



prochaska  
& associates

planning  
architecture  
engineering  
interiors  
facility  
management



# WEBSTER COUNTY JUSTICE CENTER

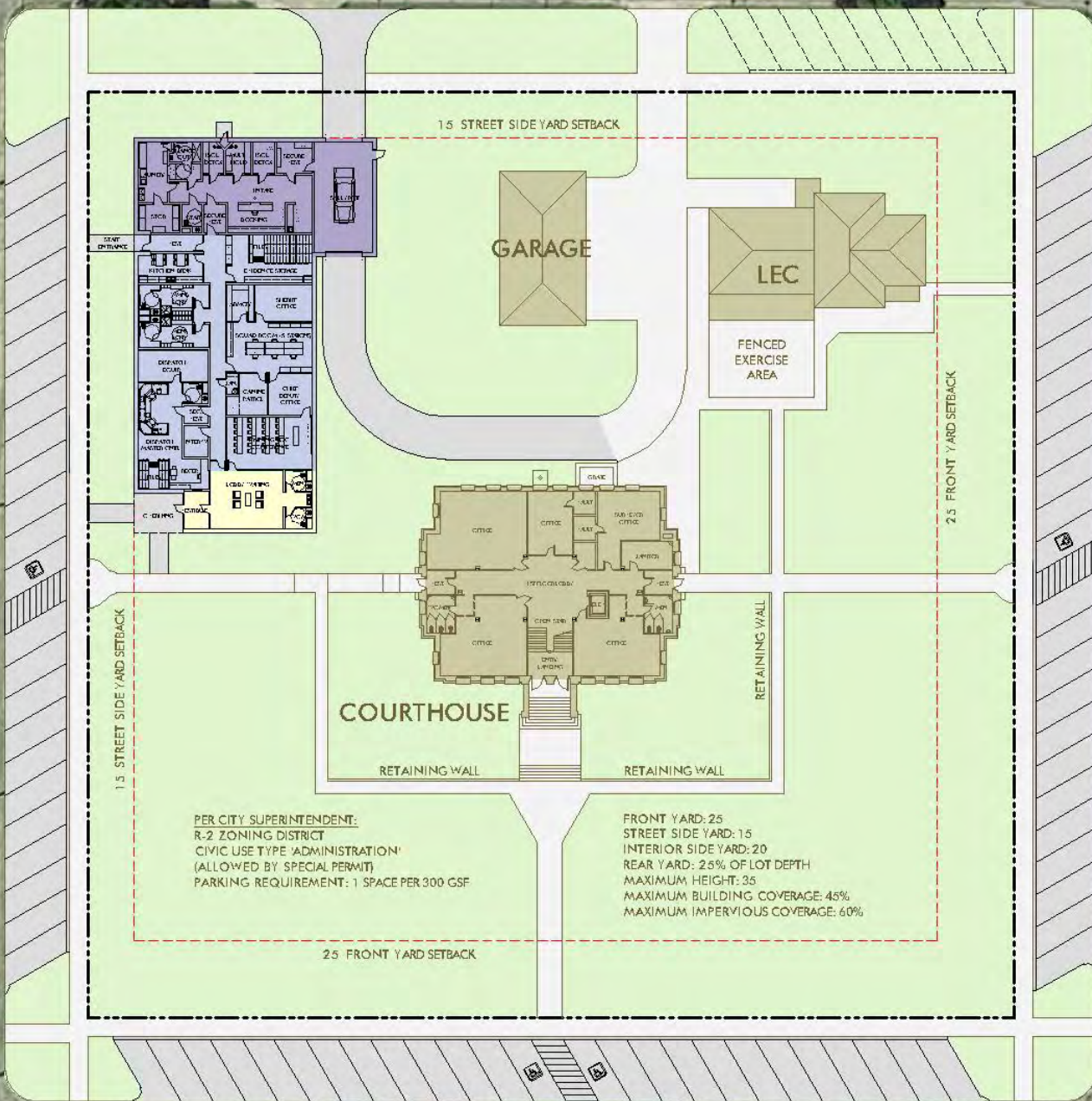
Phase 2-Citizens Committee  
Meeting #8: Option 5 Presentation & Discussion  
08/09/2018

- **OPTION 1** – Hold & Transport: *close the current sheriff's office & jail facility, construct an approved 24-hour holding facility with sheriff's office, and transport all inmates out-of-county.*
- **OPTION 2** – Build a new Justice Center as an on-site addition to the existing historic courthouse
- **OPTION 3** – Build a new freestanding Justice Center on the existing courthouse site
- **OPTION 4** – Build a new Justice Center on a "greenfield" site (new/undeveloped site)
- **OPTION 5** – Build only a new Jail & Sheriff's Office with fewer beds on existing site



N. SEWARD STREET

CURB PARKING (25)



PER CITY SUPERINTENDENT:  
 R-2 ZONING DISTRICT  
 CIVIC USE TYPE 'ADMINISTRATION'  
 (ALLOWED BY SPECIAL PERMIT)  
 PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 25  
 STREET SIDE YARD: 15  
 INTERIOR SIDE YARD: 20  
 REAR YARD: 2.5% OF LOT DEPTH  
 MAXIMUM HEIGHT: 35  
 MAXIMUM BUILDING COVERAGE: 45%  
 MAXIMUM IMPERVIOUS COVERAGE: 60%

N. CEDAR STREET

CURB PARKING (25)

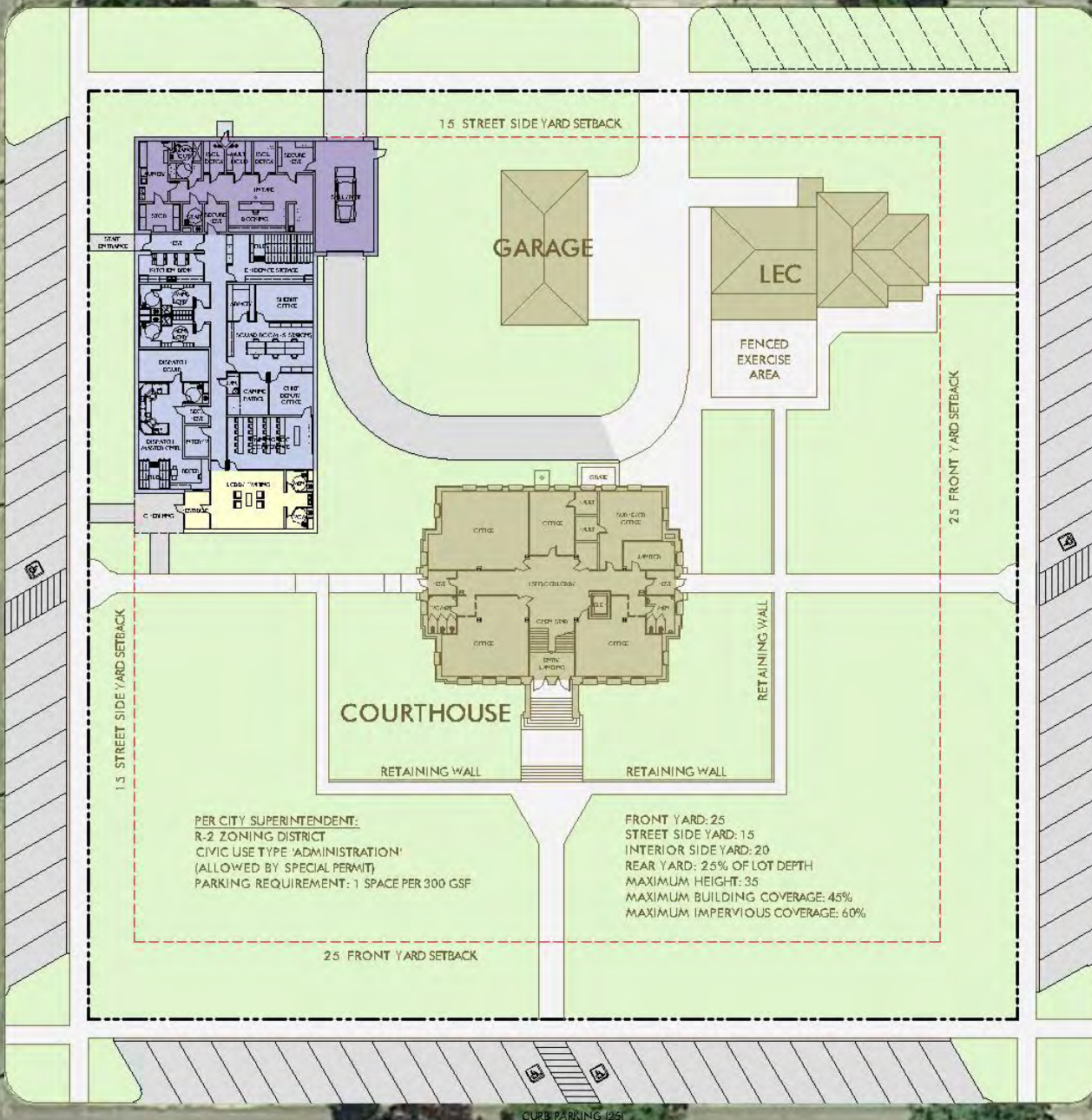
# OPTION 1 PROS

- Lowest cost, short-term solution
- On-site option with least impact
- Smallest facility size
- Current on-site facilities remain operational during construction and can remain "as-is" once construction is complete



N. SEWARD STREET

CURB PARKING (25)



N. CEDAR STREET

CURB PARKING (25)

## OPTION 1 CONS

- Most expensive long-term option. By 45 years of operation, 2-times the NPV cost of Options 2 or 3
- Future generations will need to re-address the cost of this Option
- Sheriff's staff will be "chauffeuring" inmates instead of patrolling county
- Increased risk to staff, public, and inmates (traffic accidents, escape, assaults, etc.)



# W. 7TH AVENUE

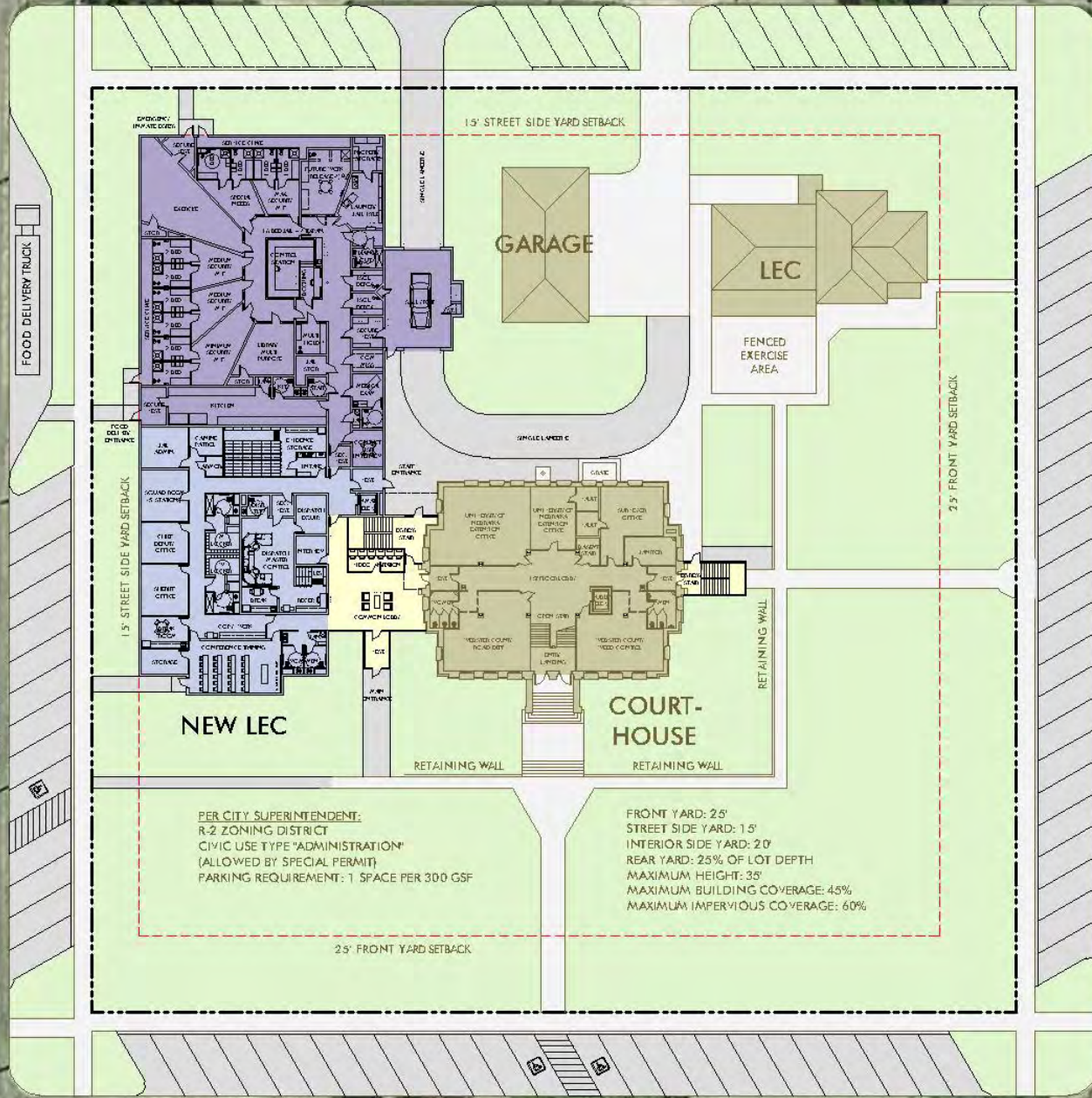
CONSIDER CURB PARKING FOR SHERIFF'S STAFF (18) OR OFF-STREET PARKING LOT

# OPTION 2 PROS

- Existing LEC remains in operation during construction
- Existing tower could remain as-is
- Keeps historic courthouse in use as courthouse
- Creates new accessible, south-facing main entrance for both courthouse & LEC
- Provides drive-through sallyport
- Improves courthouse egress
- Preserves existing garage & LEC

N. SEWARD STREET

CURB PARKING (14)



NEW LEC

GARAGE

LEC

COURT-HOUSE

PER CITY SUPERINTENDENT:  
R-2 ZONING DISTRICT  
CIVIC USE TYPE "ADMINISTRATION"  
(ALLOWED BY SPECIAL PERMIT)  
PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 25'  
STREET SIDE YARD: 15'  
INTERIOR SIDE YARD: 20'  
REAR YARD: 25% OF LOT DEPTH  
MAXIMUM HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 45%  
MAXIMUM IMPERVIOUS COVERAGE: 60%

N. CEDAR STREET

CURB PARKING (25)

CURB PARKING (25)

# OPTION 2 - LEC ADDITION: PROS VS. CONS

# W. 7TH AVENUE

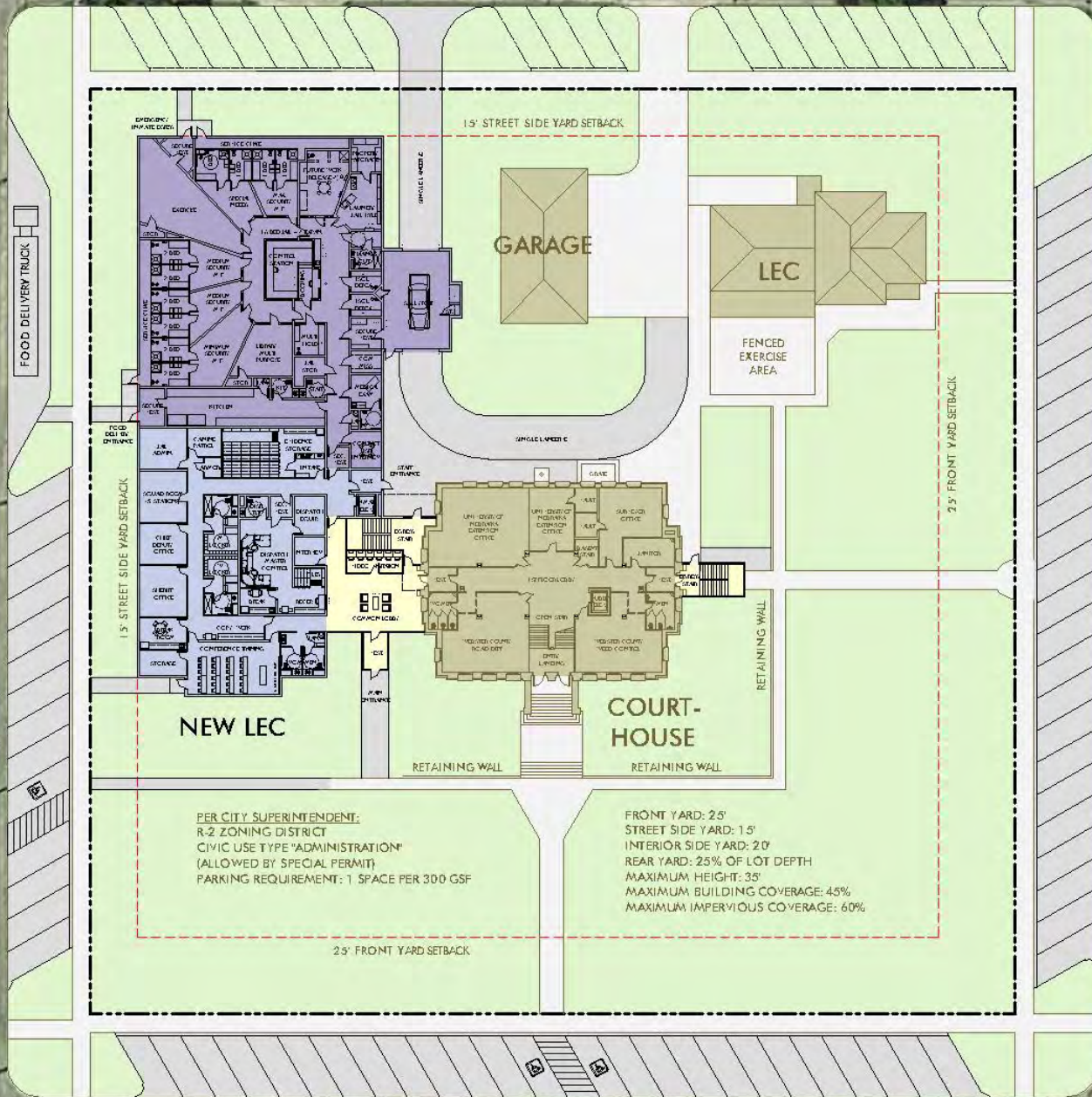
CONSIDER CURB PARKING FOR SHERIFF'S STAFF (18) OR OFF-STREET PARKING LOT

## OPTION 2 CONS

- Adds 1 elevator
- Partially covers west & east facades of historic courthouse
- Some windows of courthouse may need to be fire protected
- May require sprinklers to be added to courthouse

N. SEWARD STREET

CURB PARKING (14)



N. CEDAR STREET

CURB PARKING (25)

NEW LEC

COURT-HOUSE

GARAGE

LEC

FENCED EXERCISE AREA

PER CITY SUPERINTENDENT:  
R-2 ZONING DISTRICT  
CIVIC USE TYPE "ADMINISTRATION"  
(ALLOWED BY SPECIAL PERMIT)  
PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 25'  
STREET SIDE YARD: 15'  
INTERIOR SIDE YARD: 20'  
REAR YARD: 25% OF LOT DEPTH  
MAXIMUM HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 45%  
MAXIMUM IMPERVIOUS COVERAGE: 60%

25' FRONT YARD SETBACK

CURB PARKING (25)

# OPTION 2 - LEC ADDITION: PROS VS. CONS



W. 7TH AVENUE

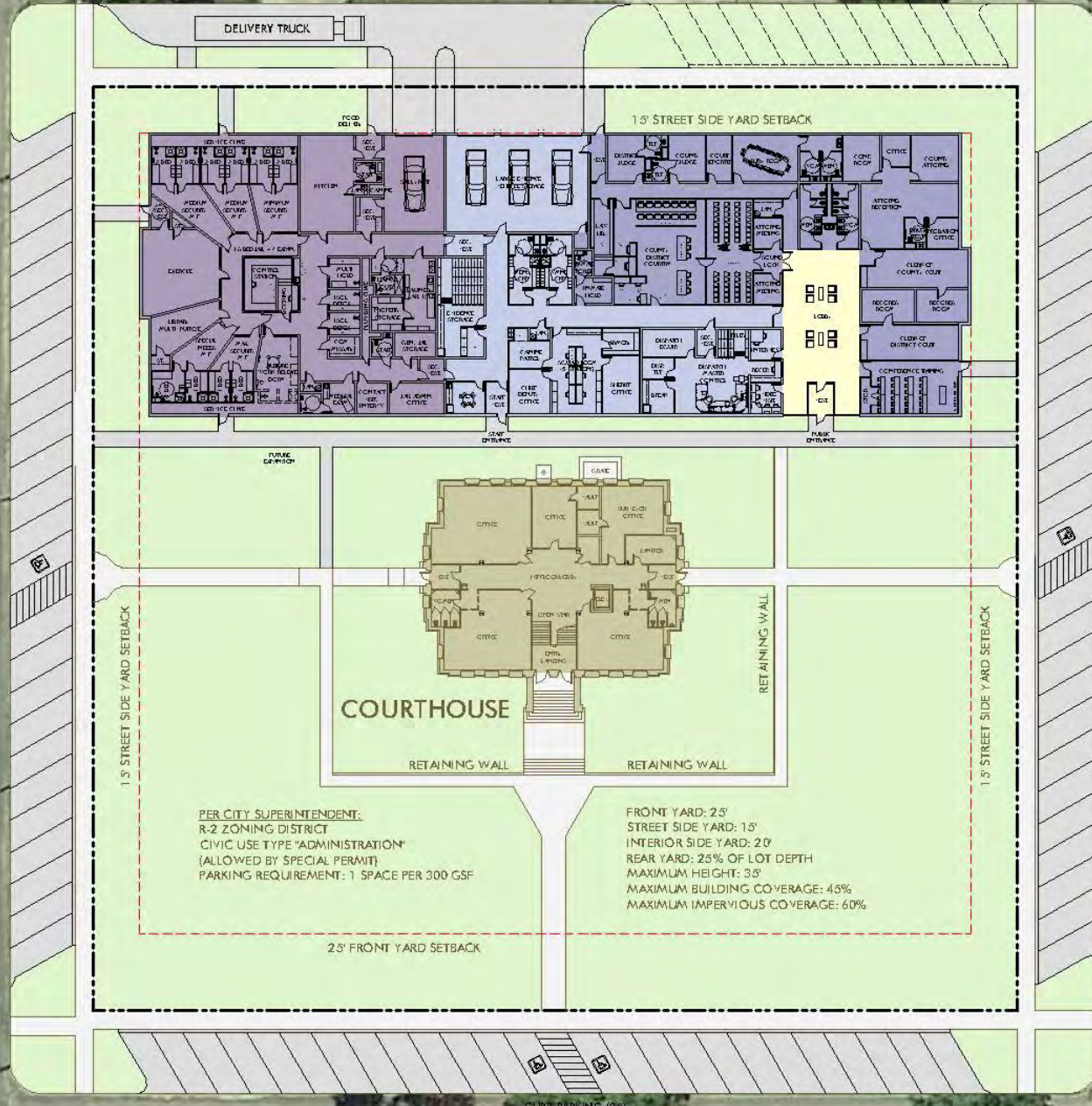
OPTIONAL CURB PARKING (10)

# OPTION 3 PROS

- Preserves exterior of historic courthouse
- No stairs or elevator needed
- New Justice Center is all on one level
- Main entrance faces south, keeping front yard at south side
- Courtroom is more spacious & has sound lock vestibule

N. SEWARD STREET

CURB PARKING (23)



N. CEDAR STREET

CURB PARKING (23)

PER CITY SUPERINTENDENT:  
 R-2 ZONING DISTRICT  
 CIVIC USE TYPE "ADMINISTRATION"  
 (ALLOWED BY SPECIAL PERMIT)  
 PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 25'  
 STREET SIDE YARD: 15'  
 INTERIOR SIDE YARD: 20'  
 REAR YARD: 25% OF LOT DEPTH  
 MAXIMUM HEIGHT: 35'  
 MAXIMUM BUILDING COVERAGE: 45%  
 MAXIMUM IMPERVIOUS COVERAGE: 60%

25' FRONT YARD SETBACK

CURB PARKING (23)



W. 7TH AVENUE

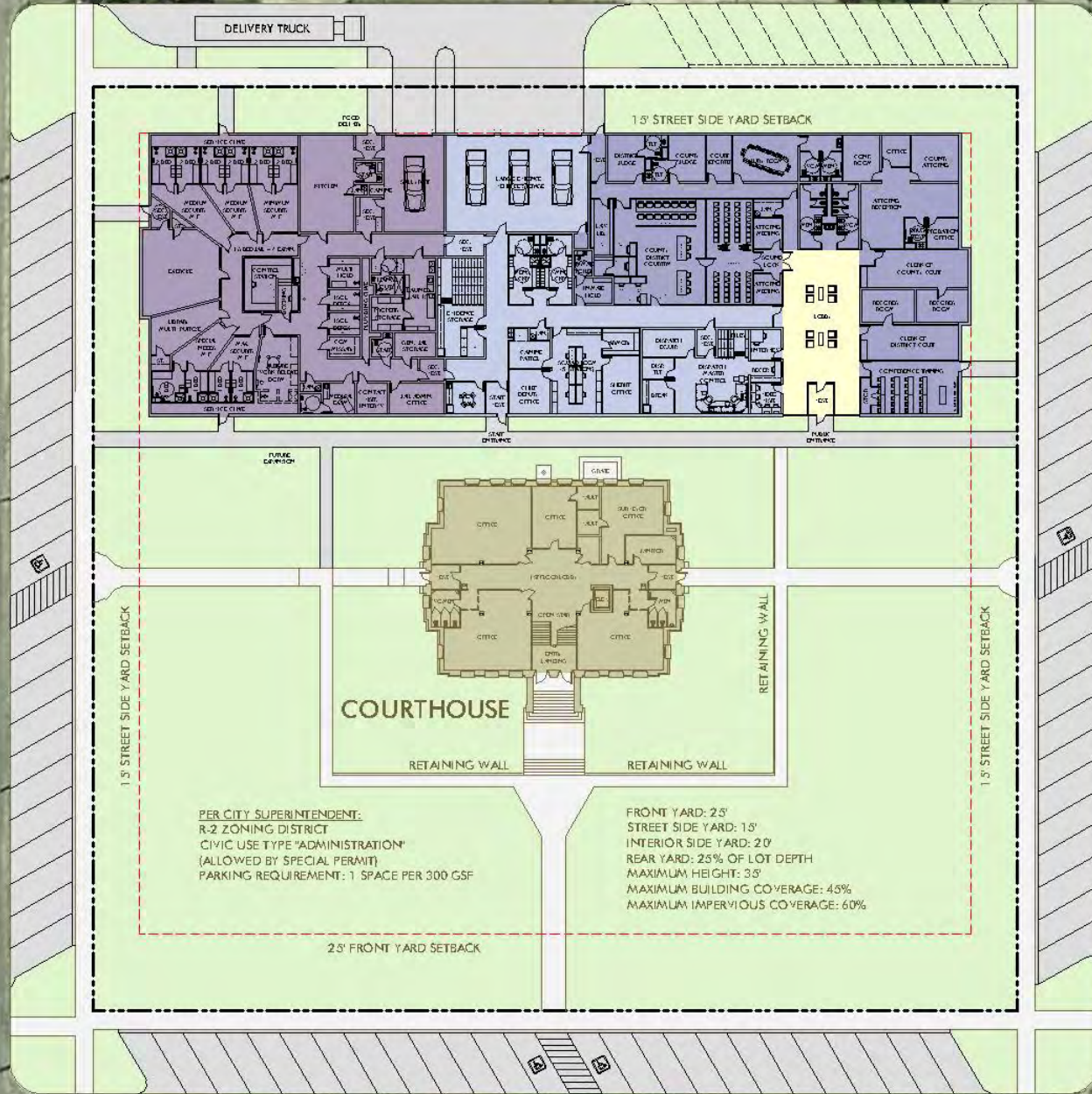
OPTIONAL CURB PARKING (10)

# OPTION 3 CONS

- Very limited flexibility (on setback line on 3 sides, only 20' from courthouse)
- Requires phased construction (build around existing LEC)
- Must demolish both existing garage & LEC
- Must relocate tower
- New sallyport is not drive-through type
- New garage is smaller
- Leaves 3<sup>rd</sup> floor of courthouse vacant (renovation may force code updates)

N. SEWARD STREET

CURB PARKING (23)



N. CEDAR STREET

CURB PARKING (23)

PER CITY SUPERINTENDENT:  
 R-2 ZONING DISTRICT  
 CIVIC USE TYPE "ADMINISTRATION"  
 (ALLOWED BY SPECIAL PERMIT)  
 PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 2.5'  
 STREET SIDE YARD: 1.5'  
 INTERIOR SIDE YARD: 2.0'  
 REAR YARD: 25% OF LOT DEPTH  
 MAXIMUM HEIGHT: 35'  
 MAXIMUM BUILDING COVERAGE: 45%  
 MAXIMUM IMPERVIOUS COVERAGE: 60%

2.5' FRONT YARD SETBACK

CURB PARKING (23)

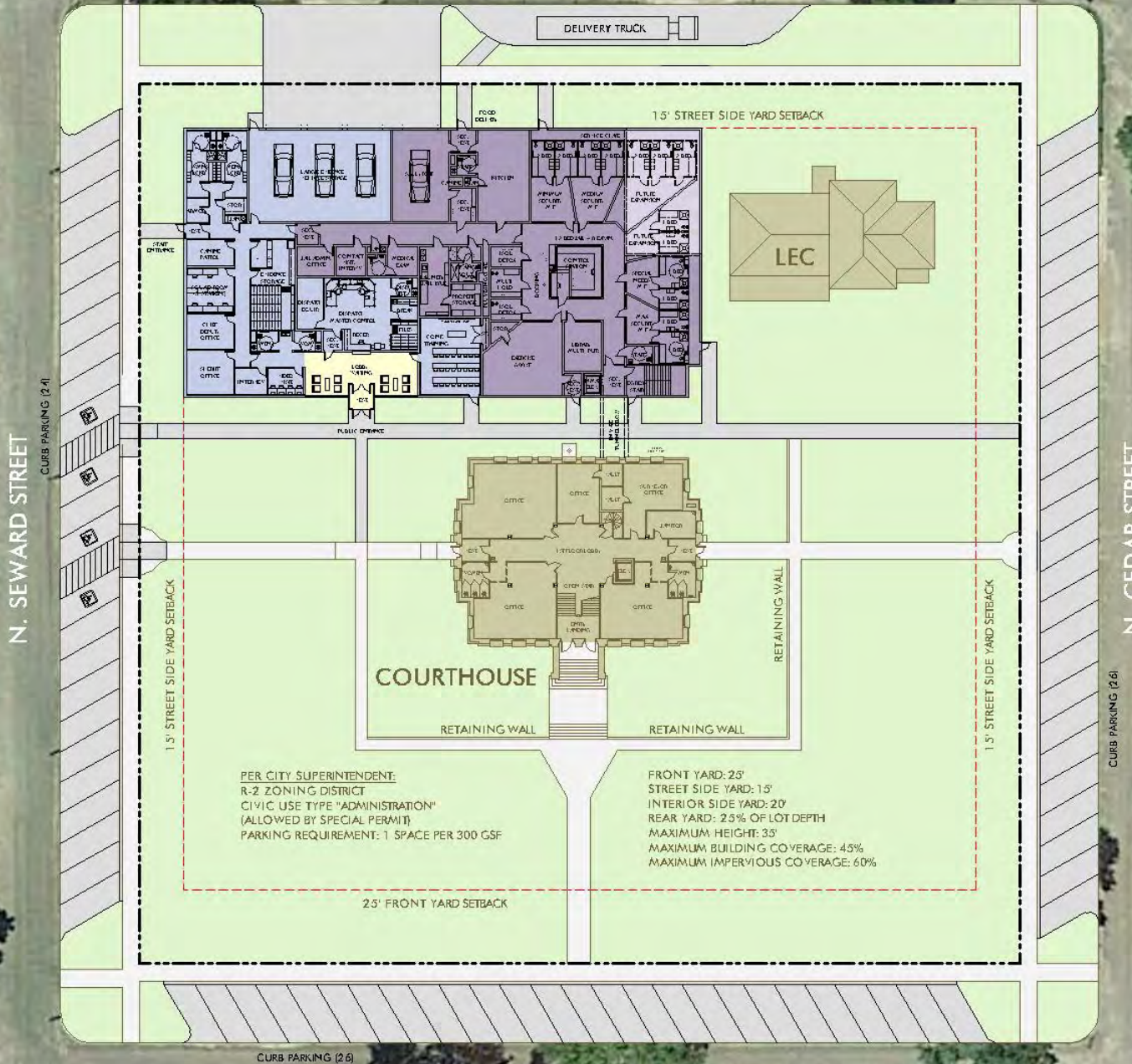
## OPTION 3 - FREESTANDING JUSTICE CTR: PROS VS. CONS



W. 7TH AVENUE

# OPTION 5 PROS

- Reduces project size & budget
- Creates safe inmate path to courthouse
- Project is one level (excluding tunnel)
- Preserves historic courthouse & jail
- Doesn't require phased construction
- Preserves green space as much as possible
- Main entrance faces south, keeping front yard at south side
- Main entrance close to west courthouse entrance



W. 7TH AVENUE

# OPTION 5 CONS

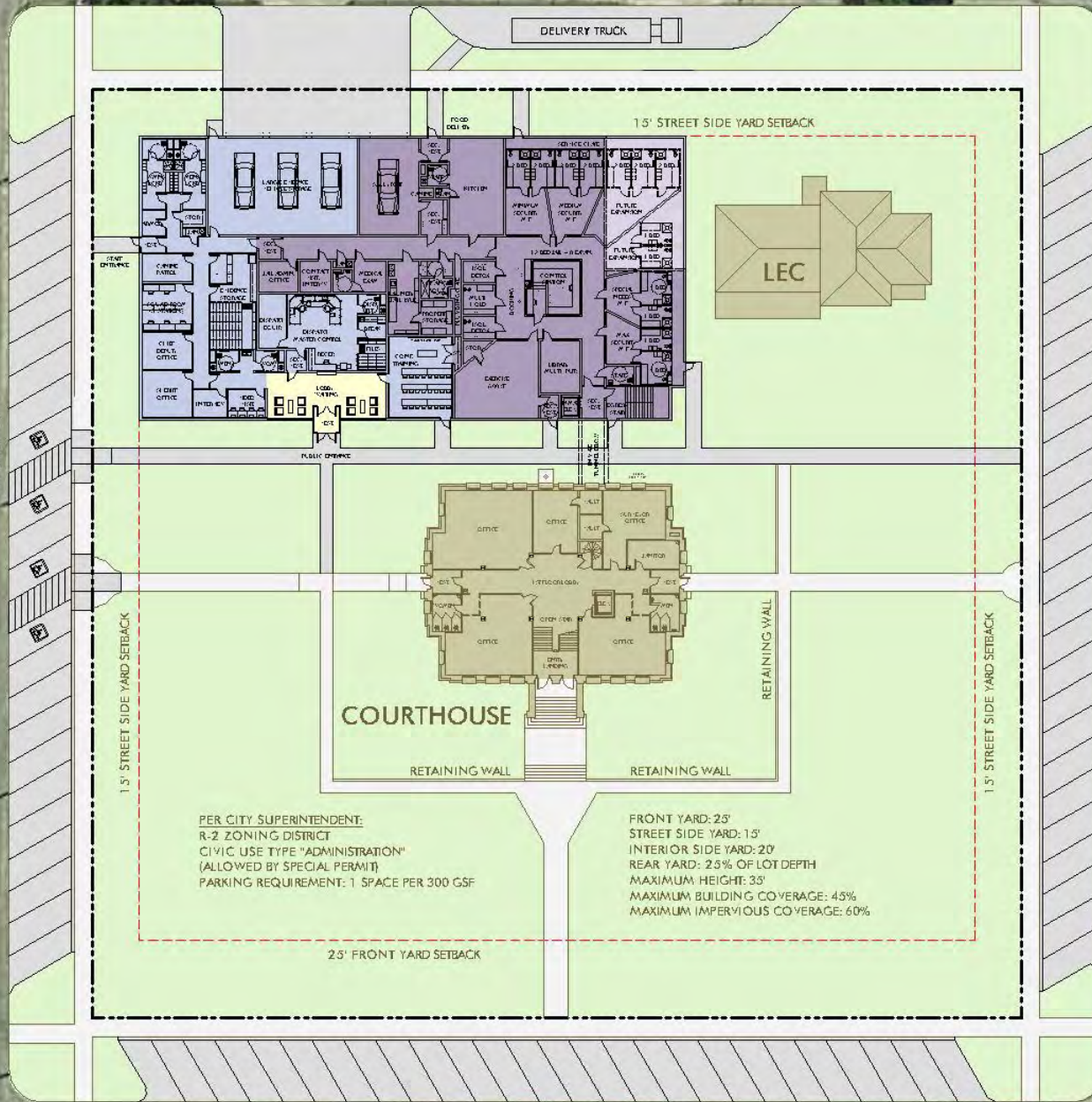
- Very limited flexibility (on setback line on 2 sides, only 9' from jail & 20' from courthouse)
- Adds tunnel to access courthouse basement elevator
- Must demolish existing garage
- Does not improve courtroom or support spaces
- New sallyport is not drive-through type
- Adds elevator & stair
- New construction is very close to existing LEC

N. SEWARD STREET

CURB PARKING (24)

N. CEDAR STREET

CURB PARKING (26)



CURB PARKING (26)

## OPTION 5 - FREESTANDING LEC: PROS VS. CONS

## **OPTION 1 – HOLD & TRANSPORT**

PROJECT BUDGET TOTAL (HARD + SOFT)	\$2,323,430
NPV OF 20 YEAR COSTS OF BOARDING OUT	\$4,994,831
NPV OF 20 YEAR COSTS OF REVENUE LOSS	\$561,805
COMM. TOWER CONSOLIDATION & RELOCATION	<u>\$50,000</u>
TOTAL (20 YEAR NPV IN 2019 DOLLARS)	<b>\$7,930,066</b>

## **OPTION 2 – LEC ADDITION & COURTHOUSE UPGRADES**

CONSTRUCTION BUDGET (HARD COSTS)	\$6,247,850
OVERHEAD BUDGET (SOFT COSTS)	\$1,249,570
COMM. TOWER CONSOLIDATION & RELOCATION	<u>\$50,000</u>
TOTAL	<b>\$7,547,420</b>

## **OPTION 3 – FREESTANDING JUSTICE CENTER ON-SITE**

CONSTRUCTION BUDGET (HARD COSTS)	\$6,640,410
OVERHEAD BUDGET (SOFT COSTS)	\$1,328,080
COMM. TOWER CONSOLIDATION & RELOCATION	<u>\$50,000</u>
TOTAL	<b>\$8,018,490</b>

Comm. Tower Source: Pierce Electronics (Total of \$25,638 to combine functions & relocate North Tower, Year 2009),  
Prochaska & Associates recommends \$50,000



## **OPTION 4 – GREENFIELD SITE**

CONSTRUCTION BUDGET (HARD COSTS)	\$6,682,830
OVERHEAD BUDGET (SOFT COSTS)	\$1,336,570
COMM. TOWER CONSOLIDATION & RELOCATION	<u>\$50,000</u>
<b>TOTAL</b>	<b>\$8,069,400</b>

## **OPTION 5 – JAIL & SHERIFF OFFICES ON-SITE**

CONSTRUCTION BUDGET (HARD COSTS)	\$5,534,530
OVERHEAD BUDGET (SOFT COSTS)	\$1,106,910
COMM. TOWER CONSOLIDATION & RELOCATION	<u>\$50,000*</u>
<b>TOTAL</b>	<b>\$6,691,440</b>

**NOTE: ALL BUDGETS MUST BE INCREASED IF SCHEDULE IS PUSHED BACK TO ACCOUNT FOR CONSTRUCTION INFLATION.**

**\*FOR OPTION 5, IT MAY BE POSSIBLE FOR EXISTING TOWERS TO REMAIN AS-IS DUE TO PROXIMITY OF PROPOSED BUILDING.**

*Comm. Tower Source: Pierce Electronics (Total of \$25,638 to combine functions & relocate North Tower, Year 2009), Prochaska & Associates recommends \$50,000*



# OPTION 5 – TAXPAYER COST

Webster County FOR DISCUSSION PURPOSES ONLY					
Webster County Limited Tax 20 Year					
Estimated Valuation: \$ 1,054,193,941					
<b>Bond Proceeds: \$ 6,600,000</b>					
Estimated Annual Level D/S: \$ 466,811					
<u>Taxable Value of Property in the County and Required Bond Payment:</u>					
<u>Valuation</u>	<u>Levy</u>	<u>Annually</u>	<u>Monthly</u>	<u>Daily</u>	
75,000	0.0443	33.21	2.77	0.09	
<b>100,000</b>	0.0443	<b>44.28</b>	3.69	0.12	
250,000	0.0443	110.70	9.23	0.30	
500,000	0.0443	221.41	18.45	0.61	
Webster County Limited Tax 20 Year Bond					
Estimated Valuation: \$ 1,054,193,941					
<b>Bond Proceeds: \$ 1,000,000</b>					
Estimated Annual Level D/S: \$ 70,729					
<u>Taxable Value of Property in the County and Required Bond Payment:</u>					
<u>Valuation</u>	<u>Levy</u>	<u>Annually</u>	<u>Monthly</u>	<u>Daily</u>	
75,000	0.0067	5.03	0.42	0.01	
<b>100,000</b>	0.0067	<b>6.71</b>	0.56	0.02	
250,000	0.0067	16.77	1.40	0.05	
500,000	0.0067	33.55	2.80	0.09	

Source: D.A. Davidson, Webster County, Prochaska & Associates

NOTE: Voter Bond Approval vs. 'Nickel Tax' results in approximate .25% reduction in interest or \$16,500 yearly savings

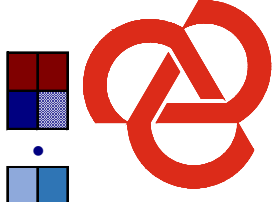


# PROJECT SCHEDULE

owner: WEBSTER COUNTY  
 project: JUSTICE CENTER  
 project no.: 170509  
 date: August 9, 2018  
 team: Webster Co. / Citizens Jail Committee / Prochaska & Associates

**K** WC - Webster County  
**E** CC - Citizens Jail Committee  
**Y** PA - Prochaska & Associates

legend:  
 programmed period for phase  
 programmed period for task  
 presentations/meetings  
 Bond Election Campaign / Dates



year	2018											
month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	
task	firm											
<b>PHASE 2:</b>												
<b>PRELIM. CONCEPT PLANNING</b>												
Recruit Citizens Jail Committee & Kick-Off Meeting, Jail Tour												
Phase 1 Review and Refine Program of Spaces												
Develop and Refine Project Options												
Develop Project Budget												
Recommendation of Top-ranked Option Concept												
Develop & Refine Top-ranked Option Concept												
Present Pre-Final Concept to Committee												
Final Recommendation by Committee												
Preliminary Review w/ Nebraska Dept. of Corrections												
Present Final Concept to Board of Supervisors												
Go / No-Go Decision to Proceed with Project												