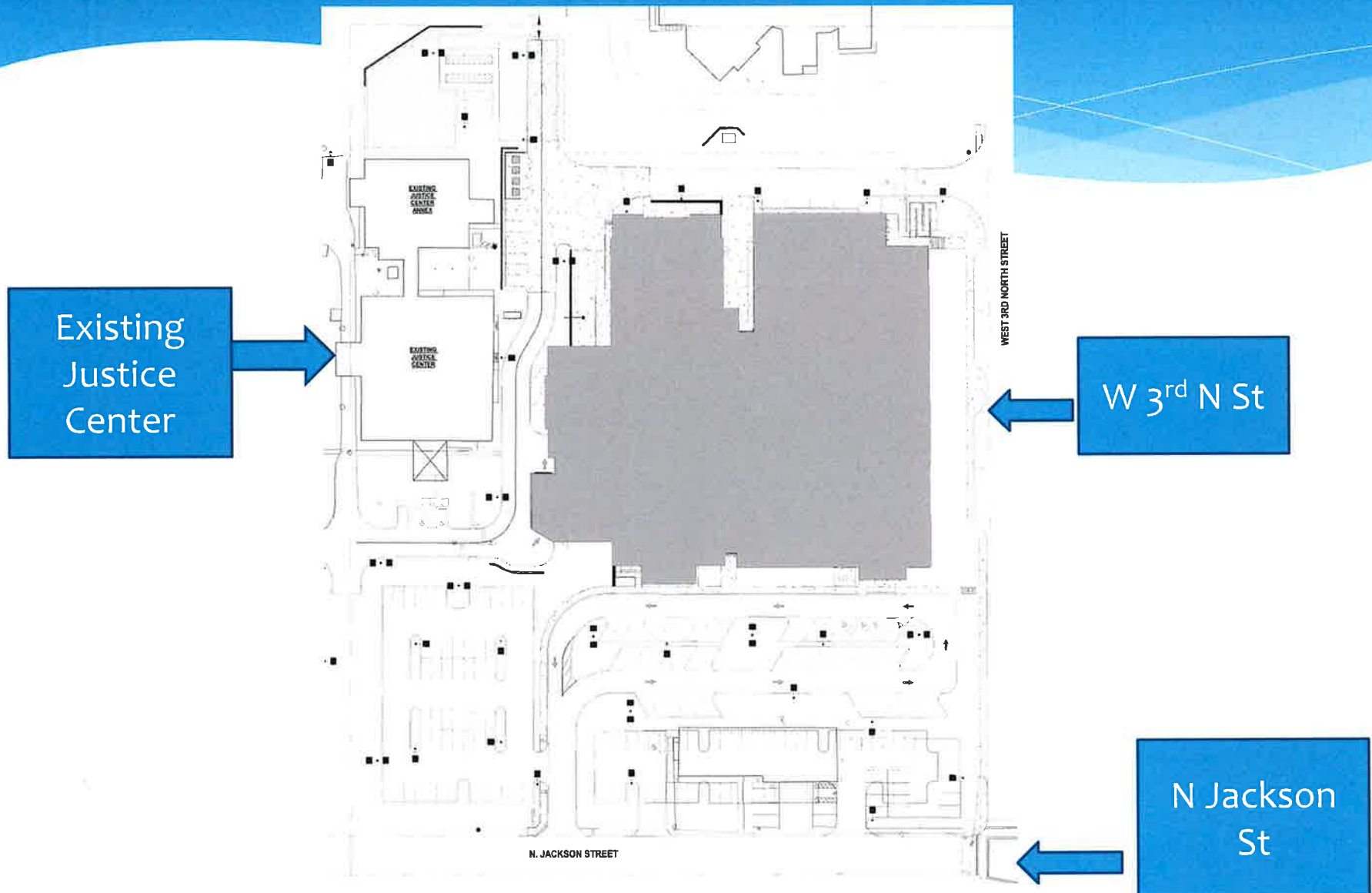
Project Budget Summary

Project Budget Summary	Budget					
Building Construction	\$94,058,500					
Professional Services	\$6,514,810					
Acquisitions, FF&E, Permits, Misc.	\$4,075,753					
Total Project Budget	\$104,649,063					

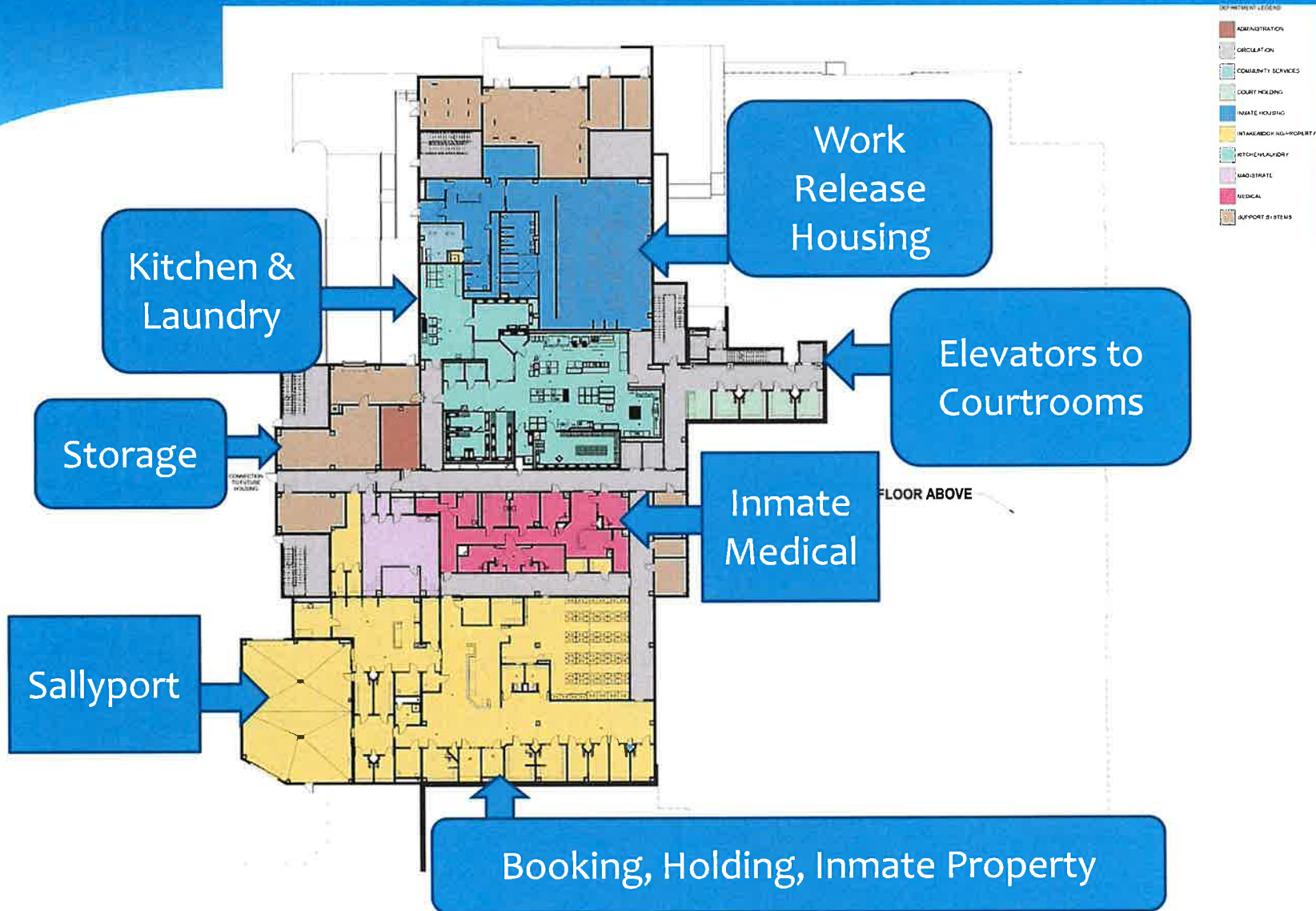
Funding Sources

Bond Proceeds	\$	96,499,063
American Rescue Plan Money	\$	7,500,000
General Fund Appropriation	\$	650,000

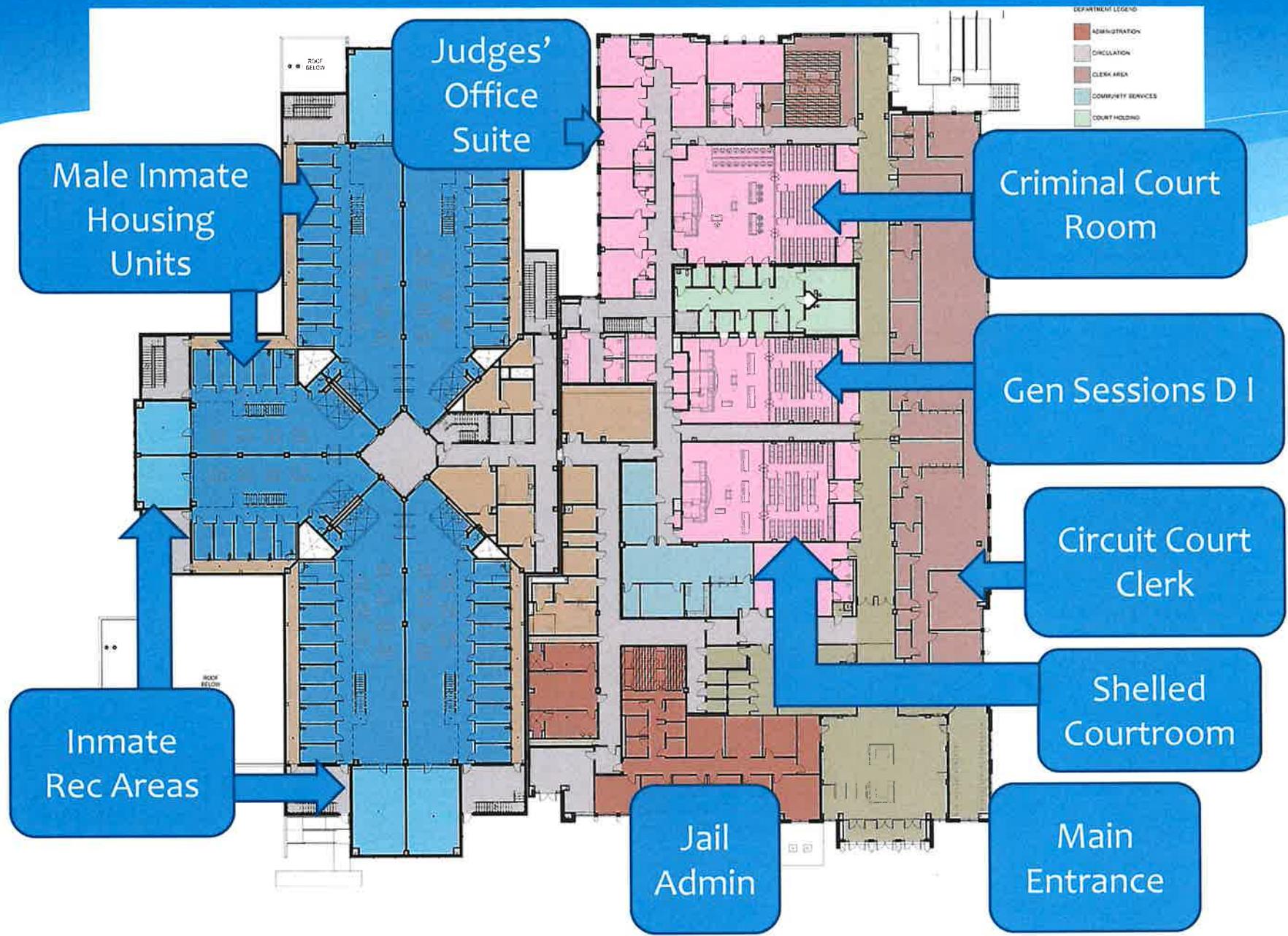
PROJECT SITE PLAN



FLOOR PLAN - LEVEL 0



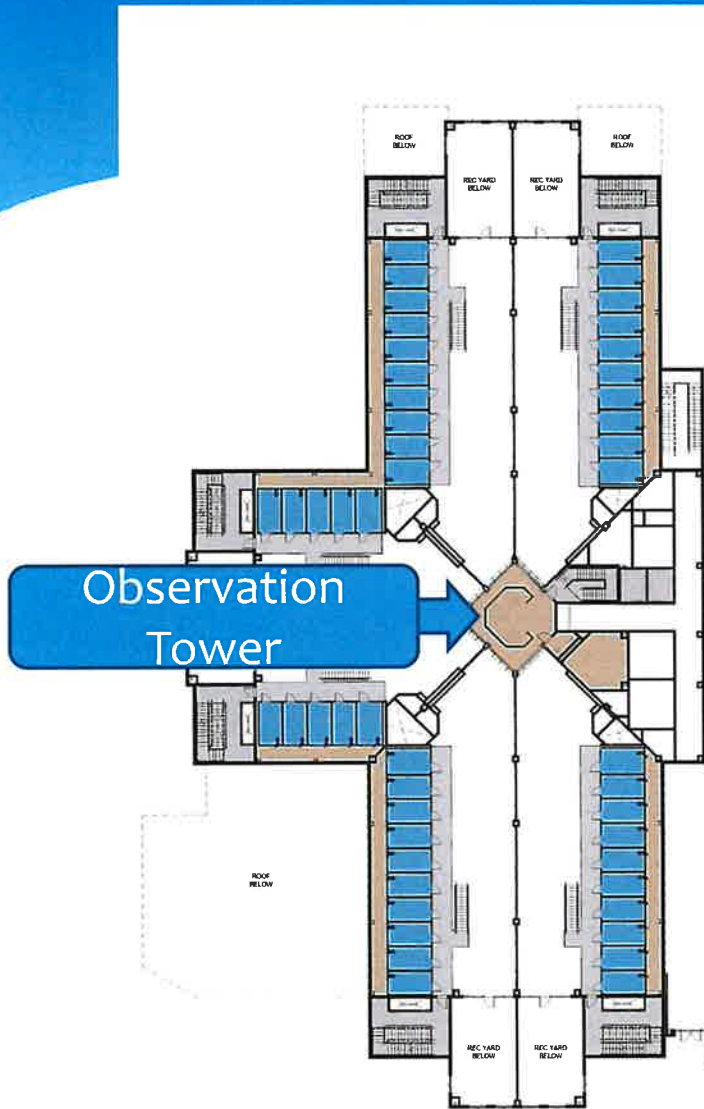
FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 1 & 2

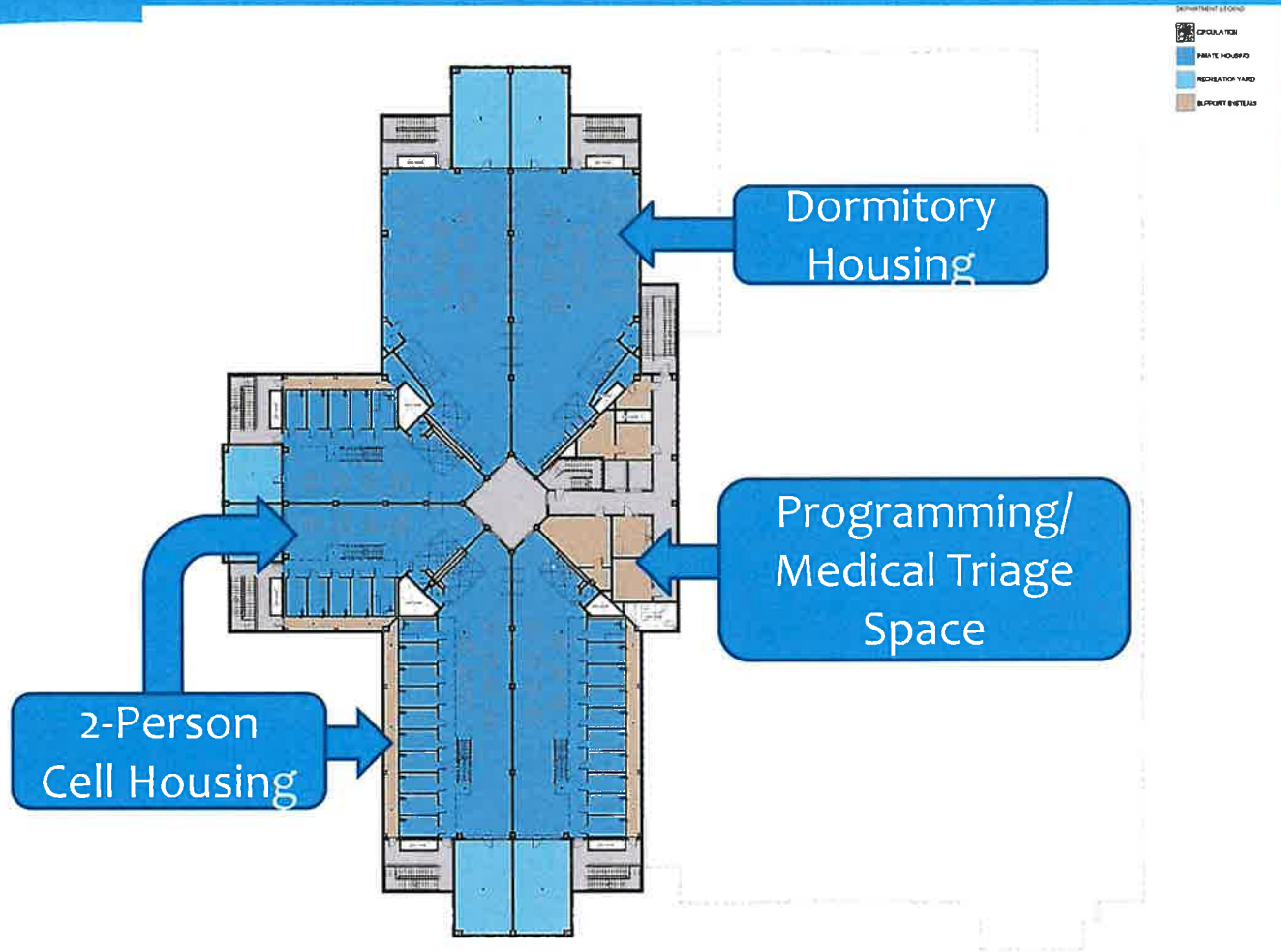


FLOOR PLAN - LEVELS 1, 2 & 3 M



Mezzanine Level

FLOOR PLAN - LEVEL 3



PREFAB INMATE HOUSING



INMATE SUPERVISION CONTROL ROOMS



INMATE SUPERVISION CONTROL ROOMS



COURT LOBBY



COURT CORRIDOR



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