



**GREEN
COUNTY** 
WISCONSIN

Green County Jail and LEC

Joint Committee and Board



6.10.2025

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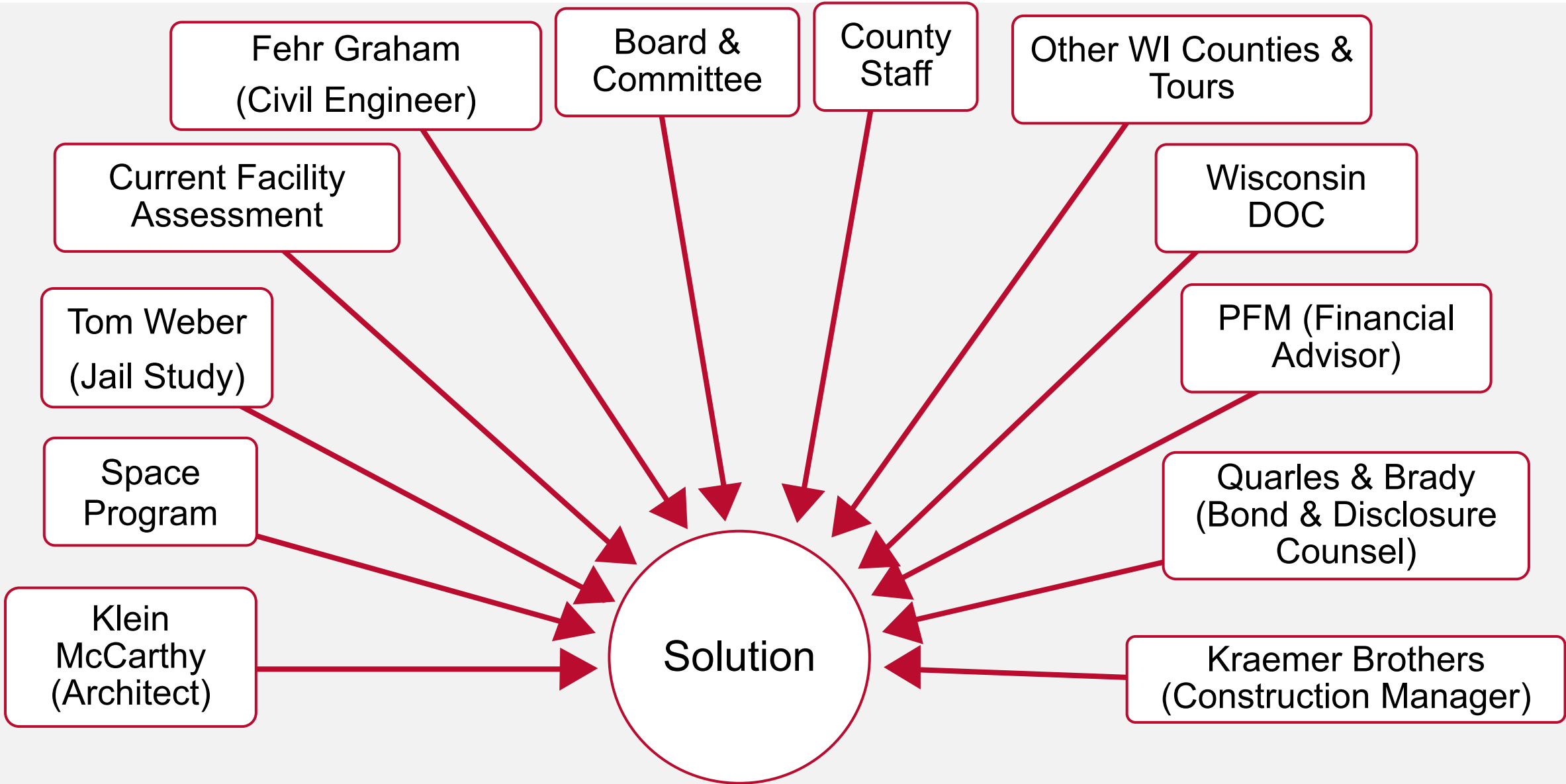
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Questions & Answers



1

Phase 1 Recap



Goals for Today



Review April Committee Meetings



Review Site & Building Plan



Review Concept Budget



Financial & Tax Impact Overview



Consider Board Resolution for Bonding

2

Assessment, Jail Study, Program & Concept Design

CONCEPTUAL SITE PLAN - FOCUSED

Facility Needs Assessment



The original built in 1958 with the addition in 1981



Current jail capacity is 70 beds



Equipment is aging, and in some cases, obsolete



Existing Facility



Dated Equipment



Storage Overflow



Combined Space



Outdated Infrastructure

Existing Facility



Aging Detention Equipment



Chase



Deterioration



Inadequate Space

Existing Facility



Building Degradation



Abandoned Equipment



Kitchen Expansion



Exterior Envelope

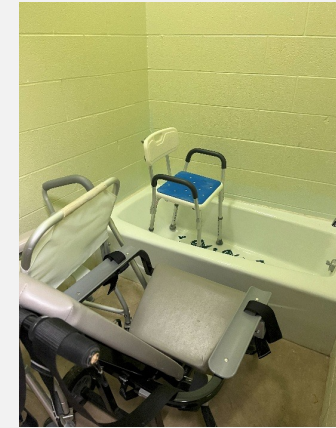
Existing Facility



Poor Natural Light



Modified Fixtures



Inaccessible (ADA) Design



Inadequate Workspace

Jail Planning

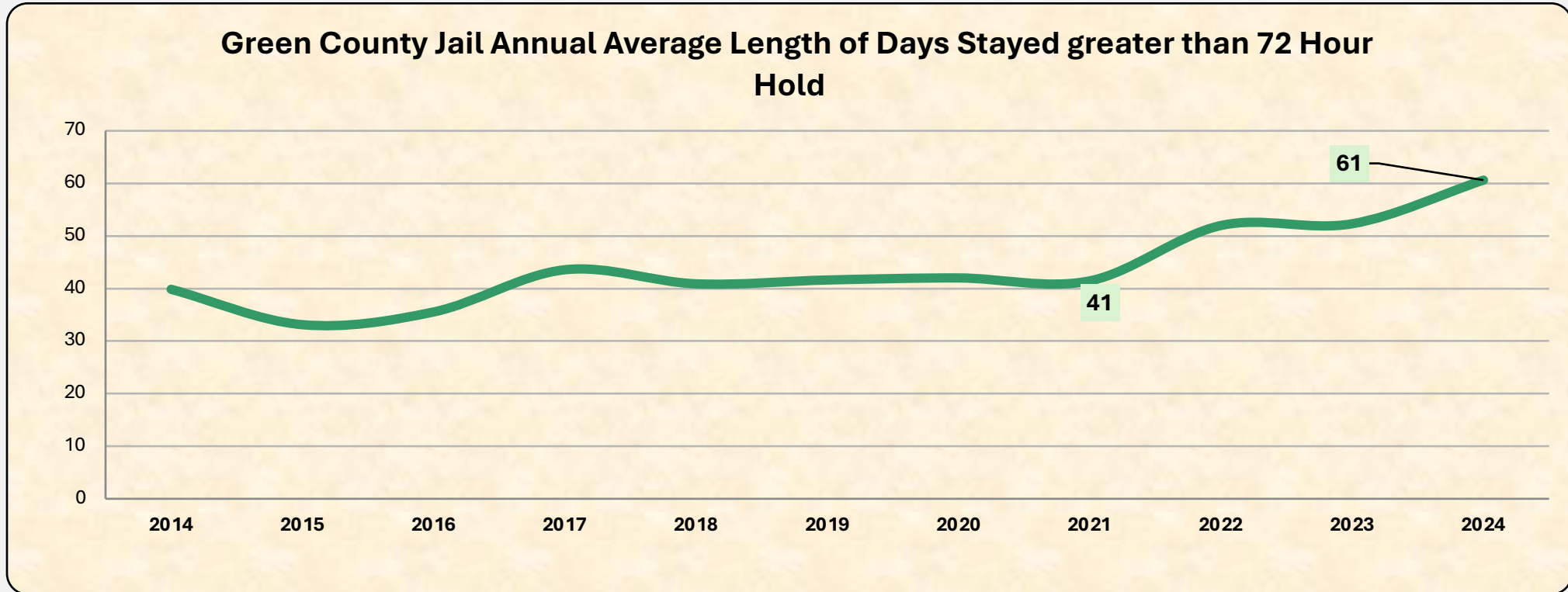
The goal of jail planning is to make the jail design fit the operation.

- Jail operations drive the design of the jail
 - Capital investment & long-term operations
- Number of beds does not really drive the cost
 - 80 minimum beds may cost close to the same as 20 maximum beds, depending on design
- Worked with the Sheriff and his Admin Team to drive bed count
- At least 15 – 20 year operating plan

Jail Populations: What Creates it?

- Two basic factors
 - How many are coming in (Bookings)?
 - How long do they stay?
- Bookings and the intake process don't always result in a stay at the jail
 - Process for court, processed for charges, other
- Average Length of Stay (ALOS)
- In Green County, ALOS appears to be the dominate factor in driving the Average Daily Population (ADP)

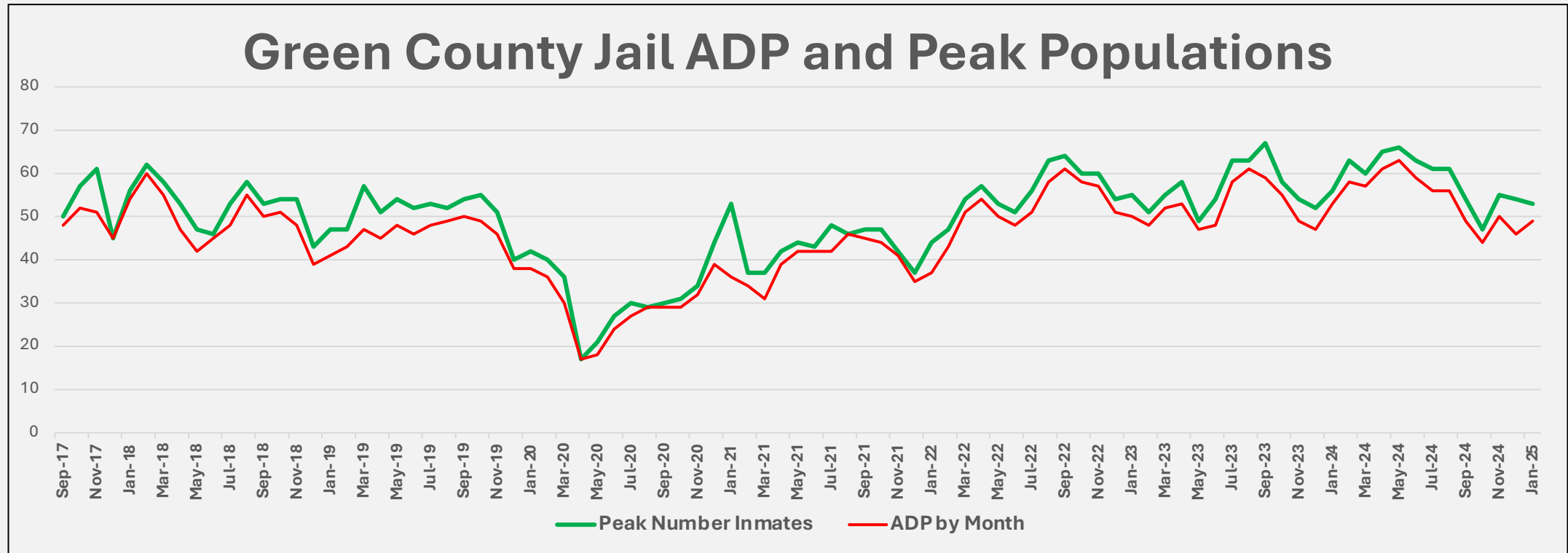
Green County Jail Average Length of Stay



ADP & Peak Populations

- Average Daily Population (ADP)
 - $(\# \text{ of Bookings} \times \# \text{ Jail Beds Consumed}) / \text{Monthly or Annual Averages}$
- Averages
 - Staff needs, budgets, service contracts & other management needs
- Peak Populations
 - Shows high points of Inmate Count. Always exceed the ADP
- Jails are planned for Peaks

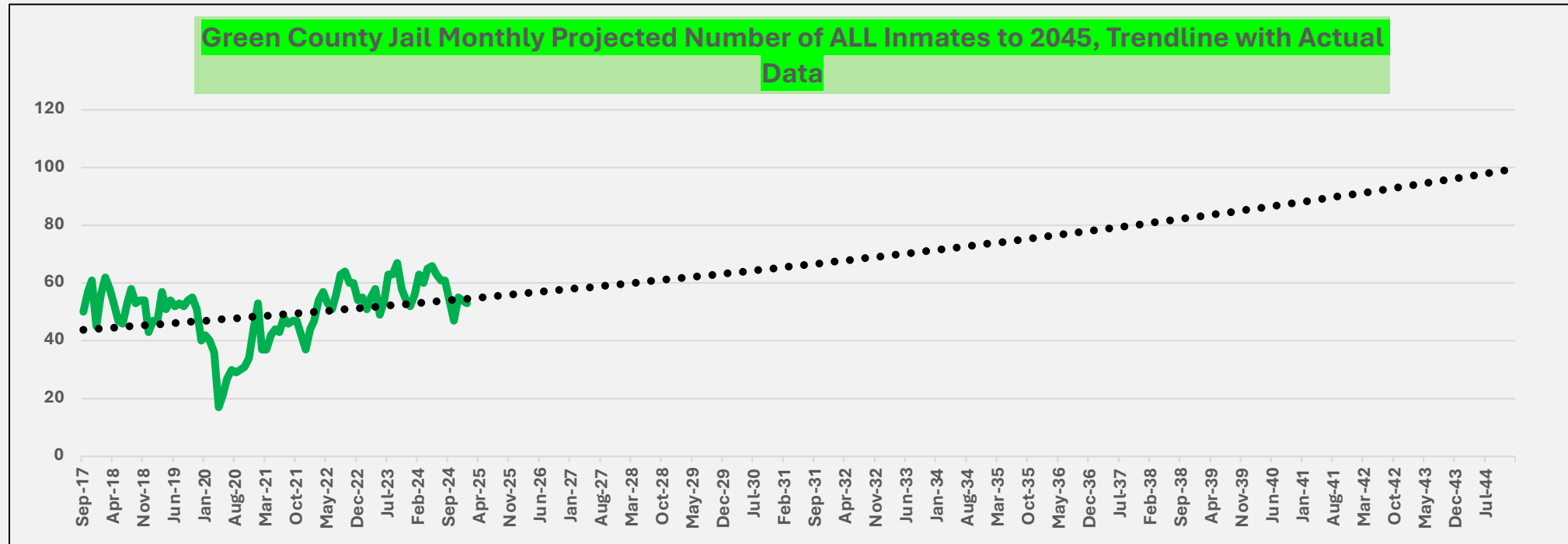
ADP & Peak Monthly Populations Comparisons



Jail Bed Projections & Forecasted Bed Needs

- Jail Operational Team worked with Corrections Consultant Tom Weber
- Mathematical projections for the future jail bed count
 - Based on 10 years of historical data
- Operational Plan conceived and developed inmate housing scenarios
 - Every classification, gender, intake processing, special needs
- Addressed Peak Populations
- Design Capacity plus 15 - 20% additional beds

Covid-19 Data Comparisons



No significant changes on the predictive trends

Green County Jail Total Future Bed Count

- Jail capacity is defined in two ways:
 - Operational Capacity
 - Design Capacity
 - Operate at 80 – 85% of Design Capacity
- 2045
 - Estimated 100 occupied beds
 - Design Capacity 115 – 120 total beds
- 25% of all jail beds being available for female inmates

Jail Space Programming

NO.	SPACE DESCRIPTION	EXISTING AREA (GSF)	PROPOSED AREA (GSF)	NOTES
100 JAIL				
101	PUBLIC LOBBY & VISITATION	744	1,326	
102	JAIL ADMINISTRATION	140	0	
103	STAFF SUPPORT	402	918	
104	CENTRAL CONTROL	140	1,785	
105	INTAKE & RELEASE	1,616	10,177	
106	MEDICAL SERVICES	132	756	
107	FOOD SERVICE	896	3,632	
108	LAUNDRY	69	741	
109	RECEIVING / STORAGE / MAINTENANCE	34	1,352	
110	INMATE PROGRAMS	524	1,612	
111	WORK RELEASE PROCESSING	189	1,005	
112	HOUSING - SHARED	67	117	
113	HOUSING - UNIT 1 - SMU - ADMIN SEG / PC / DIS SEG /	0	1,295	5 single cells = 5 beds
114	HOUSING - UNIT 2 - SMU - ADMIN SEG / PC / DIS SEG /	0	1,295	5 single cells = 5 beds
115	HOUSING - UNIT 3 - SMU - MENTAL HEALTH / MEDICAL	0	522	2 single cells = 2 beds
116	HOUSING - UNIT 4 - SMU - MENTAL HEALTH / MEDICAL	474	522	2 single cells = 2 beds
117	HOUSING - UNIT 5 - MAXIMUM - MALE	645	1,295	5 single cells = 5 beds
118	HOUSING - UNIT 6 - MAXIMUM - FLEX GENDER	678	1,295	5 single cells = 5 beds
119	HOUSING - UNIT 7 - MEDIUM HIGH - MALE	853	1,635	5 double occupancy cells = 10 beds (Opening with single bunk)
120	HOUSING - UNIT 8 - MEDIUM HIGH - MALE	853	1,635	5 double occupancy cells = 10 beds (Opening with single bunk)
121	HOUSING - UNIT 9 - MEDIUM HIGH - FEMALE	670	1,635	5 double occupancy cells = 10 beds (Opening with single bunk)
122	HOUSING - UNIT 10 - MEDIUM LOW - MALE	839	1,635	5 double occupancy cells = 10 beds (Opening with single bunk)
123	HOUSING - UNIT 11 - MEDIUM LOW - MALE	856	1,635	5 double occupancy cells = 10 beds (Opening with single bunk)
124	HOUSING - UNIT 12 - MEDIUM LOW - FEMALE	0	1,635	5 double occupancy cells = 10 beds (Opening with single bunk)
125	HOUSING - UNIT 13 - MIN / HUBER / TRUSTEE - MALE	921	2,291	Dormitory = 15 beds
126	HOUSING - UNIT 14 - MIN / HUBER / TRUSTEE - MALE	1,034	2,291	Dormitory = 15 beds
127	HOUSING - UNIT 15 - MIN / HUBER / TRUSTEE - MALE	0	112	Beds moved into Units 13 and 14.
128	HOUSING - UNIT 16 - MIN / HUBER / TRUSTEE - FEMALE	0	1,715	Dormitory = 10 beds
				Existing Jail is 54 beds + Huber 14 beds = 68 beds.
				New Jail includes 54 cells and Dormitory 40 beds = opening capacity at 94 beds. Future double bunking of 30 cells = 84 beds and Dormitory 40 beds = 124 beds.

Jail Subtotal		12,773	45,868
Mechanical / Electrical Grossing Factor	0.22	640	9,075
Subtotal		13,413	54,942
Major Circulation Factor		1341	
	0.10		5,032

JAIL TOTAL GROSS BUILDING AREA (GSF) **14,755** **59,975**

Law Enforcement Center Programming

NO.	SPACE DESCRIPTION	EXISTING AREA (GSF)	PROPOSED AREA (GSF)	NOTES
200	LAW ENFORCEMENT CENTER			
201	PUBLIC LOBBY & VISITOR SECTOR	676	1,451	
202	SHERIFF'S ADMINISTRATION	2,547	3,437	
203	911/DISPATCH	663	3,436	Currently 3 dispatch centers in the County (County (3), Monroe P.D. (2) and Broadhead P.D. (1)) and expect this will consolidate to one at the Sheriff's location.
204	COMMUNITY ROOM / TRAINING	0	4,308	Training subdivided into 3 rooms to allow other County agencies to utilize these in addition to meeting space in the Justice Center.
205	INVESTIGATIONS	1,487	1,620	
206	PATROL	1,031	1,337	
207	EVIDENCE	517	1,688	
208	STAFF SUPPORT	2,512	5,630	
209	BUILDING SUPPORT	757	612	
210	INFORMATION & TECHNOLOGY SERVICES	501	648	
211	EMERGENCY OPERATIONS	852	1,040	
212	GARAGE	5,700	10,950	18 vehicle stalls.
213	CORONER	1,127	1,500	Relocates from the Justice Center.

Law Enforcement Subtotal		18,369	37,655
Mechanical / Electrical Grossing Factor	0.16	641	4,273
Subtotal		19,010	41,928
Major Circulation Factor	0.10	1,045	3,098

LAW ENFORCEMENT TOTAL GROSS BUILDING AREA (GSF)

20,055

45,026

Dispatch + Coroner + Emergency Operations + M&E + Circulation = 8,020 gsf

Space Program Summary

70

Existing Bed Count

94

Opening Bed Count

124

Future Bed Count

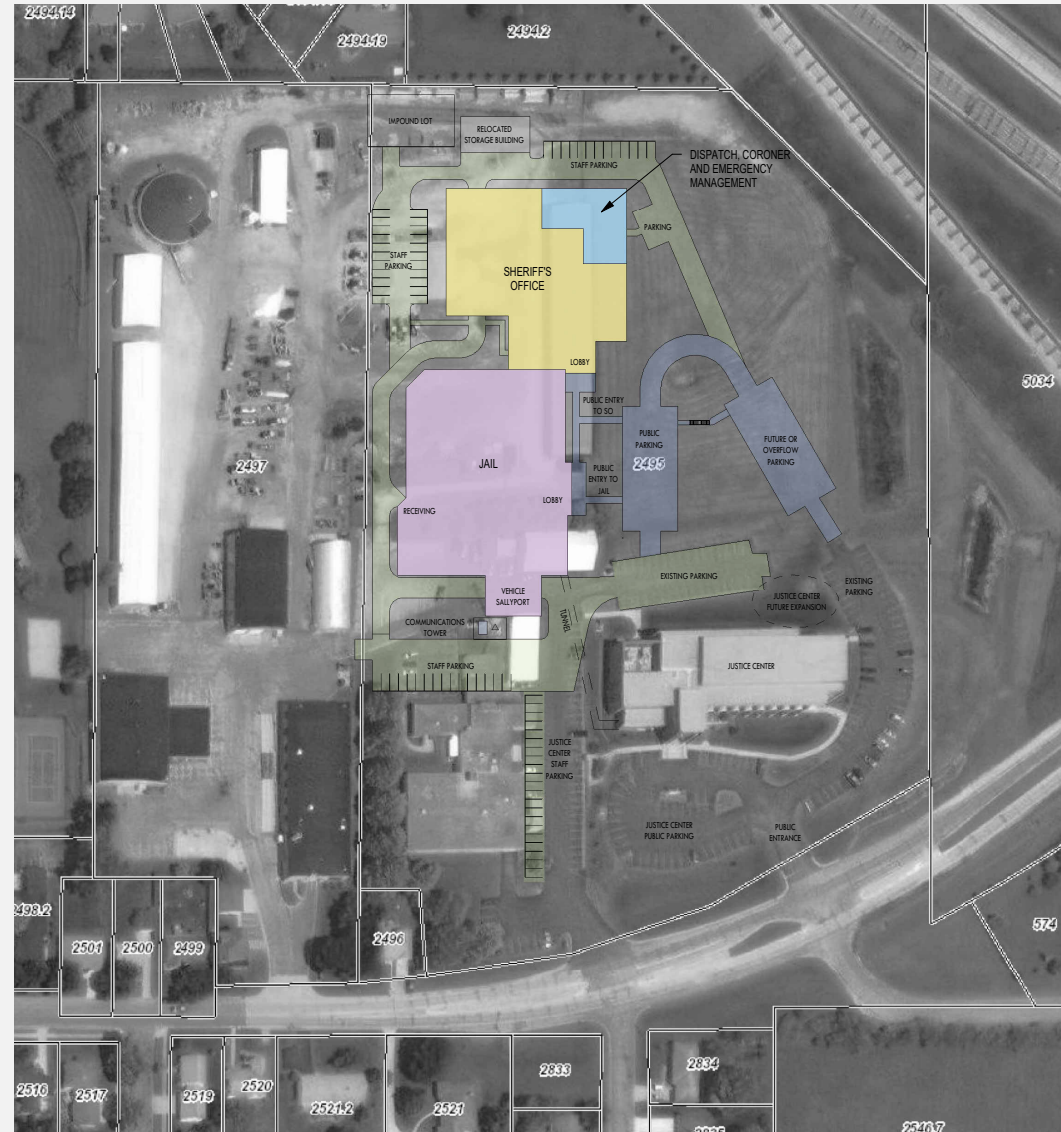
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Existing Square Feet

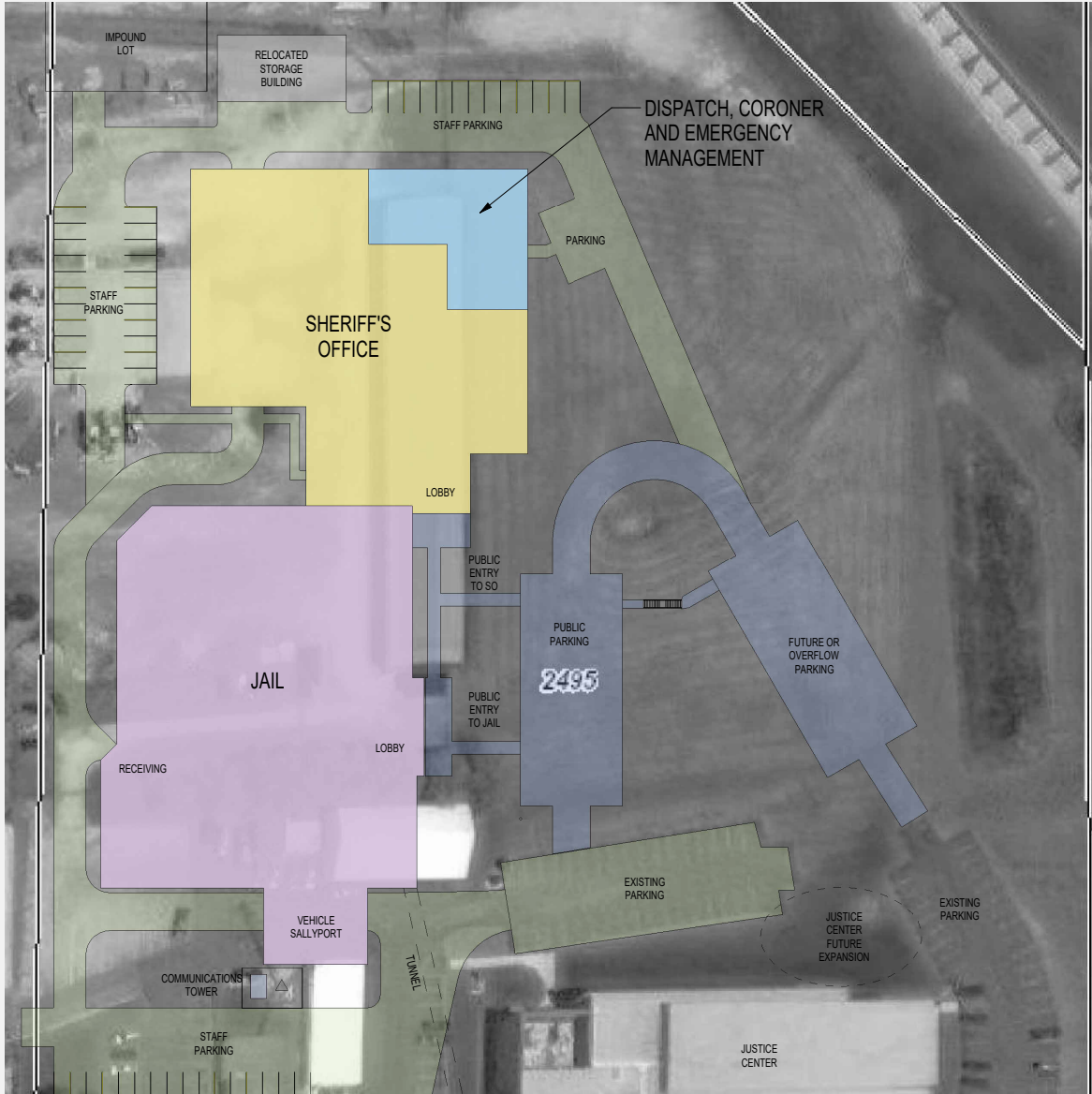
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Proposed Square Feet

Conceptual Site Plan



Conceptual Facility Design





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Relevant Projects



Recent Midwest Projects

WOODBURY COUNTY LAW ENFORCEMENT CENTER

Sioux City, IA

Budgeted: 2023

122,000

SQUARE FEET

448

BEDS

\$70 M

BUDGET



BELTRAMI COUNTY JUSTICE CENTER

Bemidji, MN

Bid: 2024

95,800

SQUARE FEET

243

BEDS

\$80 M

BUDGET



MADISON COUNTY JUSTICE CENTER

Anderson, IN

Bid: 2023

169,100

SQUARE FEET

525

BEDS

\$105 M

BUDGET



DEKALB COUNTY PUBLIC SAFETY BUILDING

Sycamore, IL

Bid: 2024

128,000

SQUARE FEET

180

BEDS

\$108 M

BUDGET





Recent Wisconsin Projects

ROCK COUNTY LAW ENFORCEMENT CENTER

Beloit, WI

Completed: 2025

200,000

SQUARE FEET

386

BEDS

\$96M

CONTRACT VALUE



WOOD COUNTY LAW ENFORCEMENT CENTER

Wisconsin Rapids, WI

Completed: 2025

150,000
SQUARE FEET

300
BEDS

\$96M
CONTRACT VALUE





Recent Kraemer Brothers Projects



IOWA COUNTY LAW ENFORCMENT CENTER

Dodgeville, WI

Completed: 2021

68,000
SQUARE FEET

78
BEDS

\$26.3 M
CONTRACT VALUE





BURNETT COUNTY PUBLIC SAFETY FACILITY

Siren, WI

Completed: 2024

63,000
SQUARE FEET

92
BEDS

\$33.5 M
CONTRACT VALUE





CRAWFORD COUNTY JUSTICE CENTER

Prairie Du Chien, WI

Bid: 2024

61,200

SQUARE FEET

81

BEDS

\$31.5 M

CONTRACT VALUE



4

Budget Process



How Project Costs Evolve

Oct / Nov 2025

Feb / Mar 2026

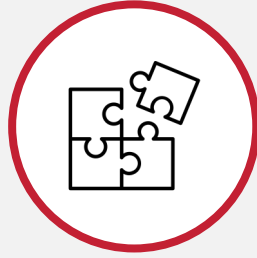


Concept Budget

Concept Budget

Based on historical square foot costs of other like projects.

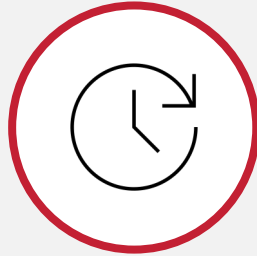
Concept drawings and a cost reliability ranking of 1 (1-5)



Based on Historical Square Foot Costs of Similar Projects



Updated for Today's Inflation



Forecasts Inflation until Scheduled Bid Date



Includes Contingency

Commercial
Construction
Costs
2025



High-End

\$850 - \$1,300



Mid-Level

\$450 - \$850



Low-End

\$250 - \$450

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What Makes Jails Expensive to Build?



- Security Features
- Life Cycle Design
- Infrastructure and Site Considerations
- Testing & Commissioning
- Green & Sustainable Features
- Detention Grade Materials
- Flexibility in Design
- DOC Standards



Cost per Square Foot

Project	Iowa County LEC	Madison County Justice Center	Crawford County Justice Center	Beltrami County Justice Center	DeKalb County Public Safety Building
Location	Dodgeville, WI	Anderson, IN	Prairie du Chien, WI	Bemidji, MN	Sycamore, IL
Bid Date	2020	2023	2024	2023	2024
Cost	\$ 37.5 M	\$ 105 M	\$ 28.1 M	\$ 80 M	\$ 108 M
Square Foot	68,000	169,000	38,700	95,800	128,000
Cost/SF	\$551	\$621	\$726	\$835	\$843



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Your Project

Unique Challenges to Green County



Site

- Steep Grades & Retaining Wall
- Unsuitable Soils – Need for Fill
- Potential Environmental Issues
- Campus Wide Site Improvements
- Keeping Jail Operational
- Keeping Hwy Dept. Operational
- Public Safety Concerns



Building

- Dispatch
- Coroner
- Emergency Management
- Criminal Justice Philosophy
- Common & Support Areas
- Suitable for Expansion
- Connection Tunnel to JC

Concept Budget

Based on historical square foot costs of other like projects.

Concept drawings and a cost reliability ranking of 1 (1-5)

Conceptual Construction Costs

	Square Foot	Cost per Square Foot	Total Conceptual Cost *
Site	109,501	\$55 - \$60	\$ 6,000,000 - \$6,500,000
Jail	59,975	\$725 - \$785	\$ 43,500,000 – \$47,000,000
Tunnel	2,500	\$350 - \$400	\$ 800,000 - \$1,000,000
LEC	36,526	\$425 - \$475	\$ 15,500,000 - \$17,400,000
Parking Garage	8,500	\$295 - \$325	\$ 2,500,000 – \$2,800,000
Mezzanine	2,000	\$100 - \$150	\$ 200,000 - \$300,000
Total			\$ 68,500,000 – \$75,000,000

*Rounded to hundreds of thousands

Low: \$652 / Square Foot

High: \$714 / Square Foot

Owner Soft Costs

Concept Budget

Based on historical square foot costs of other like projects.

Concept drawings and a cost reliability ranking of 1 (1-5)

Owner Soft Costs of similar correctional facilities usually fall between 11% - 14% of the total Construction Costs

	Low Soft Cost ^{***}	High Soft Cost ^{***}
Owner Soft Costs ^{**}	\$8,000,000	\$10,000,000

^{**}Based on a Median Conceptual Construction Cost of \$71,750,000

^{***}Rounded to hundreds of thousands

Master Project Budget

Concept Budget

Based on historical square foot costs of other like projects.

Concept drawings and a cost reliability ranking of 1 (1-5)

Construction Cost

\$ 68,500,000 – \$75,000,000

Owner Soft Cost

\$ 8,000,000 – \$10,000,000

Total Project Cost

\$ 76,500,000 – \$85,000,000



6

Financial Impact

A construction site showing workers on scaffolding and concrete walls. The workers are wearing hard hats and safety vests. The scaffolding is made of metal poles and wooden planks. The concrete walls are grey and have a grid pattern. The sky is overcast.

7

Questions & Answers