

95 COURTHOUSE/DETENTION CENTER

- Representatives from Fentress Architects will be present to discuss the 95 Courthouse and Detention Center conceptual plan.

Judicial Complex Addition and Renovation

Programming and Planning

Henderson County, North Carolina



Opening Remarks





About Fentress Team



Detention Center Programmer/
Designer and
Court Designer



STEVE WHITE



KENNY BURNS



Court Programmer
and
Planner

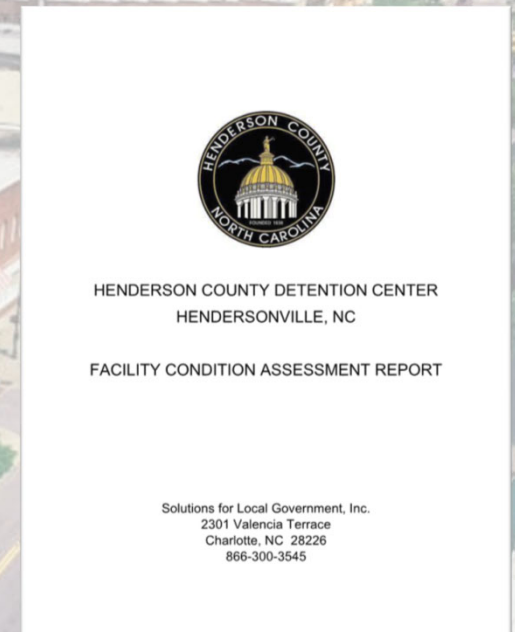
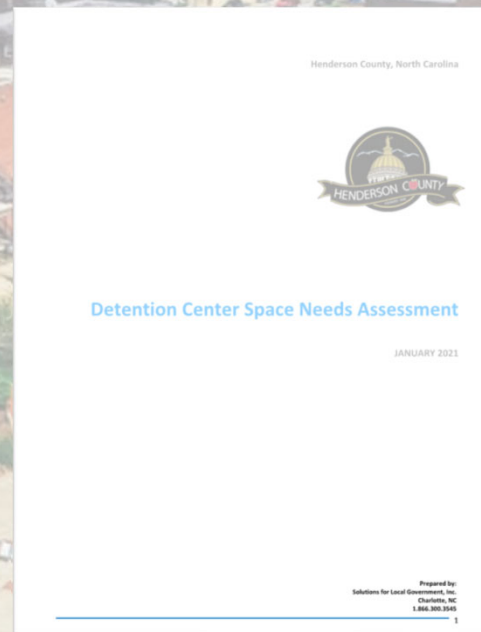


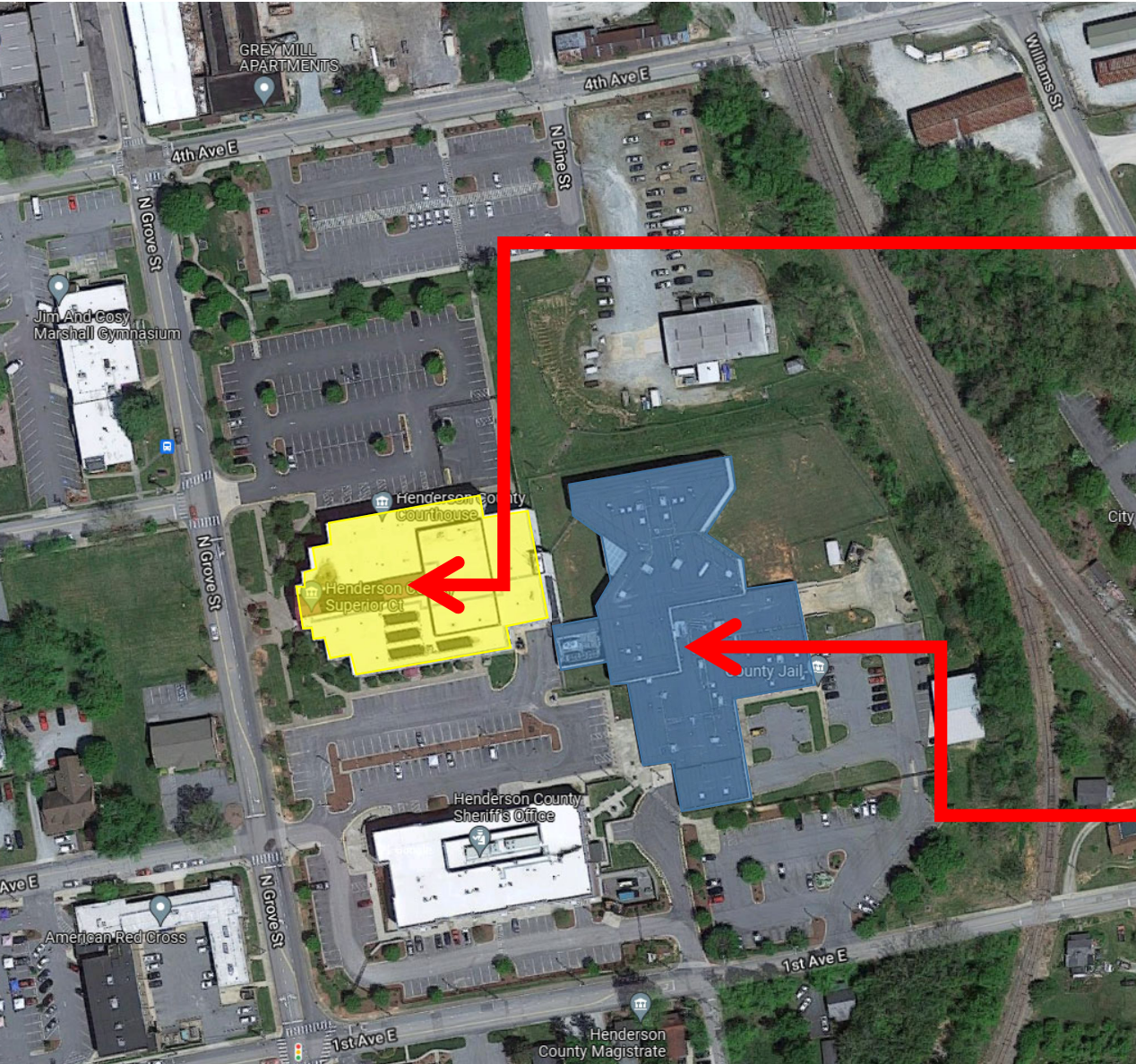
MATT HEMPHILL



BILL BOGHOSIAN

Summary of Previous Work





COURTHOUSE



3 OPTIONS:

- Renovation (99,000GSF)
- Full court addition/reno (94,000 GSF annex)
- Partial court reno/addition

DETENTION CENTER

- Needs Assessment and Condition Report (64,000 GSF reno/addition)

FENTRESS ARCHITECTS | FENTRESS, INC.

Detention Center Programming Plan

Detention Center Space Needs Assessment

Program of Requirements Assessment

PURPOSE

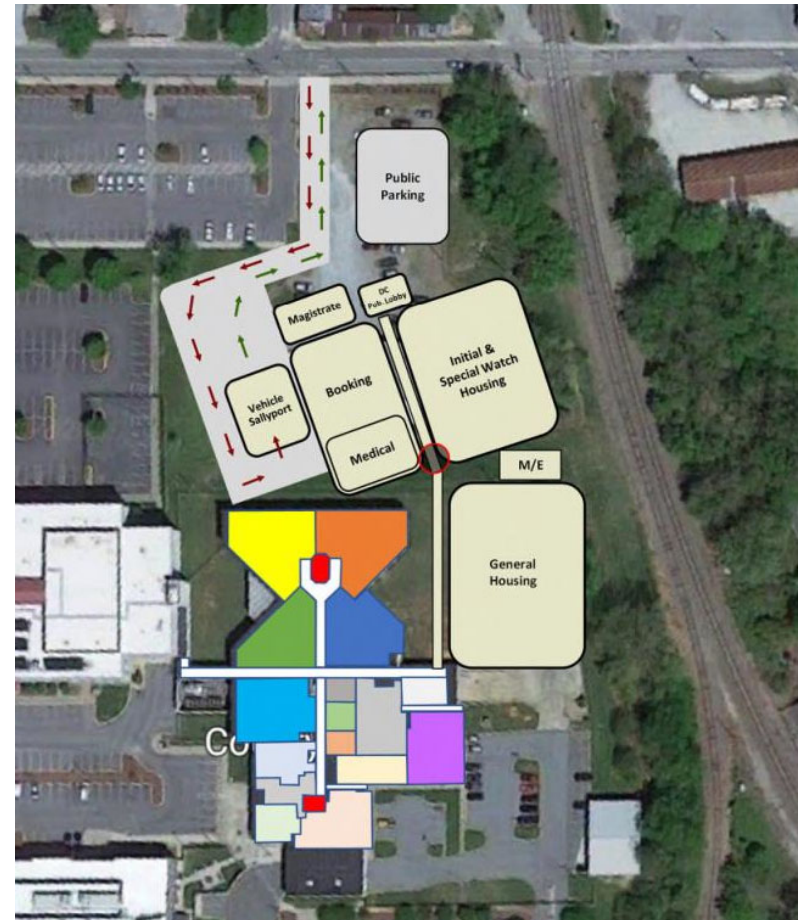
The purpose of this Assessment is to develop a program of requirements identifying needs for the county jail to meet future capacity and operational goals. The program of requirements is based upon information previously identified and presented in the Detention Center Space Needs Assessment dated January 2021 prepared by Solutions for Local Government, Inc.

Additionally, meetings were held between Henderson County officials and the Fentress Architect's team to further develop the space and capacity needs. The program of requirements was then used as the basis to develop bubble diagrams to illustrate how the current jail could be expanded and reorganized to extend the life of the jail at its current site adjacent to the county courthouse.

Detention Center Programming Plan

OUR TASK:

To develop the Program Of Requirements (POR) that will lead to development of blocking and stacking diagrams illustrating the organization of the proposed jail expansion and its relation to the courthouse



Detention Center Programming Plan

TASK:

Tour the current jail and courthouse and review the previously prepared reports with stakeholders to confirm and/or determine the following space needs.



Space Needs Assessment

2.1. PERSONNEL

- The number of personnel in the Sheriff’s Office is expected to increase over the planning period to handle the additional workload.
- The Sheriff’s Office anticipates increases in staffing to handle the workload that is integrally tied to increases in population and development in the area, as well as to respond to initiatives within the offices.

The following table displays staffing projections for the Sheriff’s Office.

Table 2-1. Detention Center – Current and Projected Staffing

Position	Year						
	Current (2022)	2025 (new Jail)	2030	2035	2040	2045	2050
<i>Captain</i>	1	1	1	1	1	1	1
<i>Lieutenant</i>	1	1	1	1	1	1	1
<i>Sergeant</i>	7	7	7	7	7	7	7
<i>Corporal</i>	6	6	6	6	6	6	6
<i>Lance Corporal</i>	4	8	8	8	8	8	8
<i>Officers</i>	28	48	48	48	48	48	48
<i>Transportation</i>	4	6	6	6	6	6	6
<i>Kitchen Staff</i>	4	6	6	6	6	6	6
<i>Administrative Assistant</i>	1	2	2	2	2	2	2
Total	56	85	85	85	85	85	85

- The Detention Center will continue to operate with only 1 Jail Administrator (Captain)
- The Detention Center will continue to operate with only 1 Operations Lieutenant
- The Detention Center will continue to operate with 7 Sergeants (4 shift supervisors, 1 transportation, 1 administrative, 1 I.C.E.)
- The Detention Center will continue to operate with 6 Corporals (4 shift supervisors, 1 transportation, 1 administrative)

During current command restructuring, the sheriff is in the process of creating the rank of Lance Corporal, this will NOT add a position to the following “Detention Officers Line”.

- Detention Officers 8 per shift (32 total) or 28 officers with 4 Lance Corporals; will increase to: Detention Officers 48 with 8 Lance Corporals (56 total)
- Transport Officers will increase by 2 (from 4 to 6 in the expanded jail)
- Kitchen Staff will increase by 2 (from 4 to 6 in the expanded jail)
- Administrative Assistants will increase by 1 (from 1 to 2 in the expanded jail)

Staffing numbers beyond the opening of the “New Jail” remain constant based on expansion to 408 beds. The number of beds will not grow in the remaining years without more construction; yet ALL the beds could conceivably be filled immediately after becoming operational.

Existing Space:

Due to the growth in population, workload, and staffing, the existing Henderson County Detention Center will not be able to meet the operational demands placed upon it without some type of renovation and additional space. The detention center was designed in 1993 and construction was completed in 1995. It is currently in its 26th year of service.

Building Space Program

PROGRAM OF REQUIREMENTS

The program of requirements addresses the operational components of the Henderson County Jail. These components are:

- Vehicle Sallyport
- Intake
- Booking
- Remote Court Holding
- Release
- Transportation
- Magistration
- Male Housing
- Female Housing
- Control
- Laundry
- Kitchen
- Canteen
- Medical
- Staff Space
- Program Space
- VIP Group
- SRT
- Warehouse
- Administration
- Circulation

To fulfill the space needs identified in the program of requirements, 51,752 s.f. of the current jail will remain unchanged, 8,525 s.f. of the current jail will be reorganized/renovated and 61,112 s.f. of new building additions will be needed. The total square footage of the jail as programmed is 121,389 s.f. Three options have been developed to illustrate how this can be achieved and are presented in color coded plans.



Henderson County
 Building: Jail
 Date: 12/20/21

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE			SPACE ALLOCATED TO			REMARKS
					NEW ADDITION	EXISTING TO BE REORGANIZED	EXISTING TO REMAIN AS IS	
Vehicle Sallyport								
• Existing Sallyport							2,613	
• New Vehicle Sallyport	1	40	x	68	2,720			- two drive-thru lanes with 14'x20' O.H. Door - one drive-thru lane with 10'x14' O.H. Door that doubles as diagonal parking area - search/shake down desk - this is an extension of the current sallyport
• Secure Corridor/Security Vestibule separating vehicle sallyport from intake and transportation areas	1	6	x	136		816		
Sub-Total (NSF)					2,720			
Circulation, Walls, Chases, etc. (Grossing Factor) @ 10%					272			
Total Gross S.F. this Area					2,992	816	2,613	
Intake								
• Existing Intake							760	
• Decontamination Room	1	8	x	8	64			
• Open Waiting Area	1	8	x	20	160			
• Intake Desk	1	12	x	20	240			
• Single Person Holding Cell	2	7	x	10	140			
• X-Ray Machine	1	10	x	19	190			
• Breathalyzer Room	2	10	x	10	200			
• Magistration Counter / Workstation	4	7	x	5	140			
• Officer Restroom	1	8	x	8	64			
Sub-Total (NSF)					1,198			
Circulation, Walls, Chases, etc. (Grossing Factor) @ 100%					1,198			
Total Gross S.F. this Area					2,396	0	760	
Booking								
• Existing Booking							2,011	
• Booking Desk	1	12	x	30	360			- 6 stations - adjacent to Magistration
• Fingerprint/Photo Identification	2	5	x	5	50			
• Medical Evaluation	1	10	x	18	180			- two workstations
• Single Holding Cells	4	7	x	10	280			- negative pressure
• 8-Person Holding Cells	4	10	x	30	1,200			- negative pressure
• Padded Safety Cell	4	7	x	10	280			- flushing floor drain - negative pressure
• Dress In /Strip Search	4	9	x	12	432			- shower / toilet / lavatory
• Issue Storage	1	9	x	12	108			
• Inmate Property Storage	1	25	x	60	1,500			- residential size washer / dryer - work tables - conveyor - mobile filing system
• Inmate Records	1	16	x	20	320			
• Staff Restroom	1	8	x	8	64			
Sub-Total (NSF)					4,774			
Circulation, Walls, Chases, etc. (Grossing Factor) @ 100%					4,774			
Total Gross S.F. this Area					9,548	0	2,011	

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE			SPACE ALLOCATED TO			REMARKS
					New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Remote Court Holding								
• Single Holding Cell	2	7	x	10	140			
• 8-Person Holding Cell	4	10	x	30	1,200			
Sub-Total (NSF)					1,340			
Circulation, Walls, Chases, etc. (Grossing Factor) @ 80%					1,072			
Total Gross S.F. this Area					2,412	0	0	
Release								
• Release Desk	1	12	x	10		120		- 2 stations - adjacent to booking desk, Inmate Property, Inmate Records and Public Lobby
• 4-Person Holding Cell	2	10	x	15		300		
Sub-Total (NSF)					0	420		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 80%								
Total Gross S.F. this Area					0	420	0	

Transportation								
• 16-Person Holding Cell	2	20	x	30		1,200		
• Officer Station	1	5	x	10		50		
• Dressing Room	2	9	x	8		144		
Sub-Total (NSF)					0	1,394		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 80%								
Total Gross S.F. this Area					0	1,394	0	

Magistration								
• Existing Magistration							1,189	
• Public Entry Vestibule	1	7	x	10	70			
• Public Lobby	1	10	x	20	200			
• Secure Public Service Area	1	10	x	20	200			
• Lobby Restroom	2	8	x	8	128			
• Magistrate Open Office Area	1	20	x	20	400			- 4 work stations - 2 pass throughs to Intake - 1 pass through to Booking - access to Bondsman Area
• Bondsman Area	2	8	x	8	128			
• Magistrate Sleeping Room	1	10	x	12	120			
• Staff Restroom	1	8	x	14	112			- shower / toilet / lavatory
• Staff Breakroom	1	12	x	12	144			- refrigerator, sink, microwave
Sub-Total (NSF)					1,502			
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%					1,051			
Total Gross S.F. this Area					2,553	0	1,189	



Henderson County
 Building: Jail
 Date: 12/20/21

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Male Housing - 24-Bed Pods (Ground Floor)						
• Existing Male Housing						15,088
Pod 1 - Ground Floor						
• Single Cells	8	104 s.f. each	832			- 16 additional single cells located on mezzanine
• Showers	6	5 x 5	150			
• Toilets / Lavatories	6	4 x 5	120			
• Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680			
• Mop Sink	1	5 x 7	35			
• Multi-Purpose Room	1	14 x 15	210			
• Security Vestibule	1	8 x 8	64			
• Exercise	1		300			
Pod 2 - Ground Floor						
• Single Cells	8	104 s.f. each	832			- 16 additional single cells located on mezzanine
• Showers	6	5 x 5	150			
• Toilets / Lavatories	6	4 x 5	120			
• Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680			
• Mop Sink	1	5 x 7	35			
• Multi-Purpose Room	1	14 x 15	210			
• Security Vestibule	1	8 x 8	64			
• Exercise	1		300			
Pod 3 - Ground Floor						
• Single Cells	8	104 s.f. each	832			- 16 additional single cells located on mezzanine
• Showers	6	5 x 5	150			
• Toilets / Lavatories	6	4 x 5	120			
• Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680			
• Mop Sink	1	5 x 7	35			
• Multi-Purpose Room	1	14 x 15	210			
• Security Vestibule	1	8 x 8	64			
• Exercise	1		300			
Pod 4 - Ground Floor						
• Single Cells	8	104 s.f. each	832			- 16 additional single cells located on mezzanine
• Showers	6	5 x 5	150			
• Toilets / Lavatories	6	4 x 5	120			
• Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680			
• Mop Sink	1	5 x 7	35			
• Multi-Purpose Room	1	14 x 15	210			
• Security Vestibule	1	8 x 8	64			
• Exercise	1		300			
Sub-Total (NSF)			13,564			15,088
Circulation, Walls, Chases, etc. (Grossing Factor) @ 50%			6,782			
Total Gross S.F. this Area			20,346	0		15,088

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Male Housing - 24-Bed Pods (Mezzanine)						
• Existing 2nd Floor Male Housing						9,869
Pod 1 - Mezzanine						
• Single Cells	16	104 s.f. each	1,664			
Pod 2 - Mezzanine						
• Single Cells	16	104 s.f. each	1,664			
Pod 3 - Mezzanine						
• Single Cells	16	104 s.f. each	1,664			
Pod 4 - Mezzanine						
• Single Cells	16	104 s.f. each	1,664			
Sub-Total (NSF)			6,656			9,869
Circulation, Walls, Chases, etc. (Grossing Factor) @ 125%			8,320			
Total Gross S.F. this Area			14,976	0		9,869

Female Housing						
• Existing Female Housing						7,855
• Single Cells	8	7 x 10	560			
• Shower Area	2	5 x 5	50			
Sub-Total (NSF)			610			7,855
Circulation, Walls, Chases, etc. (Grossing Factor) @ 125%			763			
Total Gross S.F. this Area			1,373	0		7,855

Control							
• Existing Central Control						280	- no work required
• Existing Pod Control						380	- no work required
• New Pod Control	1	16 x 20	320				
• New Pod Control Restroom	1	8 x 8	64				
Sub-Total (NSF)			384			660	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%			269				
Total Gross S.F. this Area			653	0		660	

Laundry						
• Existing Laundry						548
• Soiled Linen Cart Area	1	6 x 6	36			36
• Commercial Washer	5	4 x 6	120			120
• Commercial Dryer	5	4 x 6	120			120
• Soap Dispensing / Storage	1	8 x 10	80			80
• Folding Area	1	8 x 12	96			96
• Clean Linen Storage	1	7 x 30	210			210
• Clean Linen Cart Area	1	6 x 6	36			36
Sub-Total (NSF)			698			548



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Circulation, Walls, Chases, etc. (Grossing Factor) @ 90%			
Total Gross S.F. this Area	0	698	548

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Kitchen						
• Existing Kitchen					3,083	- no work required
• Increase Dry Storage	1	6 x 24		144		
• Increase Freezer Capacity	1	6 x 20		120		
Sub-Total (NSF)				264	3,083	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 40%						
Total Gross S.F. this Area	0		264	3,083		

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Canteen						
• Existing Canteen					312	
• Canteen Workroom	1	10 x 12		120		- near truck dock
Sub-Total (NSF)				120	312	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0		120	312		

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Medical						
• Existing Medical					728	
• Inmate Waiting Area	1	7 x 8		56		
• Exam Area	2	8 x 10		160		
• Inmate Toilet / Shower Area	1	5 x 12		60		
• Nurses Office	1	14 x 16		224		
• Drug Storage	1	5 x 5		25		
• Equipment Storage	1	9 x 15		135		
• Medical Records	1	9 x 15		135		- mobile filing system
• Staff Restroom	1	8 x 8		64		
Sub-Total (NSF)				859	728	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0		859	728		

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Staff Space						
• Existing Staff Space					1,140	
• Locker Rooms	2	16 x 20	640			
• Shower	2	5 x 8	80			
• Restroom	2	8 x 15	240			
• Breakroom	1	14 x 16	224			
Sub-Total (NSF)			1,184		1,140	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0		829			

Total Gross S.F. this Area	2,013	0	1,140
Program Space			
• Existing Program Space			572
Sub-Total (NSF)			572
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%			
Total Gross S.F. this Area	0	0	572

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
VIP Group						
• Existing VIP Area					1,650	
• Open Office Space	1	20 x 20	400			
• Storage	1	10 x 12	120			
• Restroom	1	8 x 8	64			
Sub-Total (NSF)			584		1,650	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	993	0	1,650			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
SRT						
• Existing SRT Area					1,311	
• Open Space / Locker Area	1	16 x 20	320			
• Storage	1	10 x 12	120			
• Restroom	1	8 x 8	64			
Sub-Total (NSF)			504		1,311	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	857	0	1,311			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Warehouse						
• Open Space	1	20 x 25		500		
Sub-Total (NSF)				500		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0		500	0		

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Administration						
• Existing Administration					1,568	
• Reception	1	8 x 8		64		- open workstation
• Large Office	2	11 x 13		286		
• Standard Office	8	10 x 11		880		
• Conference Room	1	13 x 15		195		
• Break Room	1	12 x 12		144		
• Storage	1	7 x 10		70		
• Restroom	2	8 x 8		128		
• Janitor	1	5 x 7		35		
• IT Room	1	9 x 12		108		
• Entry Lobby	1	12 x 12		144		
• Attorney/Inmate Visitation	3	9 x 9		243		
Sub-Total (NSF)				2,297	1,568	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0		2,297	1,568		



Henderson County
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Circulation							
• Existing Circulation							
• New Circulation Corridor	1	7	x	200	1,400	795	- cuts through existing Male Housing pods for improved circulation
Sub-Total (NSF)				1,400	795		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 40%							
Total Gross S.F. this Area				0	1,400	795	
Total Building S.F.				61,112	8,768	51,752	
Grand Total Building S.F.							121,632

TOTAL DETENTION CENTER AREAS

NEW BUILDING ADDITION: 61,112 GSF

EXISTING RENOVATED: 8,768 GSF

EXISTING TO REMAIN: 51,752 GSF

TOTAL BUILDING SIZE: 121,632 GSF

OPTION 1

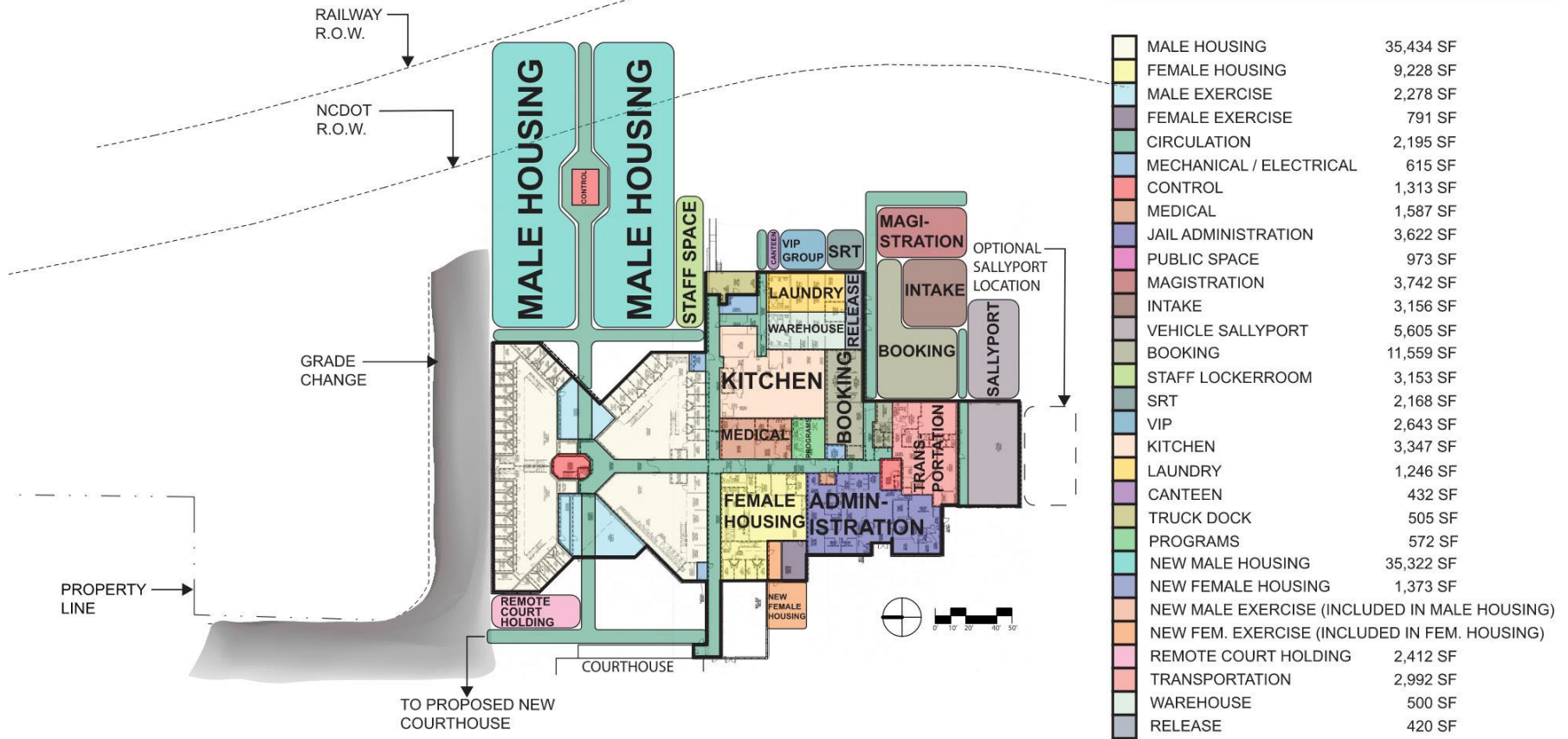
- **SALLYPORT** - A new vehicle sallyport will be added to the existing vehicle sallyport which will remain and be renovated.
- **INTAKE** – A new intake area will be added.
- **BOOKING** – A new booking area will be added.
- **REMOTE COURT HOLDING** – A new remote court holding area will be added.
- **RELEASE** – A new release area will be created in renovated existing space.
- **TRANSPORTATION** – A new transportation area will be created in renovated existing space.
- **MAGISTRATION** – A new magistration area will be added.
- **MALE HOUSING** – Existing male housing will remain and new male housing added.
- **FEMALE HOUSING** – Existing female housing will remain and new female housing added.
- **CONTROL** – Existing control will remain and new control will be added at new male housing.
- **LAUNDRY** – A new laundry will be created in renovated existing space.
- **KITCHEN** – the kitchen will remain where it is currently located. A new freezer and dry storage will be created in renovated existing space.
- **CANTEEN** – A new canteen will be created in renovated existing space.
- **MEDICAL** – A new medical area will be created in renovated existing space.
- **STAFF SPACE** – A new staff space area will be added.
- **PROGRAM SPACE** – The current program space will remain where it is currently located.
- **VIP GROUP** – A new VIP Group space will be added.
- **SRT** – A new SRT space will be added.
- **WAREHOUSE** – A new warehouse will be created in renovated existing space.
- **ADMINISTRATION** – Administration will remain in its current location and be expanded into existing adjacent space.
- **CIRCULATION** – A new circulation corridor will be created in renovated existing space.

Construction of Option 1 is contingent upon elimination of the NC DOT right of way for a future city street as per plot slide 1570. Without elimination of this right of way, there does not appear to be sufficient land area to construct the new male housing illustrated in the Option 1 bubble diagram.

The estimated probable cost of construction for Option 1 is \$44,720,000.

FIGURE 3. HENDERSON COUNTY DETENTION CENTER - GROUND FLOOR

HENDERSON COUNTY DETENTION CENTER
SPACE NEEDS ASSESSMENT | JANUARY 2022



OPTION 2

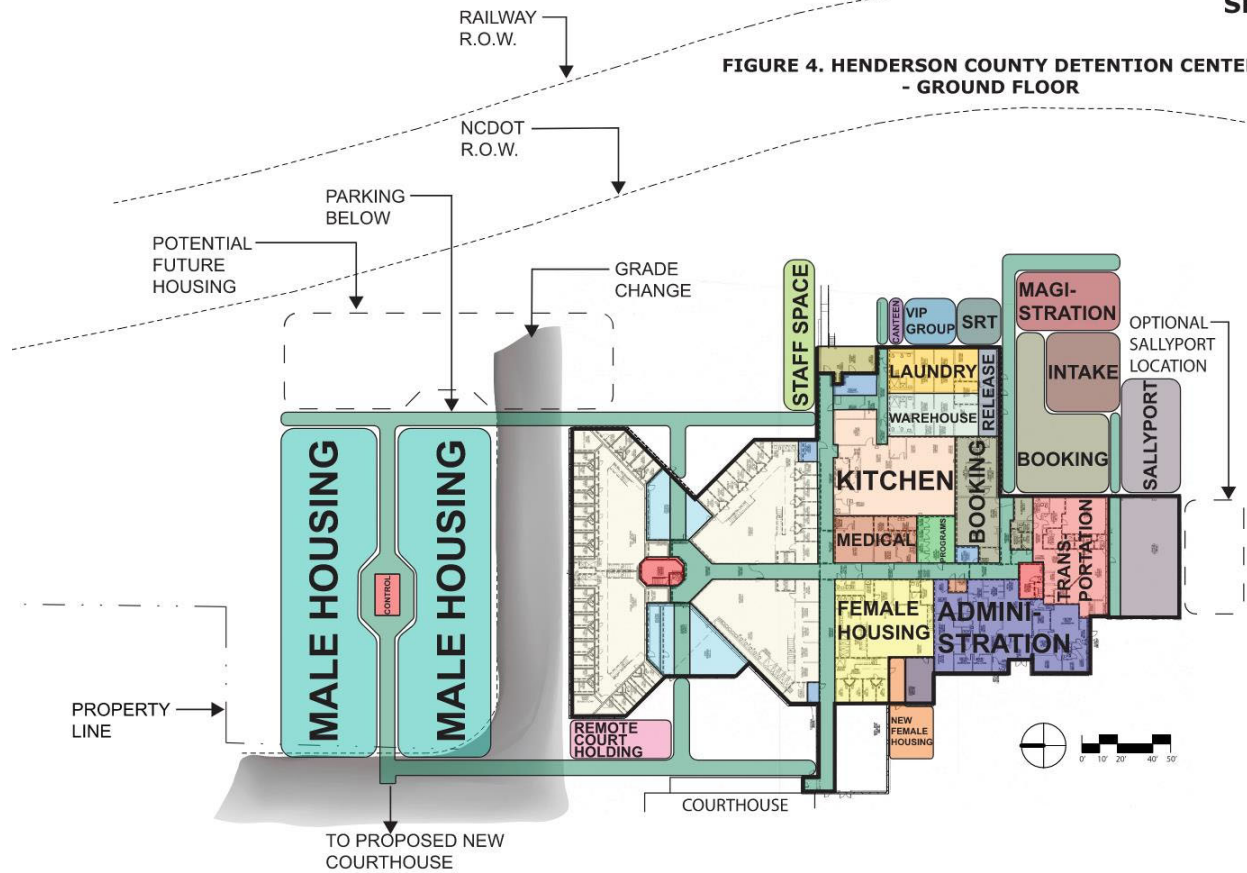
- **SALLYPORT** – A new vehicle sallyport will be added to the existing vehicle sallyport which will remain and be renovated.
- **INTAKE** – A new intake area will be added.
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- **MEDICAL** – A new medical area will be created in renovated existing space.
- **STAFF SPACE** – A new staff space area will be added.
- **PROGRAM SPACE** – The current program space will remain where it is currently located.
- **VIP GROUP** – A new VIP Group space will be added.
- **SRT** – A new SRT space will be added.
- **WAREHOUSE** – A new warehouse will be created in renovated existing space.
- **ADMINISTRATION** – Administration will remain in its current location and be expanded into existing adjacent space.
- **CIRCULATION** – A new circulation corridor will be created in renovated existing space.

Construction of Option 2 is similar to Option 1 but would place the new male housing area to the north of the current jail in the Sheriff's Office impound property. This option would be necessary if the proposed right of way for future city street cannot be eliminated as noted in Option 1. The finish floor of the both the new housing area and the current jail should be maintained for efficient circulation. This presents an opportunity to create a parking area below the proposed addition in this.

The estimated probable cost of construction for Option 2 is \$52,220,000.

HENDERSON COUNTY DETENTION CENTER SPACE NEEDS ASSESSMENT | JANUARY 2022

FIGURE 4. HENDERSON COUNTY DETENTION CENTER
- GROUND FLOOR



MALE HOUSING	12,810 SF
FEMALE HOUSING	3,884 SF
MALE EXERCISE	2,278 SF
FEMALE EXERCISE	791 SF
CIRCULATION	4,380 SF
MECHANICAL / ELECTRICAL	615 SF
CONTROL	609 SF
MEDICAL	728 SF
JAIL ADMINISTRATION	1,568 SF
PUBLIC SPACE	973 SF
MAGISTRATION	1,189 SF
INTAKE	3,156 SFA
VEHICLE SALLYPORT	5,605 SF
BOOKING	11,559 SF
STAFF LOCKERROOM	1,440 SF
SRT	1,311 SF
VIP	1,650 SF
KITCHEN	3,083 SF
LAUNDRY	548 SF
CANTEEN	312 SF
TRUCK DOCK	505 SF
PROGRAMS	546 SF
NEW MALE HOUSING	35,322 SF
NEW FEMALE HOUSING	1,373 SF
NEW MALE EXERCISE (INCLUDED IN MALE HOUSING)	
NEW FEM. EXERCISE (INCLUDED IN FEM. HOUSING)	
REMOTE COURT HOLDING	2,412 SF
TRANSPORTATION	2,992 SF
WAREHOUSE	500 SF
RELEASE	420 SF

OPTION 3

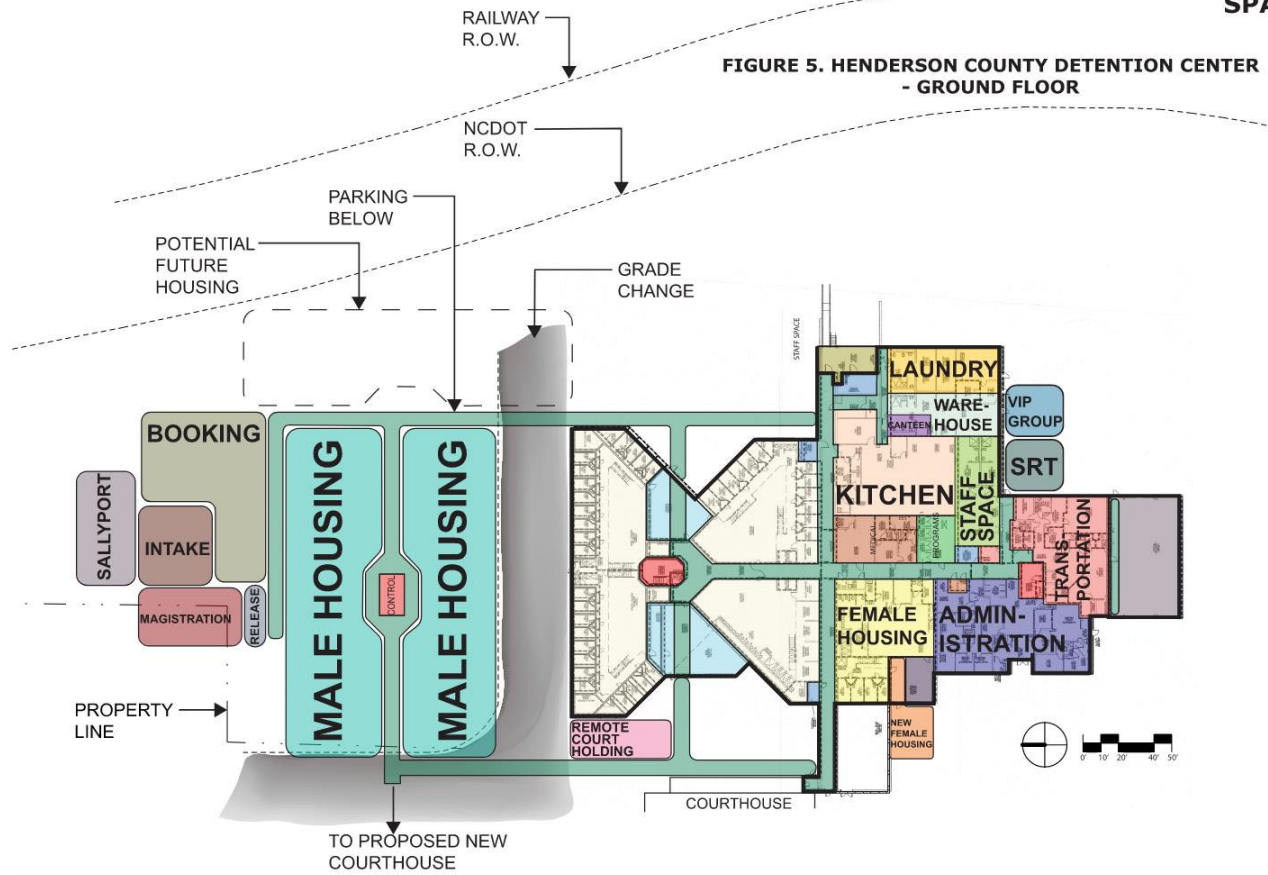
- **SALLYPORT** – A new vehicle sallyport will be added. The existing vehicle sallyport will remain and be renovated.
- **INTAKE** – A new intake area will be added.
- **BOOKING** – A new booking area will be added.
- **REMOTE COURT HOLDING** – A new remote court holding area will be added.
- **RELEASE** – A new release area will be added.
- **TRANSPORTATION** – A new transportation area will be created in renovated existing space.
- **MAGISTRATION** – A new magistration area will be added.
- **MALE HOUSING** – Existing male housing will remain and new male housing added.
- **FEMALE HOUSING** – Existing female housing will remain and new female housing added.
- **CONTROL** – Existing control will remain and new control will be added at new male housing.
- **LAUNDRY** – A new laundry will be created in renovated existing space.
- **KITCHEN** – the kitchen will remain where it is currently located. A new freezer and dry storage will be created in renovated existing space.
- **CANTEEN** – A new canteen will be created in renovated existing space.
- **MEDICAL** – A new medical area will be created in renovated existing space.
- **STAFF SPACE** – A new staff space area will be added.
- **PROGRAM SPACE** – The current program space will remain where it is currently located.
- **VIP GROUP** – A new VIP Group space will be added.
- **SRT** – A new SRT space will be added.
- **WAREHOUSE** – A new warehouse will be created in renovated existing space.
- **ADMINISTRATION** – Administration will remain in its current location and be expanded into existing adjacent space.
- **CIRCULATION** – A new circulation corridor will be created in renovated existing space.
- **SALLYPORT** – Construction of Option 3 would locate the new Vehicle Sallyport, Intake, Booking, Magistration, release and new Male Housing in the area north of the current jail in the Sheriff's Office impound property.

This option is presented as an alternative to Option 2 due to the proposed right of way for future city street issue. This option presents an opportunity to create a parking area below the proposed addition in this area.

The estimated probable cost of construction for Option 3 is \$56,720,000.

HENDERSON COUNTY DETENTION CENTER SPACE NEEDS ASSESSMENT | JANUARY 2022

**FIGURE 5. HENDERSON COUNTY DETENTION CENTER
- GROUND FLOOR**

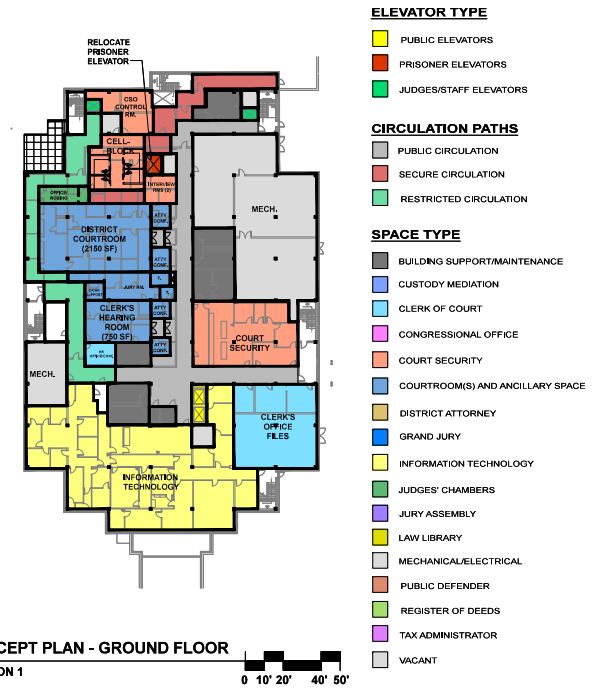


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WAREHOUSE	500 SF
RELEASE	420 SF

Updated Courthouse Housing Strategies

Option 1 - District and Superior Court *remain entirely* within existing building

PROGRAM OF REQUIREMENTS (POR) ANALYSIS – OPTION 1	
Component	SF Required
Building Lobby/General Public Areas	7,325
Judges And Related Staff	4,065
Courtrooms And Ancillary Spaces	31,060
Grand Jury Suite	1,368
Jury Assembly	1,739
Clerk's Office	11,289
Information Technology	4,725
Court Security	1,526
Other Services (including Congressional Office)	3,715
Building Maintenance	1,482
DGSF	68,454
Grossing Factor @ 65%	
Total GSF Required	105,314
<i>GSF Available in Existing Building</i>	<i>99,100</i>



Henderson County – 95 Courthouse Needs Assessment

January 2021

Updated Courthouse Housing Strategies

Option 1 - District and Superior Court *remain entirely* within existing building

Benefits	Compromises
<ul style="list-style-type: none">Existing building fully occupied by the District and Superior CourtExpanded security screening area providedClerk's office projected space needs accommodatedMore functional hearing room for Small ClaimsIT server room would not need to be relocated	<ul style="list-style-type: none">May be cost-prohibitiveCreates inefficiencies due to the loss of proximity to other court components and county agenciesOne additional required courtroom could not be providedOne new courtroom would be undersizedNew courtrooms would have sightline restrictionsSecure prisoner circulation and restricted judge would not be provided to courtroom 4Clerk's office would remain fragmentedJury assembly area poorly located

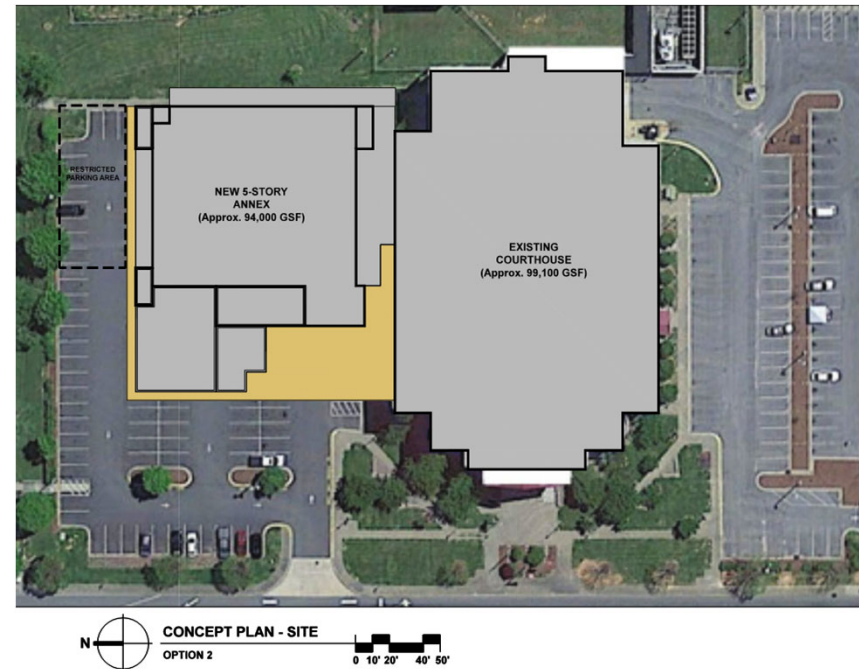
Henderson County – 95 Courthouse Needs Assessment

January 2021

Updated Courthouse Housing Strategies

Option 2 - District and Superior Court *relocate entirely* from existing building

Program of Requirements (POR) Analysis – Option 2	
Component	GSF Required
Annex Occupants	
Building Lobby/General Public Areas	7,325
Judges and Related Staff	4,065
Courtrooms and Ancillary Spaces	31,060
Grand Jury Suite	1,368
Jury Assembly	1,739
Clerk's Office	11,289
Court Security	1,526
Other Services	1,451
Building Maintenance/Support	1,482
DGSF	61,305
x Grossing Factor @ 65%	
Total GSF Required for Annex	94,315
Existing Building Occupants	
Building Lobby/General Public Areas	3,935
District Attorney's Office	8,251
Public Defender's Office	3,524
Register of Deeds	7,788
Tax Administration	9,443
Information Technology	4,725
Congressional Office	2,558
Building Maintenance/Support	340
DGSF	40,564
GSF of Existing Building	99,100
Grossing Factor of existing building @ 65%	
Approximate DGSF available for other county agencies	23,850



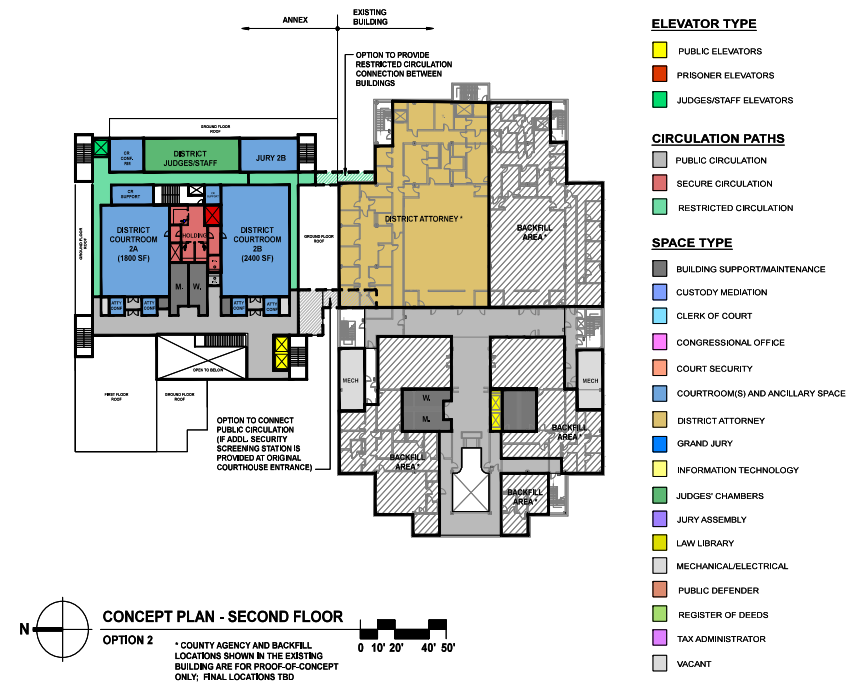
Henderson County – 95 Courthouse Needs Assessment

January 2021

Updated Courthouse Housing Strategies

Option 2 - District and Superior Court *relocate entirely* from existing building

Benefits	Compromises
<ul style="list-style-type: none"> Program requirements fully met Separation of secure, restricted, and public circulation paths fully provided Proper holding areas for prisoners Clerk's office space needs fully met within contiguous space More functional hearing room for Small Claims Space available to consolidate other county operations IT server room would not need to be relocated Separate entrances for the annex and county office building would reduce foot traffic at each entry 	<ul style="list-style-type: none"> Existing surface parking area would be displaced Additional "one time" costs would be incurred for relocation of other county agencies



Henderson County – 95 Courthouse Needs Assessment

January 2021

Updated Courthouse Housing Strategies

Option 3 - District and Superior Court *partially relocate* from existing building

Program of Requirements (POR) Analysis – Option 3	
Component	SF Required
Building Lobby/General Public Areas	7,325
Judges And Related Staff	4,065
Courtrooms And Ancillary Spaces	31,060
Grand Jury Suite	1,368
Jury Assembly	1,739
Clerk's Office	11,289
District Attorney's Office	8,251
Public Defender's Office	3,524
Register of Deeds	7,788
Tax Administration	9,443
Information Technology	4,725
Court Security	1,526
Other Services (including Congressional Office)	3,875
Building Maintenance	1,482
DGSF	97,460
Grossing Factor @ 60%	
Total GSF Required	162,500
GSF Available in Existing Building	99,100
GSF Required for Annex	63,400



CONCEPT PLAN - SITE
OPTION 3
0 10' 20' 40' 50'

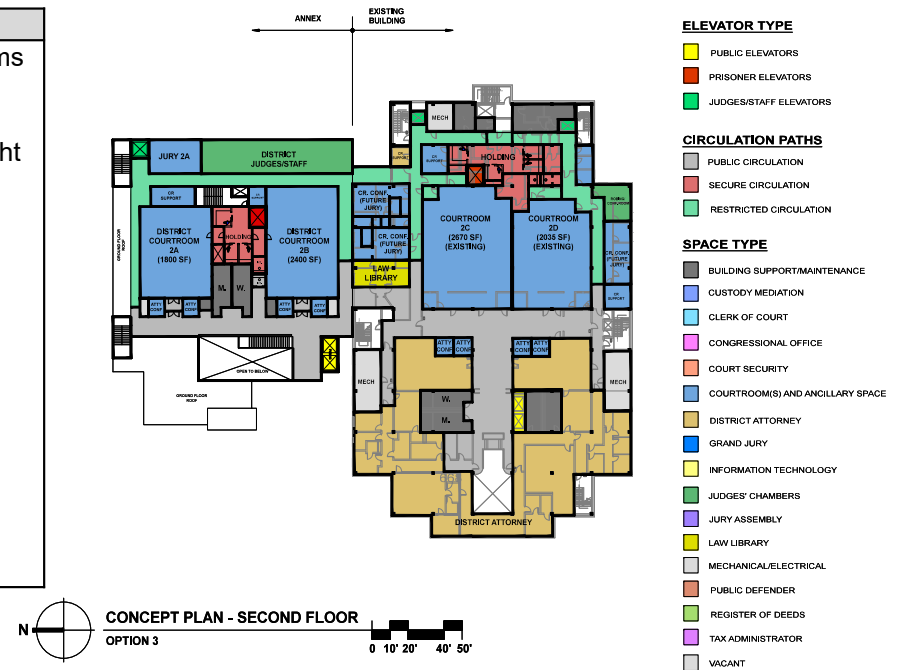
Henderson County – 95 Courthouse Needs Assessment

January 2021

Updated Courthouse Housing Strategies

Option 3 - District and Superior Court *partially relocate* from existing building

Benefits	Compromises
<ul style="list-style-type: none"> • Program requirements fully met • Adjacencies between court and county agencies would be maintained • Separation of secure, restricted, and public circulation paths fully provided • Proper holding areas for prisoners • Clerk's office space needs fully met within contiguous space • More functional hearing room for Small Claims • Two existing courtrooms would continue to be utilized 	<ul style="list-style-type: none"> • Ceiling height in the courtrooms located on the 1st and 2nd floors of the annex would be below the recommended height • Existing surface parking area would be displaced



Henderson County – 95 Courthouse Needs Assessment

January 2021

Site Plan

COURTHOUSE ANNEX (OPTIONS 2 & 3)

COURTHOUSE RENO (OPTIONS 1, 2 & 3)

JAIL ANNEX (OPTION 2/3)

JAIL ANNEX (OPTION 1)



Courthouse – Preliminary Cost Estimate

Cost/GSF Multipliers *

	<u>LOW</u>	<u>HIGH</u>
Renovation Cost	\$230/GSF	\$284/GSF
New Construction Cost	\$467/GSF	\$565/GSF

*construction costs only; does not include relocation costs, furniture, A/E fees, CR technology, site testing, etc.

OPTION 1: District and Superior Court remain entirely within existing building (CORE Score 89.2)

90,345 GSF Renovation	\$20.8 M	-	\$25.7M **
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** PLUS costs for tenant relocations, renovations, and/or rent in other buildings

OPTION 2: District and Superior Court relocate entirely from existing building (CORE Score 97.4)

99,100 GSF Renovation	\$22.8 M	-	\$28.1M
94,315 GSF New Construction	\$44.0 M	-	\$53.3M
Site/Landscaping Allowance	\$ 1.0 M	-	\$ 1.5M
	\$67.8 M	-	\$82.9 ***

*** PLUS cost for tenant relocation from other buildings; MINUS rent savings and/or operational cost savings (per year) for underperforming buildings

OPTION 3: District and Superior Court partially relocate from existing building (Core Score 97.4)

99,100 GSF Renovation	\$21.7 M	-	\$26.8M
63,400 GSF New Construction	\$29.6 M	-	\$35.8M
Site/Landscaping Allowance	\$ 1.0 M	-	\$ 1.5M
	\$52.3M	-	\$64.1M

Detention Center – Preliminary Cost Estimate

Cost/GSF Multipliers *

	<u>LOW</u>	<u>HIGH</u>
Renovation Cost	\$230/GSF	\$284/GSF
New Construction Cost	\$467/GSF	\$565/GSF

*construction costs only; does not include relocation costs, furniture, A/E fees, CR technology, site testing, etc.

OPTION 1: Expansion is to the East and requires deletion of NC DOT R.O.W.

60,520 GSF Renovation	\$ 7.3 M	-	\$9.1 M
61,112 GSF New Construction	\$29.4 M	-	\$34.6M
Site Landscape Allowance	\$ 0.5 M	-	\$1.0 M
	\$37.2 M	-	\$44.7M

OPTION 2: Male Housing Expansion to the North

60,520 GSF Renovation	\$ 7.3 M	-	\$ 9.1M
61,112 GSF New Construction	\$29.4 M	-	\$34.6M
Site/Landscaping Allowance	\$ 7.0 M	-	\$ 1.5M
	\$43.7 M	-	\$52.2M

OPTION 3: Same as Option 2 plus new Sallyport, Magistration, etc. and Parking under to the north

60,520 GSF Renovation	\$ 7.3 M	-	\$ 9.1 M
61,112 GSF New Construction	\$29.4 M	-	\$34.6 M
New Parking/Site/Landscaping Allowance	\$10.4 M	-	\$ 13.0M
	\$47.1 M	-	\$56.7 M

Suggested Judicial Complex – Total Cost

Detention Center OPTION 1:

<u>Total Construction Cost</u>	\$37.2 M	-	\$44.7 M
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District and Superior Court OPTION 2:

<u>Total Construction Cost</u>	\$67.8 M	-	\$82.9 M
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TOTAL Comprehensive Project Construction Cost:

<u>Total Construction Cost</u>	\$105 M	-	\$127.6M
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Next Steps

- **Future Phases of Work**
 - **Full Site Analysis**
 - **Security Analysis**
 - **Existing Conditions Report of Courthouse**
 - **Concept Design, Phasing Diagrams, Cost Estimate and Schedule**
 - **Design Phases: SD / DD / CD**
 - **Construction**



Closing Remarks

Next Steps

Q & A Period