



GREEN COUNTY SHERIFF'S OFFICE Building Project

March 11, 2025



Historical Timeline

1981

Sheriff's Office & Jail remodel and addition. Added space for dispatch, offices, and 54 beds, 2 special needs cells and intake.

2016

Needs assessment and conceptual design completed by Potter Lawson of current facility documenting challenges and needs.

1959

Sheriff's Office & Jail built at current site on 6th Street. Consisted of Sheriff's living quarters, 14 beds and office space with 2 car garage.

2005

Long-Term Planning conducted by the County determined a jail expansion in the next 5 – 10 years.

2025

Needs Assessment, Master Planning, Conceptual Design including independent jail consultant.



Facility Photos





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2024 Inspection Comments:

Physical Environment – Although the overall appearance of the facility during the inspection was in satisfactory condition, portions of the building are showing signs of age and deterioration. A spot check of facility conditions and mechanical devices noted the following: dehumidifiers are operated in the hallway (where inmate movement exists) to address moisture issues; multiple showers throughout the jail have cracked/damaged tiles (which pose a potential safety concern); several showers necessitated cleaning (e.g. the air vent grilles in C-Block and I-Block, as well as the shower ceilings in F-Block and G-Block); the dayroom ceiling in I-Block necessitated cleaning; and as previously discussed, administration is encouraged to review housing unit lighting levels to ensure sufficient illumination of cells and dayrooms (although not applicable given the year the Green County Jail was built, please reference DOC 350.05(3)(g)(3) and DOC 350.05(4)(d) for current standards).



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2024 Inspection Comments:

In addition to the aforementioned issues, there are considerable operational challenges due to the facility layout and age of the building. The following details some of those shortfalls:

Layout: The staff's ability to directly observe and interact with persons in custody is hindered due to the partitioned linear design and poor sightlines. Moreover, the Huber housing unit is in another section of the building.

Bed Space: Over the years, a lack of adequate bed space has impacted the facility's housing options and classification system. Additionally, the facility only has two receiving cells which are used for multiple purposes (e.g. admissions, releases, suicide watches, medical observations, disciplines, etc.). That is not sufficient bed space for all of those needs (nor were those cells designed for long-term housing).

Recreation Space: Although there is a multipurpose room for programming and limited activities, there is no designed dedicated exercise space.

Health Services: The size of the health services office is small (especially when factoring in the exam table, staff desk, medication cart, file cabinets, etc.).

Storage Space: Storage space is limited within the facility (e.g. book carts are stored in the multipurpose room and moved to the hallway when the room is in use).



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Chapter DOC 350 - JAILS

- DOC 350.01 Purpose and authority.
- DOC 350.02 Applicability.
- DOC 350.03 Definitions.
- DOC 350.04 Construction plans.
- DOC 350.05 Physical environment for new or substantially remodeled jails.
- DOC 350.06 Physical environment for new or substantially remodeled jails on or after March 1, 1990 to September 1, 2014.
- DOC 350.07 Physical environment of jails constructed before March 1, 1990.
- DOC 350.08 Variance.
- DOC 350.09 Policy and procedure manual.
- DOC 350.10 Records and reporting.
- DOC 350.11 Food service.
- DOC 350.12 Sanitation and hygiene.
- DOC 350.13 Inmate health screening.
- DOC 350.14 Inmate health care.
- DOC 350.15 Health care policy.
- DOC 350.16 Control and administration of medications.
- DOC 350.17 Suicide prevention.
- DOC 350.18 Security.
- DOC 350.19 Fire safety.
- DOC 350.20 Double ceiling.
- DOC 350.21 Inmate classification.
- DOC 350.22 Use of force.
- DOC 350.23 Use of restraints.
- DOC 350.24 Discipline.
- DOC 350.25 Administrative confinement.
- DOC 350.26 Grievance process.
- DOC 350.27 Legal access.
- DOC 350.28 Indigence.
- DOC 350.29 Mail.
- DOC 350.30 Visitation.
- DOC 350.31 Programs and services.
- DOC 350.32 Religious programming.
- DOC 350.33 Recreation.
- DOC 350.34 Publications.
- DOC 350.35 Canteen.



Looking Forward



FACILITY PLANNING / NEEDS ASSESSMENT

- Master planning
- Inmate population projections
- Staffing projections
- Existing facility assessment
- Development planning
- Space programming
- Security/Technology analysis & planning
- Public presentations
- Project budget analysis
- Court Case Load analysis

ARCHITECTURE

- Feasibility studies
- Site analysis & selection
- Architectural design
- Computerized graphics
- Construction documents
- 3D Renderings

SECURITY CONSULTING

- Security analysis & design
- Security control system
- Detention facility design
- Detention equipment system selection
- Alternative comparisons

INTERIOR PLANNING

- Space planning
- Work station studies
- Color and materials selection

CODE ANALYSIS

- Building codes
- Fire, life and safety codes
- Accessibility / ADA

COST CONTROL SERVICES

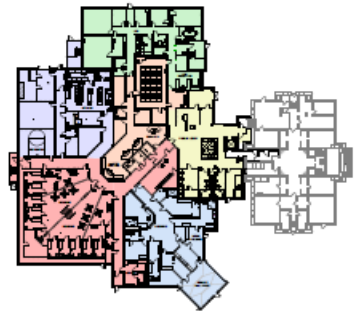
- Project management
- Schedule / phasing analysis
- Value engineering

CONSTRUCTION DELIVERY SERVICES

- Project scheduling
- Bidding / Contractor analysis
- On-site reviews
- Full-time observation
- Fast-track scheduling
- Construction cost management

POST-OCCUPANCY SERVICES

- One year evaluation
- Warranty analysis





Looking Forward



Klein McCarthy will have Phase 1-3 completed by early May 2025

- Phase 1 - Needs Assessment
- Phase 2 – Master Planning / Concept Fit Plan
- Phase 3 – Grant and/or Additional Funding Source Procurement

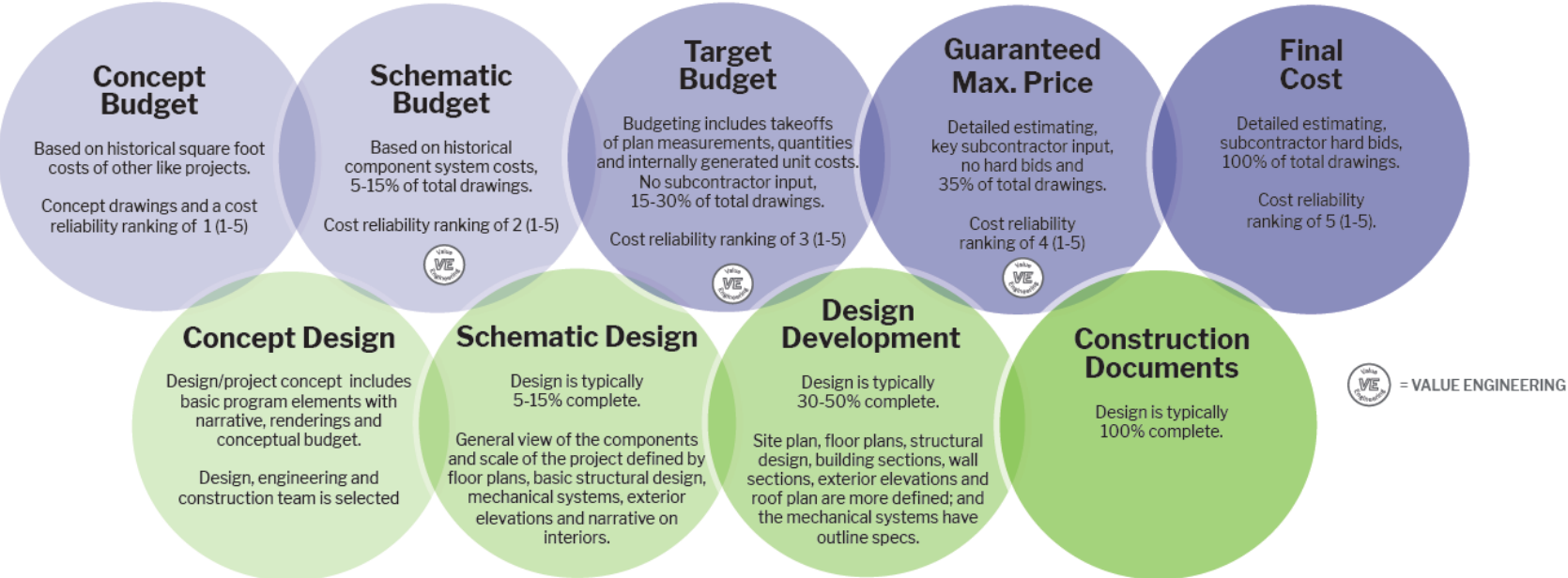




Looking Forward



HOW PROJECT COSTS EVOLVE



BUDGET TYPE	ESTIMATING METHODOLOGY	% OF TOTAL DRAWINGS	COST RELIABILITY	RECOMMENDED CONTINGENCY
Concept Budget	Based on historical square foot costs	0%	1	10%
Schematic Budget	Historical component systems costs	5%	2	10%
Target Price	Internally generated unit costs, no subcontractor input	15%	3	5%
Guaranteed Max. Price (GMP)	Detailed estimating, subcontractor input, no hard bids	35%	4	3%
FINAL COST	Detailed estimating, subcontractor hard bids	100%	5	3%



Sheriff's Office and Jail Tours

Tuesday, March 18 at 6 PM

Saturday, March 22 at 1 PM

For individual tours contact

Contact Sheriff Kanable

608-328-9575



Questions