

**The New Proposed Community Plan to Expand and Use the Current Jail Downtown**

1.	Finish Floors 4-6 of the current jail creating 236 beds	(30 million)
2.	Use the Annex Bldg at 1 West Superior to house the mentally ill, creating 90 beds	(35 million)
3.	Build a new 2 story Lateral Pod in the North Parking area creating 200 beds.	(75 million)
4.	Use the Citilink Bus terminal as the Jail parking lot, and move the terminal.	<u>(5 million)</u>
5.	Plan will free up 90 beds in current jail. Total Beds added = 616 for approx. cost	<b>\$ 145 million</b>
	<b>Total Beds:</b>	<b>= 1,316</b>

**This New plan saves taxpayers \$205 Million. Can be built in less time, and provides roughly**

**The same number of beds.** We already have the floor plan for floors 4-6 and the 4th floor is already half finished. This will solve the overcrowding issue in half the time, and that should satisfy the mandate from Judge Liechty, and the ACLU. **We could also build the Health Annex at the same time with a separate contracting co. which saves even more time.**

1. This plan is closer to the Courts/ Missions/Social Services/ Bail Bondsmen/ Attorneys /Buses/Comm Corrections
2. Funding for this plan is more likely to be approved, satisfying the court mandate and the ACLU.
3. Allows Allen Co. to focus solely on the understaffing issue, since the overcrowding issue is resolved.
4. Would give us time to decide if we want to move the jail in future, and save the funds to do that.

**An Independent Contracting or Engineering Study needs to be done asap in order to confirm if this plan is viable or needs to be modified,** and also to give us a cost estimate so the Council can vote on that new cost. We suggest a company that doesn't give or receive campaign contributions from either side of the situation, and we have found such a company for the cost of 150-200,000. The Study can be done in 2 months. The County Council already proposed this Study be done, so we know they would approve and fund this study. This is a Proposal from the Community. Think of the options that experts in this field could reveal. A Comprehensive study of the current jail has never been done. See the Attached Visual of this Proposal.

# Allen County Jail



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 8/23/2023 1" = 167'

# ALLEN COUNTY JAIL - VERTICAL EXPANSION

## Vertical Expansion Options

Allen County Jail - Expansion  
Elevatus Architecture

### ALLEN COUNTY - Expansion Fort Wayne, Indiana Conceptual Design Opinion Of Probable Construction Cost

#### Summary

Item	Quantity	Unit	Rate	Total
<b>BASE BID - Option A (Masonry Cells)</b>				
Fourth Floor - Interior Completion	12,093	GSF	\$ 467.46	\$ 5,652,773
Fifth/Sixth Floors	33,396	GSF	\$ 510.14	\$ 17,031,262
Mechanical Penthouse	6,350	GSF	\$ 144.03	\$ 914,587
Site Development - Allowance				N/A
<b>Total Construction Hard Cost - Building &amp; Site</b>	<b>51,828</b>	<b>GSF</b>	<b>\$ 453.32</b>	<b>\$ 23,598,622</b>
<b>BASE BID - Option B (Steel Cells)</b>				
Fourth Floor - Interior Completion	12,093	GSF	\$ 467.46	\$ 5,652,773
Fifth Floor - New Construction (2 Cell Levels)	27,338	GSF	\$ 531.93	\$ 14,541,616
Mechanical Penthouse	6,350	GSF	\$ 144.03	\$ 914,587
Site Development - Allowance				N/A
<b>Total Construction Hard Cost - Building &amp; Site</b>	<b>45,780</b>	<b>GSF</b>	<b>\$ 461.09</b>	<b>\$ 21,108,976</b>

#### ALTERNATES:

Replace Elevators - Traction	Add	\$	600,000
New Water Service Connection	Add	\$	40,000
New Electrical Service (Backfeed Existing Main Panel)	Add	\$	250,000

**NOTE: This estimate assumed a 2021 bid date. Construction pricing is escalating at approximately 1% per month or more.**

Blundall Associates, Inc.  
5/25/2021

Page 1 of 2

ELEVATUS ARCHITECTURE

Finish Building Floors 4-6 of current Jail

18

Allen County Jail - Expansion  
Elevatus Architecture

#### CLARIFICATIONS & QUALIFICATIONS:

The conceptual design documents cost study is based on documents prepared by the office of Elevatus Architecture received by BAI October 16, 2020 and discussions with their staff. The estimate is predicated on typical market conditions for a public works project located in north eastern Indiana and assumes the receipt of four or more competitive bids from qualified contractors. The estimate is predicated upon the receipt of unified bids from general contractors with appropriate levels of competition at the subcontract and materials vendor levels. Single or limited source selection of prime or major sub contractors, materials, equipment or systems packages will adversely impact the estimate. The estimate is predicated on all work being performed during first shift/standard work hours. After a maximum of four months, the estimate should be updated to reflect current market conditions.

The estimate is based on current information, and the scope should be reviewed to ensure that our interpretation of the drawings and other information is correct. The cost estimate should be updated as the design evolves and is completed. The cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of the estimate and, since we have no control over final design decisions, contractor and vendor bidding strategies and market conditions, no guarantee is given or implied with the estimate.

#### The Estimate Excludes:

- Design fees,
- Furnishings and equipment other than those shown in the body of the estimate,
- Hazardous materials abatement,
- Utilities companies tap/connection charges,
- Building permits,
- Construction contingency
- Builder's risk insurance.

23,598,622.  
 600,000.  
 40,000.  
 250,000.  
 -----  
 24,488,622      Add inflation and  
    1% cost escalation.  
 \$ 244,886.22

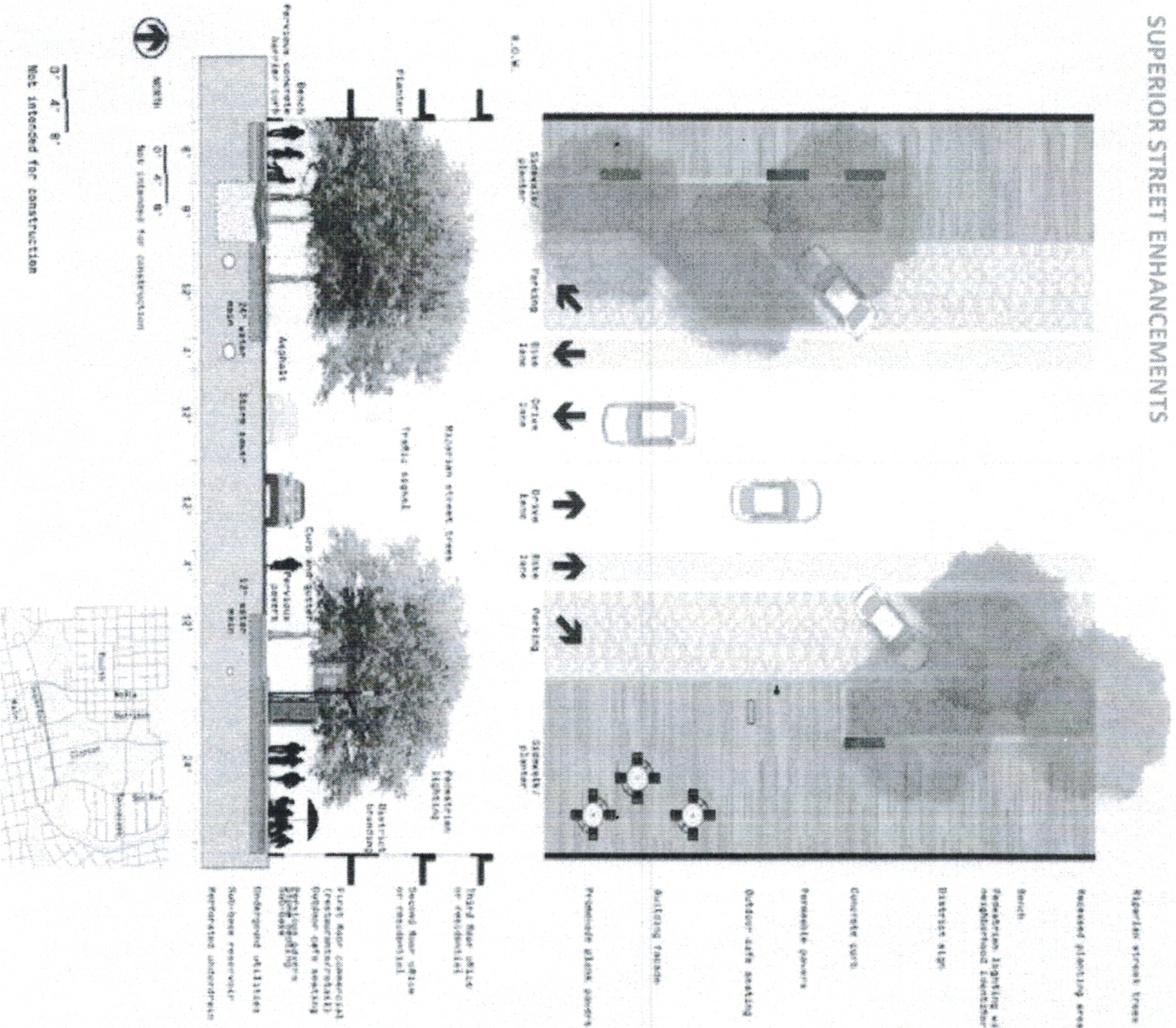
\$ 30,000,000. Total

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Page 2 of 2

ALLEN COUNTY IN 1263 JAIL STUDY

SUPERIOR STREET ENHANCEMENTS



Riverfront street trees

Recessed planting areas

Benches

Parasitism lighting with neighborhood identification

District signs

Concrete curbs

Permeable pavements

Outdoor cafe seating

Building facades

Permeable glass panels

Third floor office or residential

Second floor office or residential

First floor commercial (restaurant/retail) outdoor cafe seating

Street lighting

Underground utilities

Sub-way structure

Reinforced underpinning

0' 4' 8" Not intended for construction



3. RELOCATE THE ALLEN COUNTY CORRECTIONAL FACILITIES

The Allen County Correctional Facilities are a set of significant structures within the study area. Alternatives for a better use of the property should be addressed when discussing the long-term growth of the riverfront. If the operations of the facility are moved, it is proposed that the building should be adaptively reused as rental housing with commercial space on the ground floor, or razed and re-developed as an iconic new mixed-use building or complex.



City Admitting Jail could be re-used as Rental Housing