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CHICKASAW COUNTY
LAW ENFORCEMENT FACILITY

JAIL STUDY REPORT

March 20, 2023

PURPOSE OF STUDY

This study was conducted with the purpose of assessing existing facility and future requirements for the Jail, Booking/Holding and 911 / Dispatch for the Chickasaw County Sheriff Department and the New Hampton Police Department.

Original Purpose of Study:

1. **Visit / review existing conditions of existing facility.**
2. **Determine the scope and estimated cost of a new Law Enforcement facility.**
3. **Evaluate New Hampton Police Department as a partner in the project.**

INSPECTION REPORTS – Excerpts from October 7, 2019

Comments, Recommendations referencing Iowa Administrative Code Sections

- Fire Safety and Emergency Evacuation

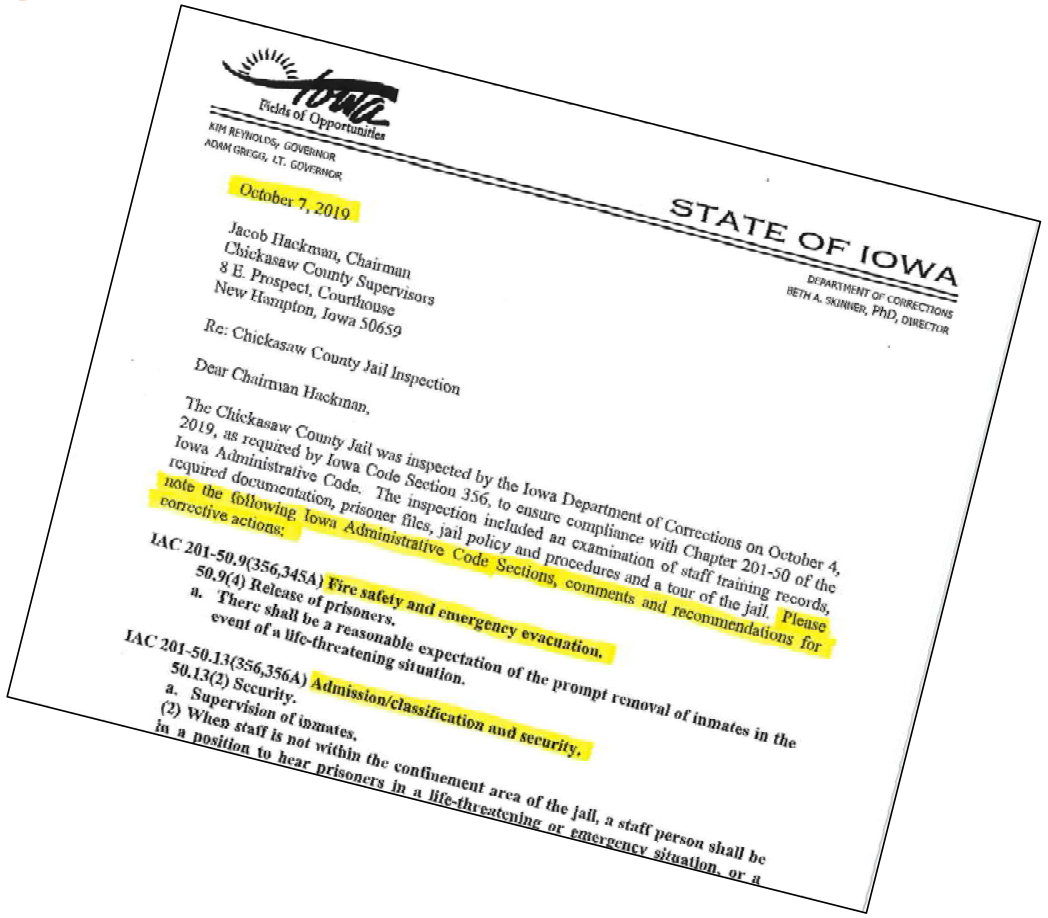
  Recommended:

  Assurance that Jail Staff are available within reasonable time 24/7

- Admission/classification and security

  Recommended:

  Prisoners requiring separation are moved to other jails.



Fields of Opportunities
KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

STATE OF IOWA
DEPARTMENT OF CORRECTIONS
BETH A. SKINNER, PhD, DIRECTOR

October 7, 2019

Jacob Hackman, Chairman
Chickasaw County Supervisors
8 E. Prospect, Courthouse
New Hampton, Iowa 50659

Re: Chickasaw County Jail Inspection

Dear Chairman Hackman,

The Chickasaw County Jail was inspected by the Iowa Department of Corrections on October 4, 2019, as required by Iowa Code Section 356, to ensure compliance with Chapter 201-50 of the Iowa Administrative Code. The inspection included an examination of staff training records, required documentation, prisoner files, jail policy and procedures and a tour of the jail. Please note the following Iowa Administrative Code Sections, comments and recommendations for corrective actions:

IAC 201-50.9(356,345A) **Fire safety and emergency evacuation.**
50.9(4) Release of prisoners.
a. There shall be a reasonable expectation of the prompt removal of inmates in the event of a life-threatening situation.

IAC 201-50.13(356,356A) **Admission/classification and security.**
50.13(2) Security.
a. Supervision of inmates.
(2) When staff is not within the confinement area of the jail, a staff person shall be in a position to hear prisoners in a life-threatening or emergency situation, or a

INSPECTION REPORTS – Excerpts from October 7, 2019

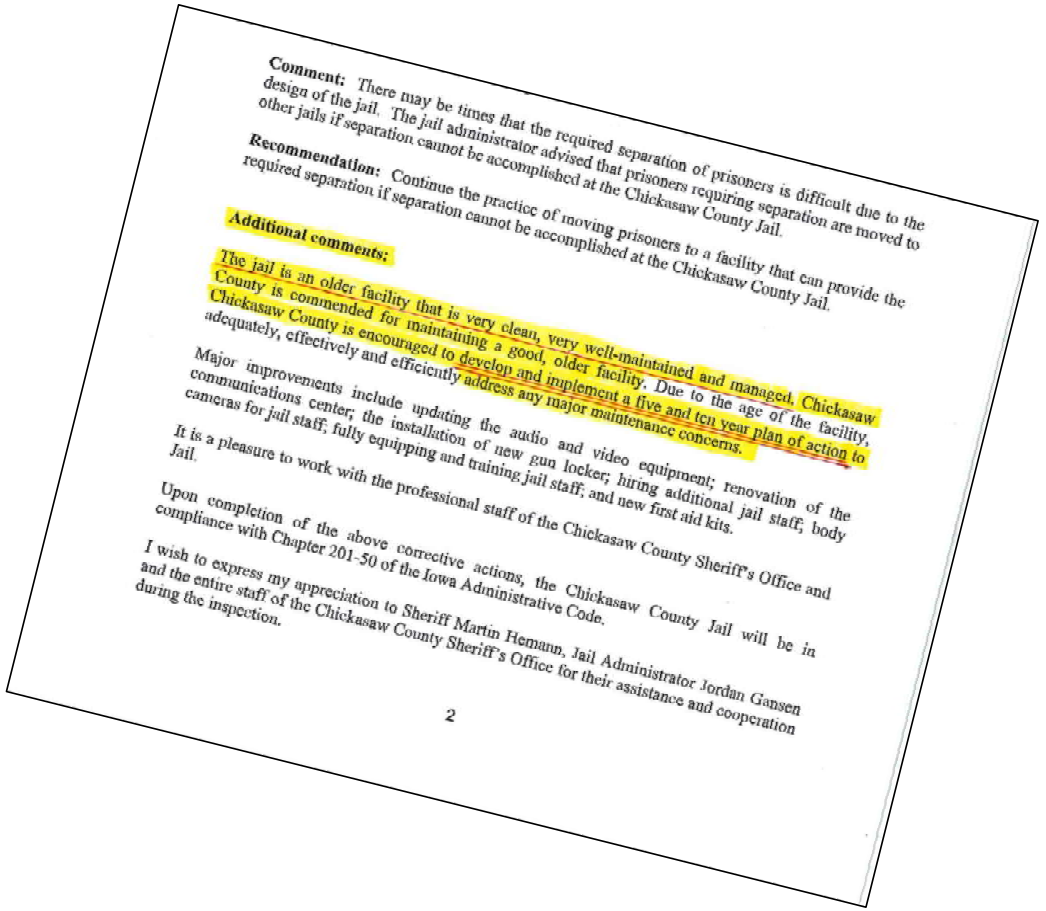
2019 Report is like reports over the past years

- Past Reports (2015, 2013) each noted:

  Facility ". . . Is very clean, very well-maintained and managed"

- The 2019 Report, however included the comment:

  "Chickasaw County is encouraged to develop and implement a five and ten year plan of action . . . "



Comment: There may be times that the required separation of prisoners is difficult due to the design of the jail. The jail administrator advised that prisoners requiring separation are moved to other jails if separation cannot be accomplished at the Chickasaw County Jail.

Recommendation: Continue the practice of moving prisoners to a facility that can provide the required separation if separation cannot be accomplished at the Chickasaw County Jail.

Additional comments:

The jail is an older facility that is very clean, very well-maintained and managed. Chickasaw County is commended for maintaining a good, older facility. Due to the age of the facility, Chickasaw County is encouraged to develop and implement a five and ten year plan of action to adequately, effectively and efficiently address any major maintenance concerns.

Major improvements include updating the audio and video equipment; renovation of the communications center; the installation of new gun locker; hiring additional jail staff; body cameras for jail staff; fully equipping and training jail staff; and new first aid kits.

It is a pleasure to work with the professional staff of the Chickasaw County Sheriff's Office and Jail.

Upon completion of the above corrective actions, the Chickasaw County Jail will be in compliance with Chapter 201-50 of the Iowa Administrative Code.

I wish to express my appreciation to Sheriff Martin Hemann, Jail Administrator Jordan Gansen and the entire staff of the Chickasaw County Sheriff's Office for their assistance and cooperation during the inspection.

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1 EXISTING CONDITIONS

EXISTING CONDITIONS

Overall Structure / Facility Age

- **Mid-Century design and 1957 construction**
- **Originally Sheriff housing and Jail together**

EXISTING CONDITIONS

- **Has evolved through several additions**

EXISTING CONDITIONS

- **Exterior – Sally Port**

  (Jail/SO Facility Issue #1)

EXISTING CONDITIONS

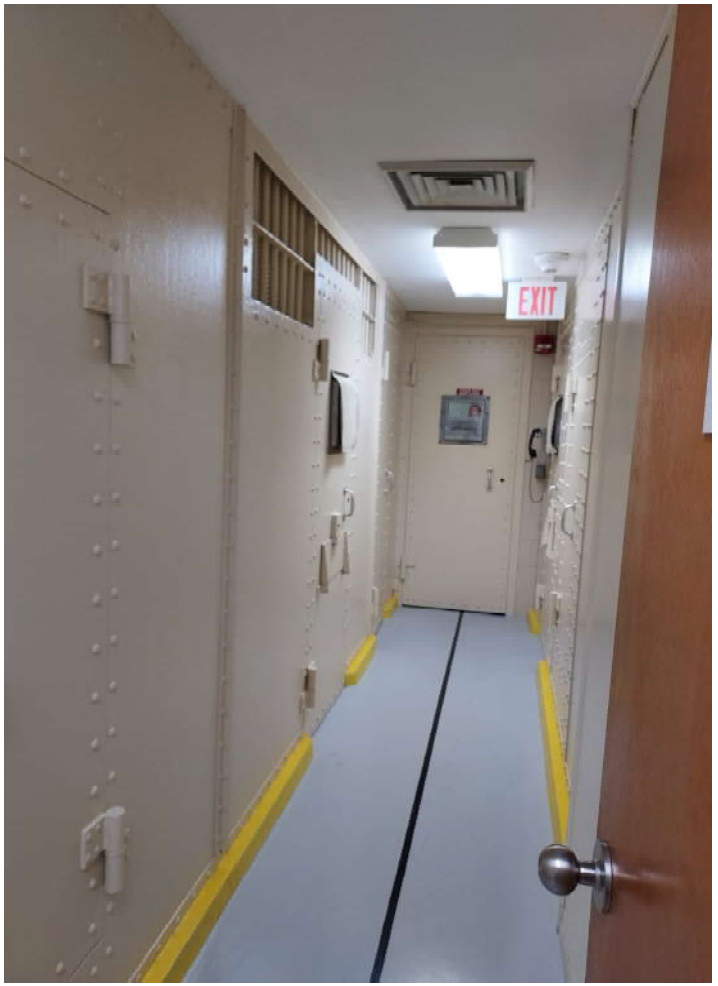
- **Exterior – Sally Port**

  (Jail/SO Facility Issue #1)

EXISTING CONDITIONS

- **Booking/Holding Cells**

  (Jail/SO Facility Issue #2)



EXISTING CONDITIONS

- **Limited Classification**

  (Jail/SO Facility Issue #3)

EXISTING CONDITIONS

- **Includes outdoor exercise area for inmates**
- **Inmates access outdoor space through garage functioning as Sally Port**

(Jail/SO Facility Issue #5)

EXISTING CONDITIONS

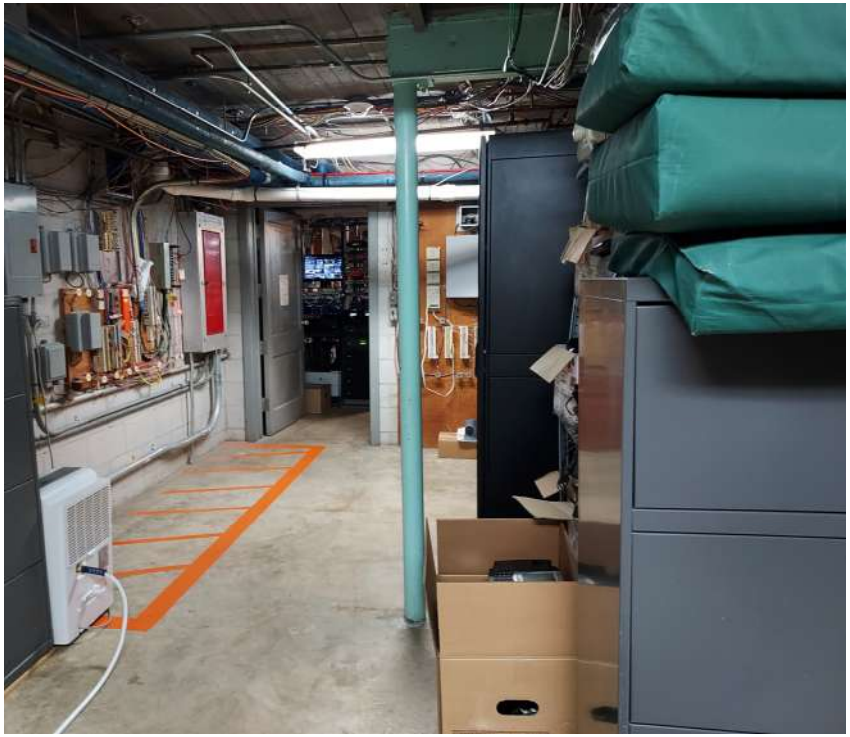
- **Inmate indoor fitness – Basement**

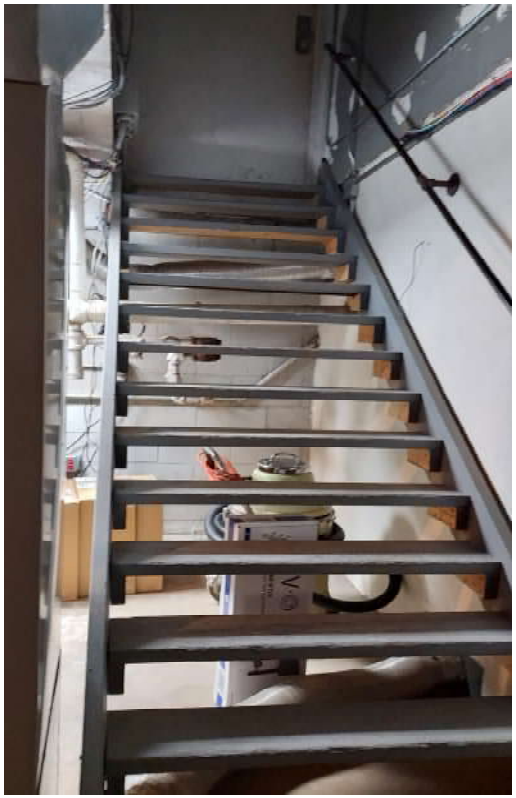
  (Jail/SO Facility Issue #5)

EXISTING CONDITIONS

- **Inmate indoor fitness – Basement access**

  (Jail/SO Facility Issue #5)

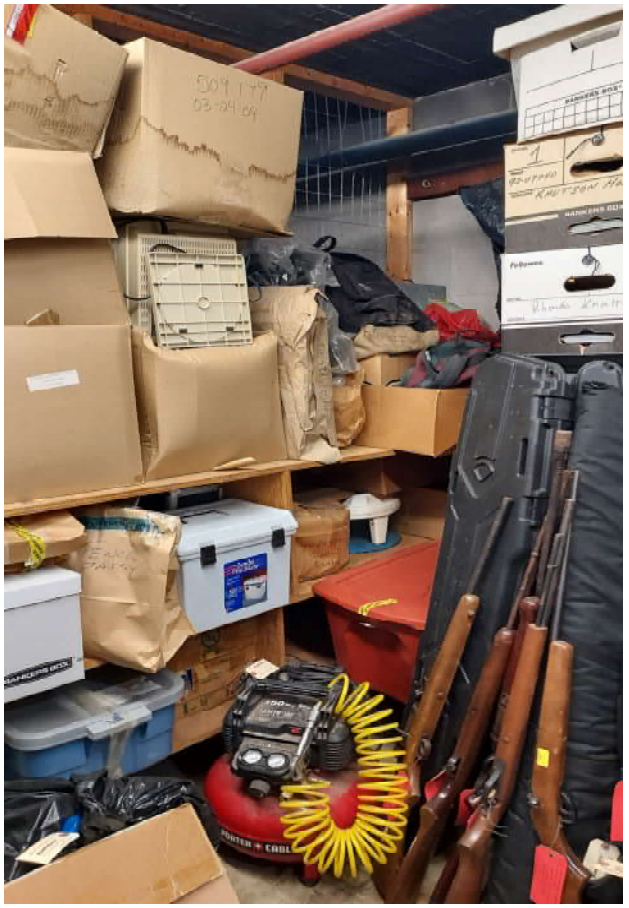




EXISTING CONDITIONS

- **Evidence Storage – Garage and Basement**

  (Jail/SO Facility Issue #6)



EXISTING CONDITIONS

- **Records Storage – Basement and Attic**

  (Jail/SO Facility Issue #7)

EXISTING CONDITIONS

- **Various offices for Deputies**

(Jail/SO Facility Issue #10)

EXISTING CONDITIONS

- **Multiple functions occurring in single locations**

(Jail/SO Facility Issue #10)

EXISTING CONDITIONS

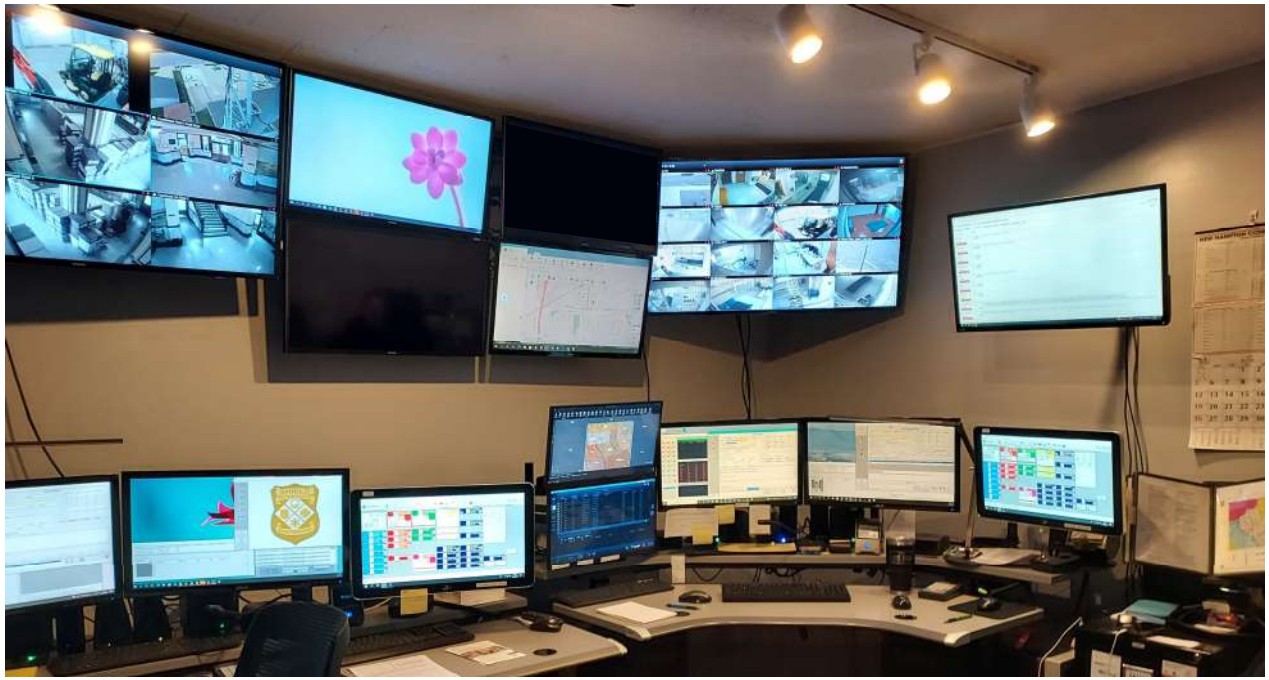
- **Kitchen/Breakroom for Sheriff and Jail use**

(Jail/SO Facility Issue #11)

EXISTING CONDITIONS

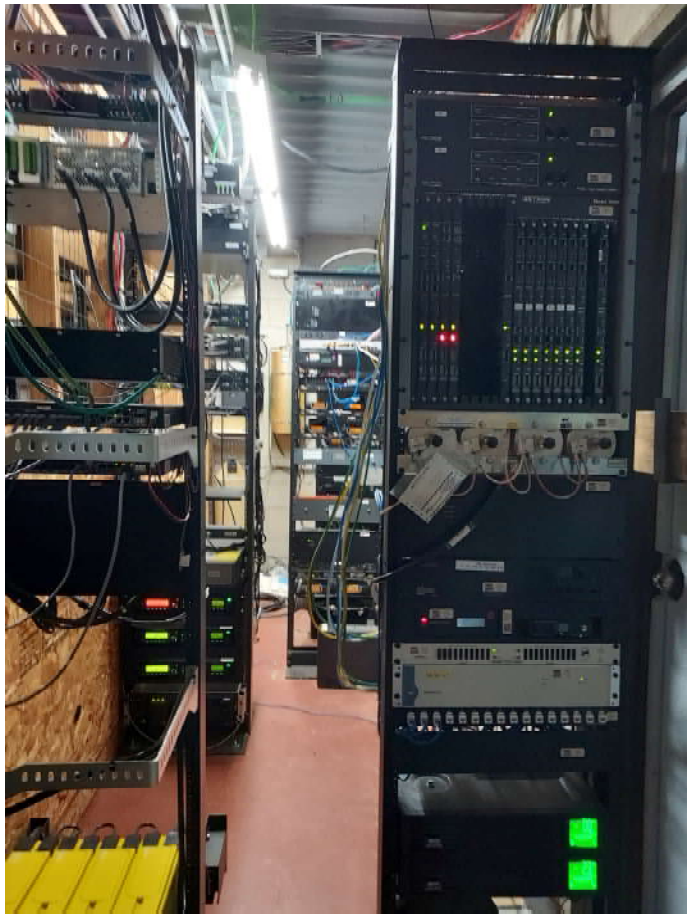
- **Dispatch – Modern equipment requirements crowded into existing space**

(Jail/SO Facility Issue #12)



EXISTING CONDITIONS

- IT equipment for Sheriff and Dispatch



EXISTING CONDITIONS

- Laundry in basement

EXISTING CONDITIONS

- **Restroom Facilities non-ADA compliant**

(Jail/SO Facility Issue #17)

NH POLICE DEPT CONDITIONS

- Secure/Public Access
- Shared Offices/ Interview areas
- Document Storage
- Confidential / Interrogation Room

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- Secure/Public Access
- Shared Offices/ Interview areas
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- Confidential / Interrogation Room

NH POLICE DEPT CONDITIONS

Current facility is partially shared with Rescue/Ambulance squads

- **Evidence Processing and Storage**
- **Training/Multi-purpose space**
- **Armory/Weapons Management**
- **Fleet Covered Parking (4)**

NH POLICE DEPT CONDITIONS

Current facility is partially shared with Rescue/Ambulance squads

- **Evidence Processing and Storage**
- **Training/Multi-purpose space**
- **Armory/Weapons Management**
- **Fleet Covered Parking (4 units)**

NH POLICE DEPT CONDITIONS

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- **Evidence Processing and Storage**
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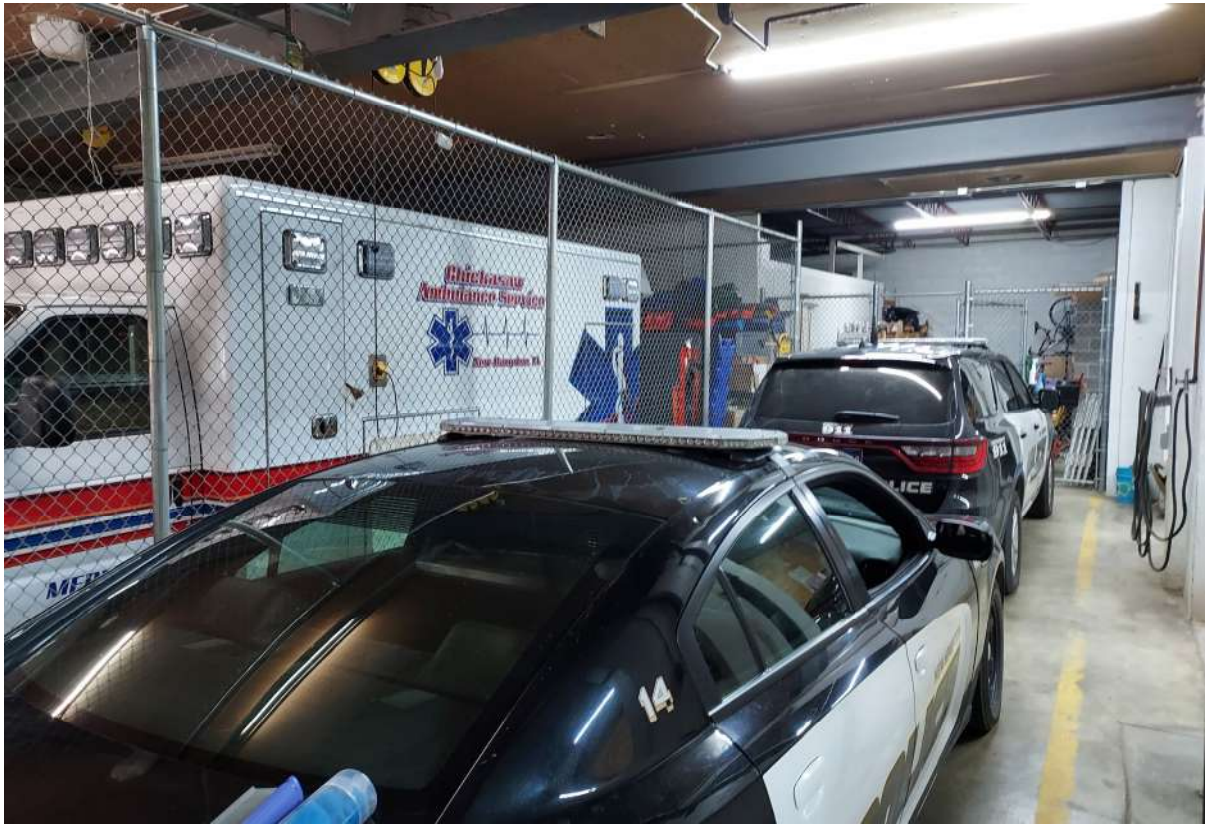

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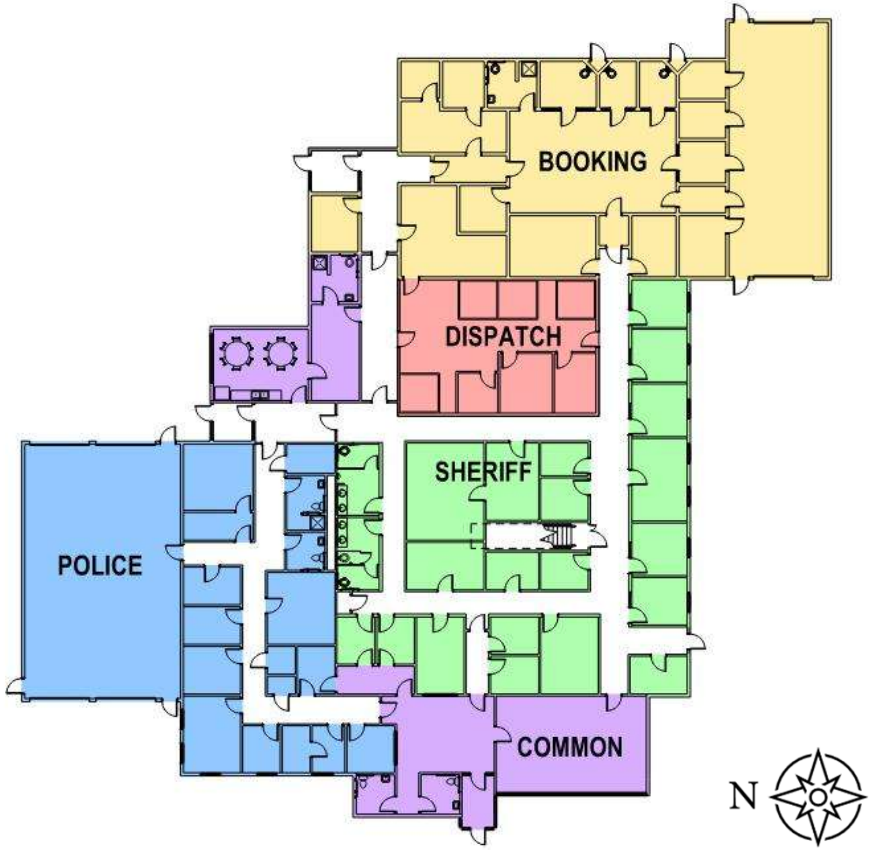
2 PROJECT SCOPE & SPACE PLANNING

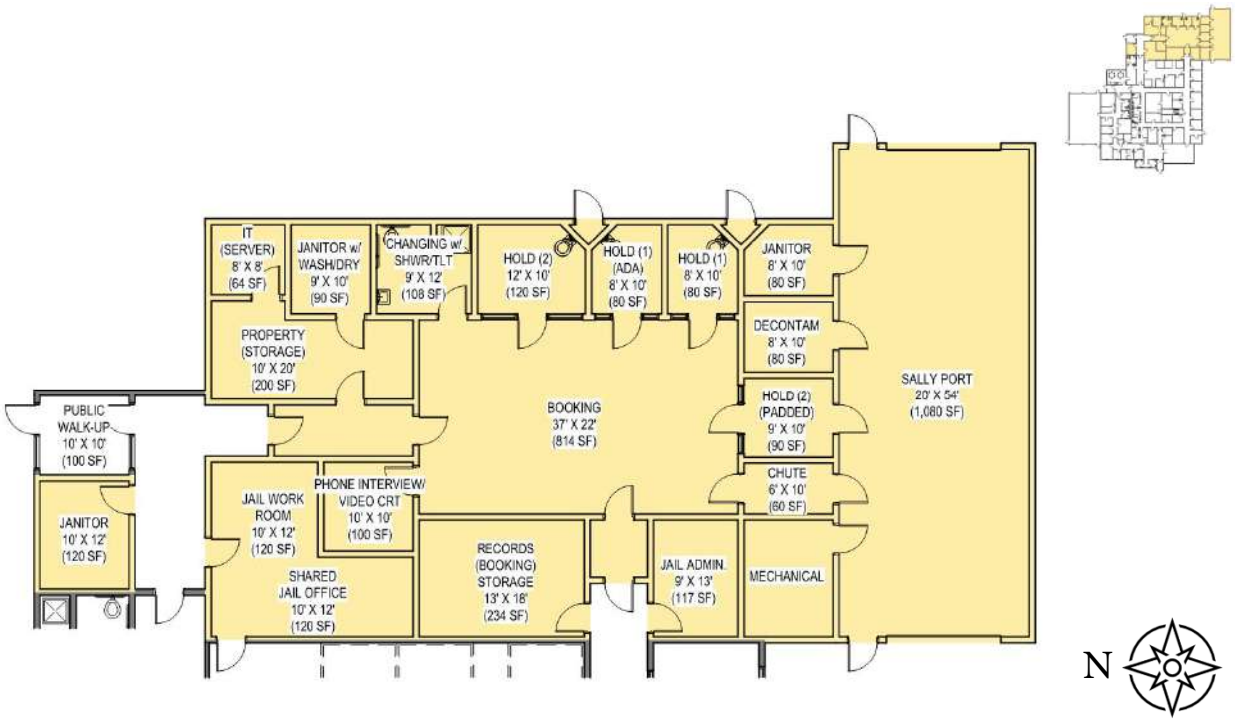
OVERALL SCOPE OF NEW LAW ENFORCEMENT FACILITY

- Secure, safe Booking and Holding with Sally Port
- Include Sheriff Department
- Include Dispatch
- Include Police Department
- Provide Shared spaces for Sheriff and Police as possible



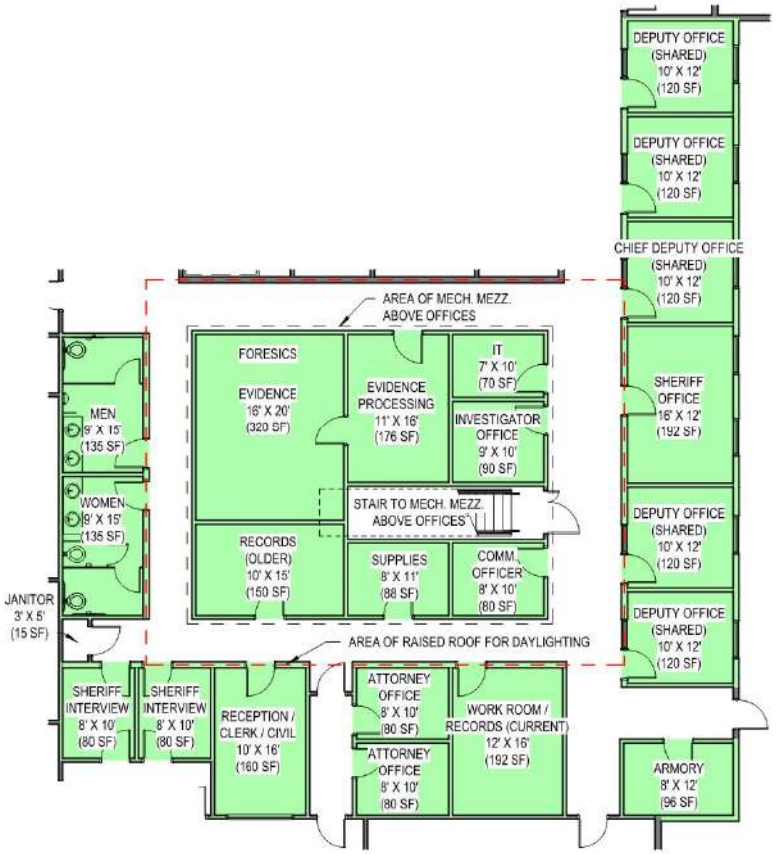
BOOKING / HOLDING

AREA / CATEGORY	ROOM NAME / STAFF	APPROXIMATE #	Sq/Ft
Sallyport	Vehicle Sallyport	1	
	Decontamination	1	
	Janitor	1	
Booking	Sallyport Vestibule (Chute)	1	
	Inmate Toilet/Changing/Shower	1	
	Property Storage	1	
	Booking	1	
	2 Person Padded Holding Cell	1	
	1 Person Accessible Holding Cell	1	
	1 Person Holding Cell	1	
	2 Person Holding Cell	1	
	Video Court/Interview/Attorney/Phone	1	
	Janitorial / Storage / Laundry	1	
	Janitorial	1	
Booking Staff	Jail Admin Office	1	
	Jail Staff workroom	1	
	Jail Staff shared Office	1	
	IT Closet	1	
	Records Storage	1	
	NET PROGRAM SQUARE FEET		***4,104***
	TOTAL WITH CIRCULATION & MECHANICAL		***5,658***



SHERIFF

AREA / CATEGORY	ROOM NAME / STAFF	APPROXIMATE #	Sq/Ft
General	Also see "Shared Spaces" (with Police)		
	Records Storage	1	
	Evidence Storage	1	
	Evidence Processing	1	
	Staff Men's Toilet	1	
	Staff Women's Toilet	1	
	IT Closet	1	
	Janitorial / Storage	1	
	Forensics Room	1	
	Interview Room	2	
Office	Sheriff's Office	1	
	Chief Deputy's Office	1	
	Deputies Shared Office	4	
	Communication Supervisors Office	1	
	Investigator Office	1	
	Reception / Clerk / Civil	1	
	Copy / Work Room	1	
	Office Supplies Storage	1	
	Equipment Storage / Armory	1	
	NET PROGRAM SQUARE FEET		***2,979***
	TOTAL WITH CIRCULATION & MECHANICAL		***5,778***



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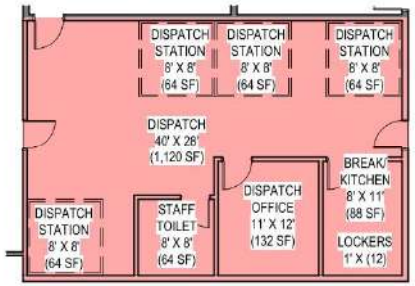
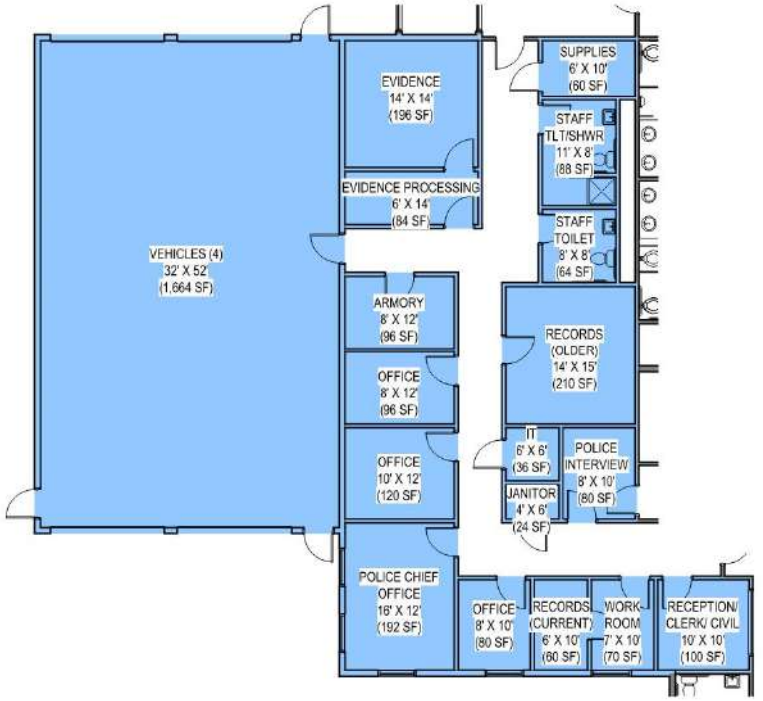
DISPATCH

AREA / CATEGORY	ROOM NAME / STAFF	APPROXIMATE #	Sq/Ft
Dispatch / Control	Control / 911 Dispatch	4	
	Staff Toilet	1	
	Office - Director	1	
	Breakroom / Kitchenette	1	
	NET PROGRAM SQUARE FEET		***1,216***
	GROSS BUILDING SQUARE FEET		***1,152***



POLICE

AREA / CATEGORY	ROOM NAME / STAFF	APPROXIMATE #	Sq/Ft
General	Also see "Shared Spaces" (with Sheriff)		
	Records Storage	1	
	Evidence Storage	1	
	Evidence Processing	1	
	IT Closet	1	
	Staff Toilet / Shower	1	
	Staff Toilet	1	
	Janitorial / Storage	1	
	Interview Room	1	
Office	Chief's Office	1	
	Office	3	
	Reception / Clerk / Civil	1	
	Copy / Work Room	1	
	Office Supplies Storage	1	
	Equipment Storage Armory	1	
Garage	Vehicle Garage	1	
	NET PROGRAM SQUARE FEET		***3,434***
	TOTAL WITH CIRCULATION & MECHANICAL		***4,391***



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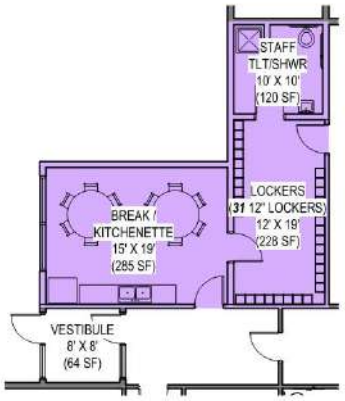
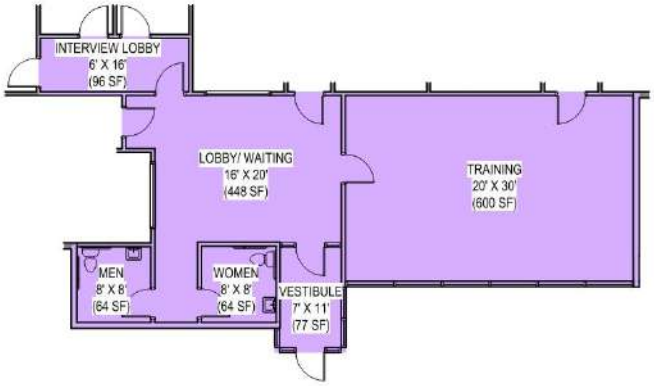
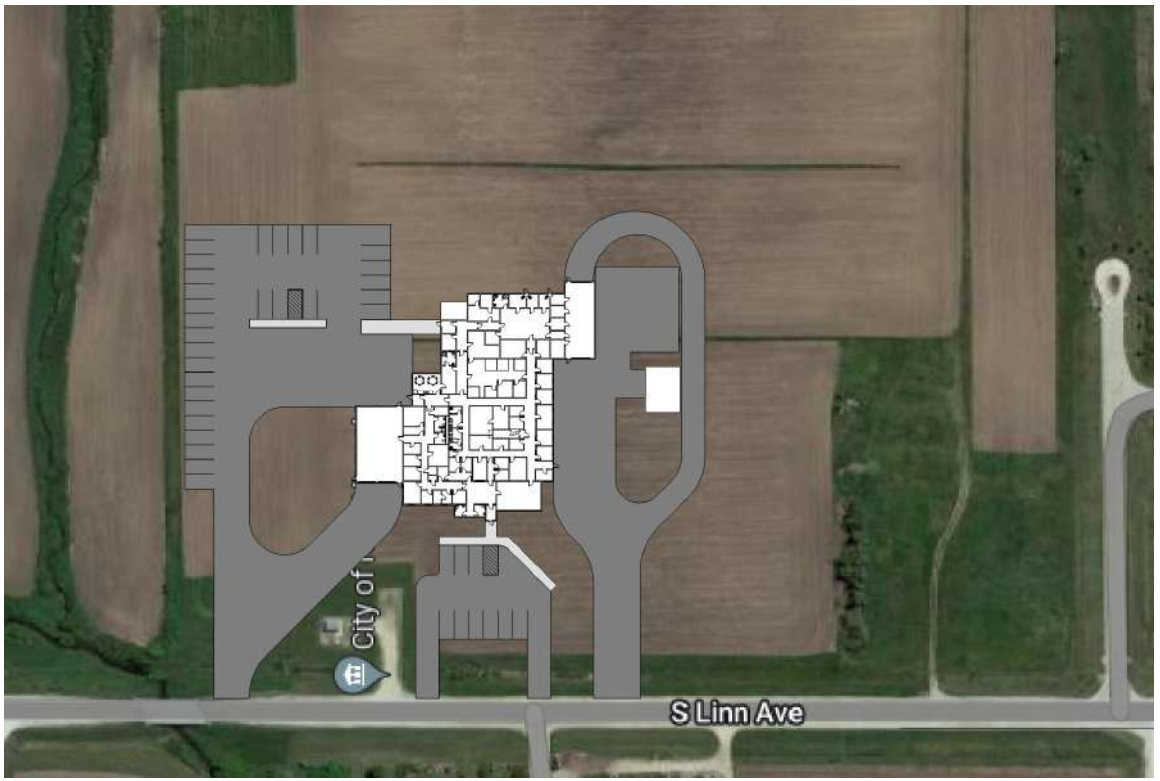
COMMON SPACE

AREA / CATEGORY	ROOM NAME / STAFF	APPROXIMATE #	Sq/Ft
Public Area	Public Vestibule	1	
	Main Lobby / Waiting	1	
	Public Men's Toilet	1	
	Public Women's Toilet	1	
Departments Shared Space	Employee Vestibule	1	
	Kitchen / Breakroom	1	
	Lockers	1	
	Training	1	
	Interview "Lobby"	1	
	NET SQUARE FEET	***1,966***	





CONCEPTUAL SITE PLAN



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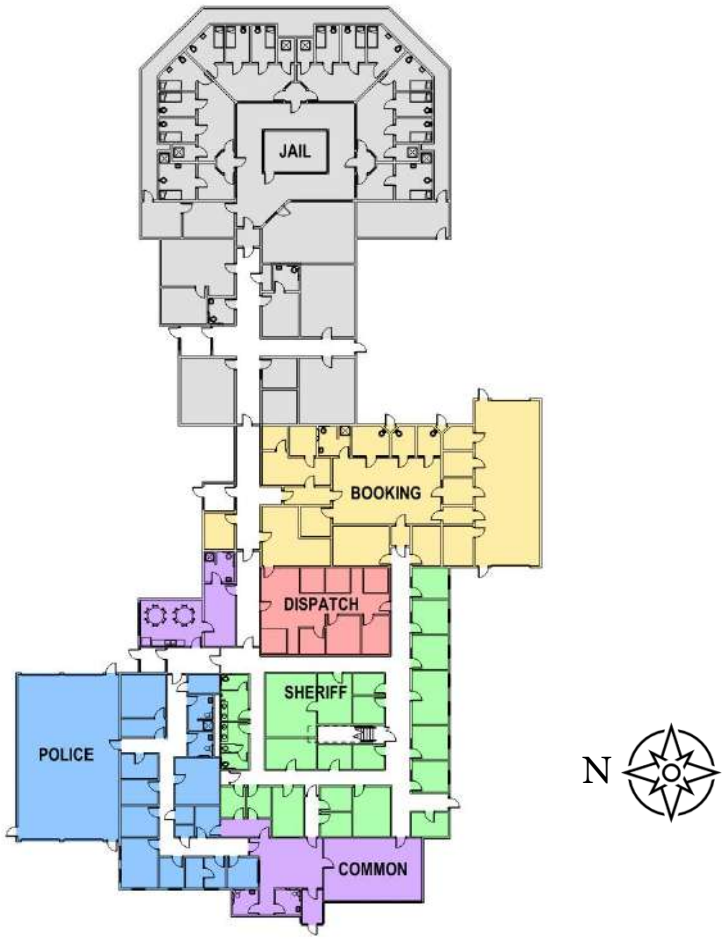
ALTERNATE FUTURE JAIL

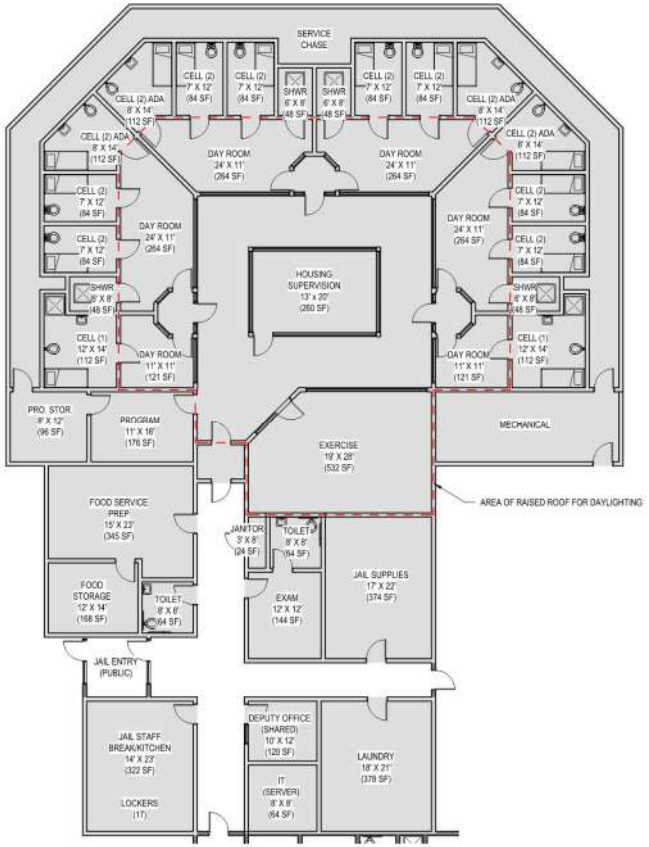
NEW JAIL

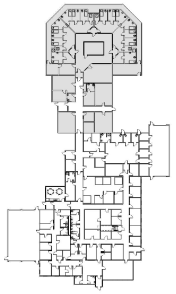
- Ability to house 14 to 26 inmates
- Associated support spaces for jail (laundry, food service, interview rooms, exercise, programming)



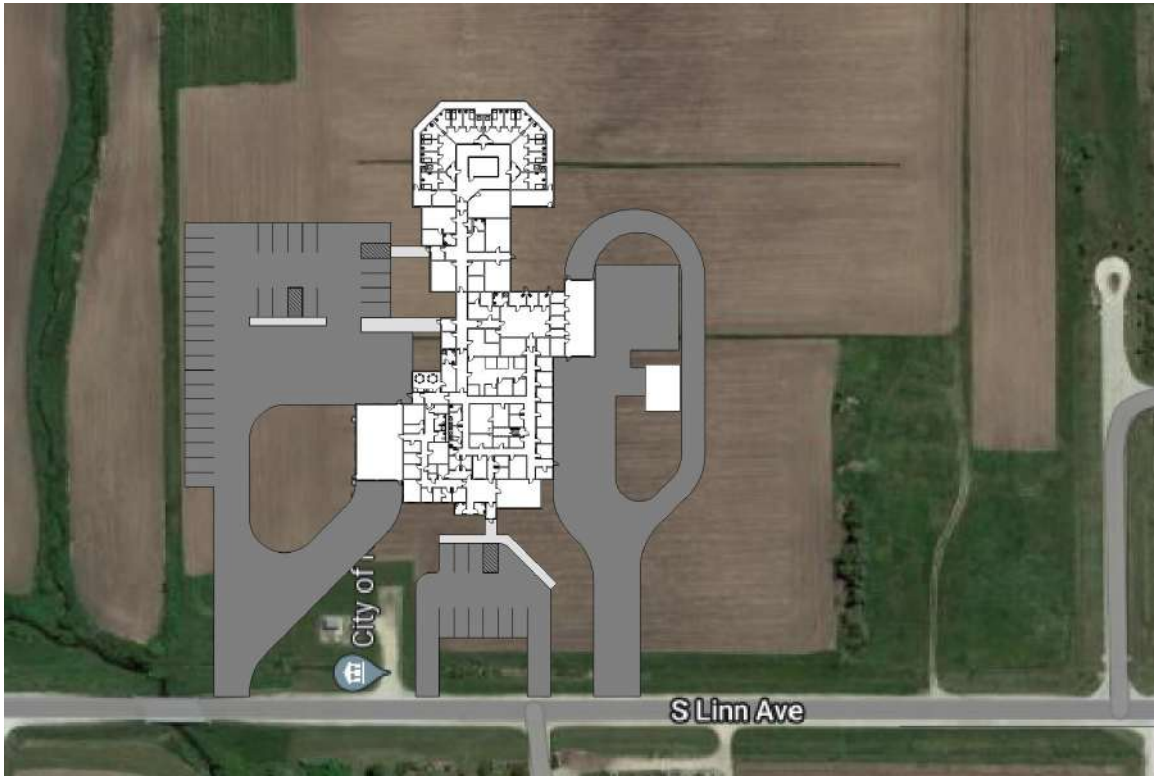
JAIL

AREA / CATEGORY	ROOM NAME / STAFF	SIZE APPROXIMATE #	Sq/Ft
Pod - Large	2 Person Accessible Cell	4	
	2 Person Cell	8	
	Dayroom	4	
	Individual Shower	4	
	Vestibule (Shared)	3	
Pod - Small	Individual Cell	2	
	Dayroom	2	
	Vestubule (Shared)	3	
General Housing	Housing Supervision	1	
	Exercise Area	1	
	Program / Activity Space	1	
	Program / Activity Storage	1	
Additional Jail Housing Support	Exam Room	1	
	Exam Toilet	1	
	Laundry	1	
	Food Service Prep	1	
	Food Service Storage	1	
	Jail Supplies Storage	1	
Additional Jail Staff	Jail Staff Breakroom / Kitchenette	1	
	Lockers	1	
	Jail Staff shared Office	1	
	Staff Toilet	1	
	Janitorial / Storage	1	
	NET PROGRAM SQUARE FEET		***10,078***





CONCEPTUAL SITE PLAN (ALTERNATE JAIL)



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8 ESTIMATED COSTS & ECONOMIC IMPACT

THE SAMUELS GROUP

PRELIMINARY COST STUDY FOR - Chickasaw County, IA

SINGLE STORY JAIL & ADMINISTRATION
COST BREAKDOWN BY DIVISION
New Jail Pod/Holding/Sheriff/Police/911/Shared Spaces

Current Date: 3/10/2023

Steel Frame Support, CMU Masonry, CMU/Brick Exterior Skin, Steel Stud Building, Flat Steel Joists
Four Foot Frost Walls, EPDM Roofing, Typical Finishes.

	BOOKING & HOLDING		NEW SHERIFF DEPARTMENT		911 & DISPATCH		NEW POLICE DEPARTMENT		NEW JAIL	
	4,104 Program sqft 5,668 sqft with MechCirc		**2,979** Program sqft 5,778 sqft with MechCirc and Common		**1,126** Program sqft 1,552 sqft with MechCirc		**3,434** Program sqft 4,391 sqft with MechCirc and Common 1684 sqft of vehicle garage		**10,078** Total sqft with Mech and Circ	
DESCRIPTION - DIVISION OF WORK	AVERAGE COSTS PER SQFT	AVERAGE COST BY DIVISION	AVERAGE COSTS PER SQFT	AVERAGE COST BY DIVISION	AVERAGE COSTS PER SQFT	AVERAGE COST BY DIVISION	AVERAGE COSTS PER SQFT	AVERAGE COST BY DIVISION	AVERAGE COSTS PER SQFT	AVERAGE COST BY DIVISION
DIVISION 1 - PROJECT GENERAL CONDITIONS	86.50	354,896	86.50	257,684	86.50	97,309	86.50	297,041	41.84	421,664
DIVISION 2 - EXISTING CONDITIONS (MODIFICATION/DEMOLITION WITHIN STRUCTURE)	-	-	-	-	-	-	-	-	-	-
DIVISION 3 - CAST IN PLACE CONCRETE	20.65	84,748	21.35	63,602	23.54	26,506	20.45	70,225	29.63	298,611
PRECAST STRUCTURAL MEMBERS	-	-	-	-	-	-	-	-	-	-
DIVISION 4 - MASONRY	79.82	327,581	48.50	144,482	52.03	58,586	40.03	137,463	88.45	891,399
DIVISION 5 - STRUCTURAL & MISC. STEEL	27.67	113,558	30.48	90,800	36.45	41,043	29.85	102,505	40.88	411,989
DIVISION 6 - ROUGH & FINISH CARPENTRY	13.24	46,129	12.78	38,072	14.80	16,665	7.89	27,094	5.77	58,150
DIVISION 7 - THERMAL & MOISTURE PROTECTION	22.10	90,698	23.68	70,543	21.80	24,547	21.92	75,273	26.78	269,889
DIVISION 8 - DOORS & WINDOWS	17.48	71,738	40.85	121,692	5.44	6,125	25.22	86,605	12.42	125,169
DIVISION 9 - BUILDING FINISHES	33.96	139,372	47.60	141,800	45.37	51,087	31.84	109,339	42.11	424,385
DIVISION 10 - BUILDING SPECIALITIES	7.80	32,011	4.40	13,108	0.80	901	1.95	6,696	2.03	20,458
DIVISION 11 - BUILDING EQUIPMENT	116.94	479,922	4.56	13,584	0.00	0	4.56	15,659	128.15	1,291,496
DIVISION 12 - BUILDING FURNISHINGS			9.42	28,062	0.00	0	1.61	5,529	-	-
DIVISION 13 - SPECIAL CONSTRUCTION	-	-	51.56	153,600	-	-	-	-	-	-
DIVISION 14 - BUILDING CONVEYING SYSTEMS	-	-	-	-	-	-	-	-	-	-
DIVISION 21 - FIRE PROTECTION SYSTEMS	4.57	18,755	4.28	12,750	6.15	6,925	4.36	14,972	10.12	101,989
DIVISION 22 - PLUMBING SYSTEMS	12.85	52,736	18.40	54,814	17.01	19,153	14.18	48,694	34.36	346,280
DIVISION 23 - HVAC SYSTEMS	51.46	211,192	56.31	167,752	61.76	69,542	41.50	142,511	68.91	694,475
DIVISION 26 - BUILDING ELECTRICAL	48.53	199,249	52.11	155,238	58.13	65,494	50.90	174,791	78.28	788,902
DIVISION 26 - BUILDING ELECTRICAL (GENERATOR)	12.60	51,710	12.60	37,535	12.60	14,188	12.60	43,268	4.62	46,560
DIVISION 27 - BUILDING ELECTRICAL (DATA)	7.25	29,754	6.50	19,364	14.25	16,046	5.16	17,719	8.58	86,469
DIVISION 28 - BUILDING ELECTRICAL (SECURITY SYSTEMS)	26.74	109,741	8.25	24,577	9.15	10,303	8.25	28,331	35.35	356,257
DIVISION 31 - EARTHWORK	17.15	70,384	22.97	68,428	16.65	18,748	18.25	62,671	22.46	226,352
DIVISION 32 - EXTERIOR IMPROVEMENTS	23.30	95,623	36.49	108,704	56.07	63,135	21.14	72,595	4.38	44,142
DIVISION 33 - UTILITIES (NEW OR RELOCATION)	9.98	40,958	12.00	35,748	7.56	8,513	9.85	33,825	9.48	95,539
PORTION OF FACILITY Common Space (County and City)	0%	-	85%	1,059,695	0%	-	15%	187,005	-	-
PORTION OF FACILITY Circulation/Mechanical	41%	890,452	30%	646,359	11%	244,310	18%	379,700	-	(Included)
TOTAL COST PER SQUARE FOOT:	620.64	3,511,307	610.51	3,527,387	553.50	859,174	487.21	2,139,512	694.55	6,999,675
ARCHITECTURAL/ENGINEERING FEES (8%):		280,905		282,191		68,734		171,161		559,974
CONSTRUCTION MANAGEMENT FEES (3.0%):		105,339		105,822		25,775		64,185		209,990
SUB-TOTAL PROJECTED COST (TOTAL BLDG.):		3,897,551		3,915,399		953,683		2,374,858		7,769,639
PRELIMINARY DESIGN CONTINGENCY (10%):		389,755		391,540		95,368		237,486		776,964
TOTAL PROJECTED COST (per Department):		4,287,306		4,306,939		1,049,051		2,612,344		8,546,603
ESCALATION FACTOR INFLATIONARY COSTS (8%):		342,984		344,555		83,924		208,988		683,728
TOTAL PROJECTED **2024** COST (per Department):		4,630,291		4,651,494		1,132,975		2,821,331		9,230,331
GRAND TOTAL = (Booking, Sheriff, Dispatch)		**10,414,760**								
GRAND TOTAL =SHERIFF + POLICE (No Jail)		13,236,091								

ESTIMATED COSTS

THE SAMUELS GROUP

PRELIMINARY COST STUDY FOR - Chickasaw County, IA

SINGLE STORY JAIL & ADMINISTRATION
COST BREAKDOWN BY DIVISION
New Jail Pod/Holding/Sheriff/Police/911/Shared Spaces

Current Date: 3/10/2023

Steel Frame Support, CMU Masonry, CMU/Brick Exterior Skin, Steel Stud Building, Flat Steel Joists
Four Foot Frost Walls, EPDM Roofing, Typical Finishes.

	BOOKING & HOLDING		NEW SHERIFF DEPARTMENT		911 & DISPATCH		NEW POLICE DEPARTMENT		NEW JAIL	
	4,104 Program sqft 5,658 sqft with MechCirc		**2,979** Program sqft 5,778 sqft with MechCirc and Common		**1,126** Program sqft 1,552 sqft with MechCirc		**3,434** Program sqft 4,391 sqft with MechCirc and Common 1684 sqft of vehicle garage		**10,078** Total sqft with Mech and Circ	
DESCRIPTION	AVERAGE COSTS **PER SQFT**	AVERAGE COST **BY DIVISION**	AVERAGE COSTS **PER SQFT**	AVERAGE COST **BY DIVISION**	AVERAGE COSTS **PER SQFT**	AVERAGE COST **BY DIVISION**	AVERAGE COSTS **PER SQFT**	AVERAGE COST **BY DIVISION**	AVERAGE COSTS **PER SQFT**	AVERAGE COST **BY DIVISION**
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GRAND TOTAL = (Booking, Sheriff, Dispatch)		**10,414,760**								
GRAND TOTAL =SHERIFF + POLICE (No Jail)		13,236,091								

PROJECTED ECONOMIC IMPACT – COMBINED LEC

$13.2 Million
General Obligation County Purpose Bonds, Series 2024

LEVY RATE ESTIMATE WITH TOTAL COST INCLUDING INTEREST	
PROJECTED TOTAL COST	$13,263,132
4.5% INTEREST OVER 20 YEARS	$6,720,353
PROJECTED TOTAL COST W/INTEREST	$19,983,485
COUNTY 75% COST	$14,987,614
COUNTY ANNUAL COST	$749,381
COUNTY TAX BASE	$1,094,493,419
COUNTY LEVY RATE	$0.6846827
NEW HAMPTON 25% COST	$4,995,871
NEW HAMPTON ANNUAL COST	$249,794
NEW HAMPTON TAX BASE	$186,425,116
NEW HAMPTON LEVY RATE	$1.3399137

PROJECTED TAX IMPACT – COUNTY VALUES

Chickasaw County Median URBAN Home Value

$132,250

Chickasaw County Median RURAL Home Value

$214,000

County Median Property Tax

$943

Chickasaw County Median Annual Household Income

$67,146

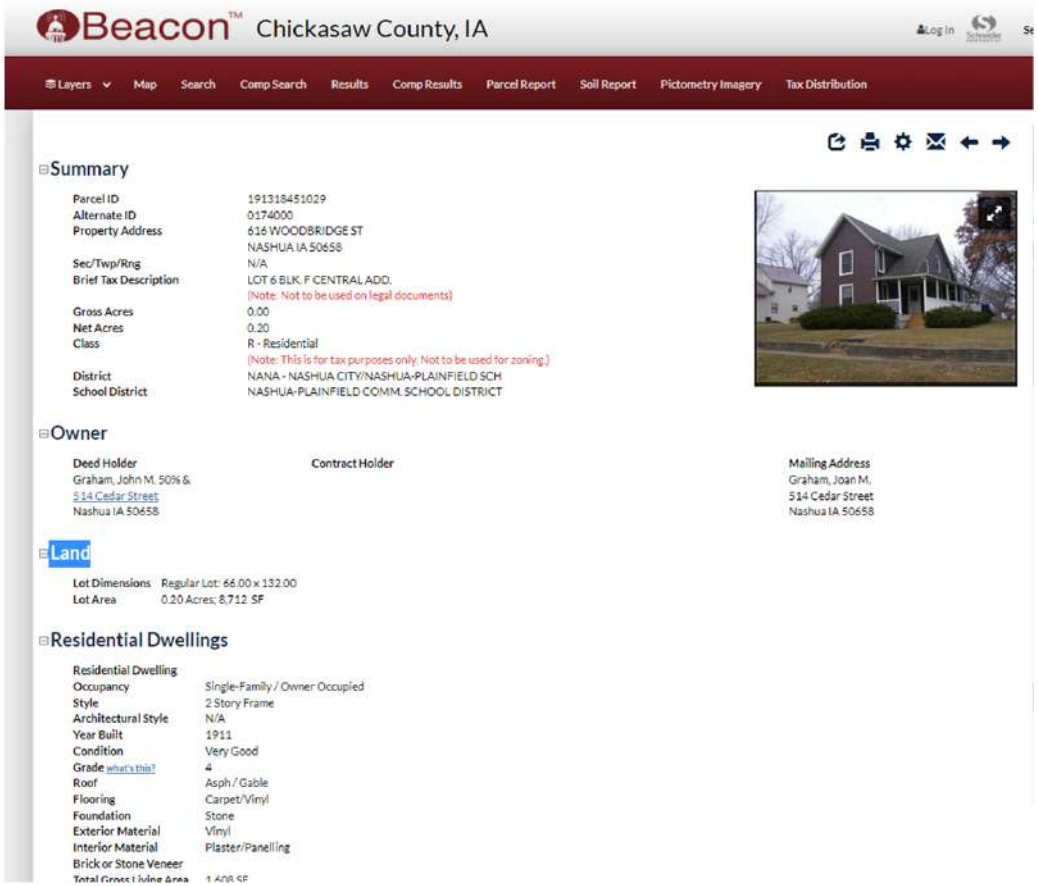
PROJECTED TAX IMPACT

Chickasaw County URBAN Tax Example

Residential property in Nashua, IA

- Located on Woodbridge Street
- 3 Bedroom, 2 Bath, Built in 1911
- Currently Listed For Sale
- Asking Price $149,000
- Estimated Selling Price $129,000

ESTIMATED TAX INCREASE $43 / year



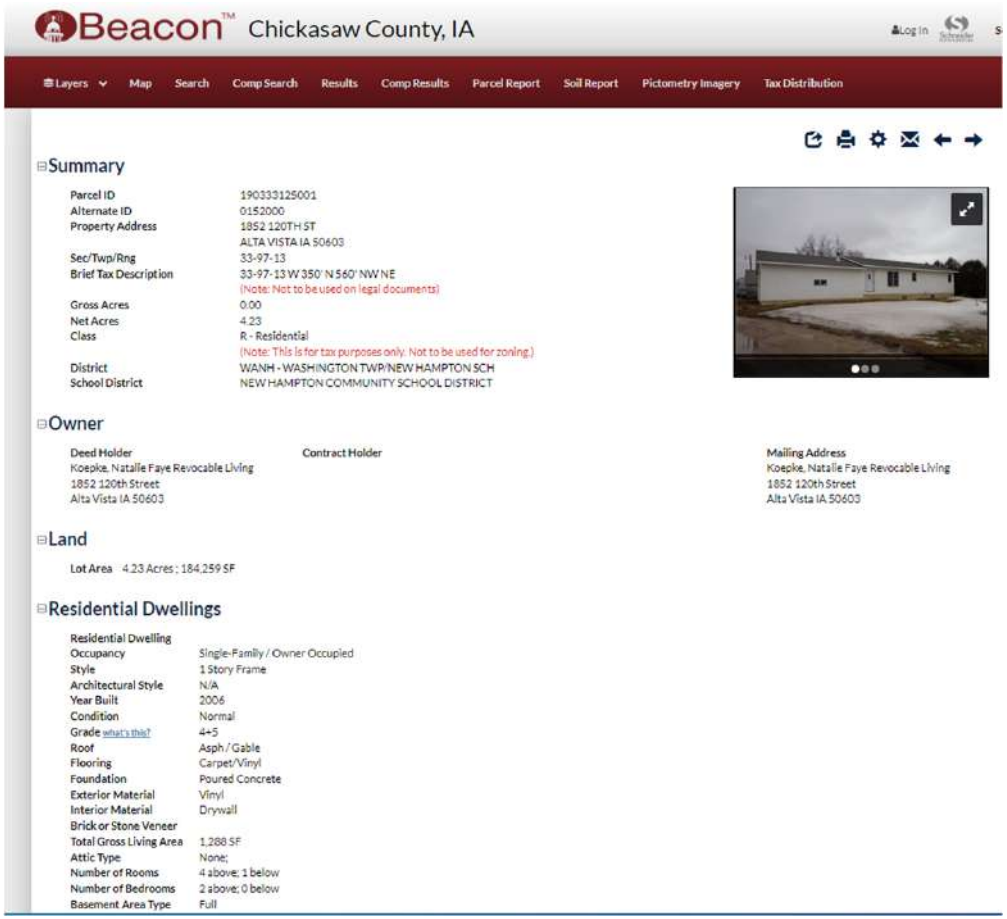
PROJECTED TAX IMPACT

Chickasaw County RURAL Tax Example

Acreage property in Alta Vista, IA

- Located on 120th Street
- 2 Bedroom, 1.5 Bath, Built in 2006
- Currently Listed For Sale
- Asking Price $250,000
- Estimated Selling Price $225,000
- Average Value RURAL $214,000

ESTIMATED TAX INCREASE $66 / year



Beacon™ Chickasaw County, IA

Layers | Map | Search | Comp Search | Results | Comp Results | Parcel Report | Soil Report | Pictometry Imagery | Tax Distribution

Summary

Parcel ID	190333125001
Alternate ID	0152000
Property Address	1852 120TH ST ALTA VISTA IA 50603
Sec/Twp/Rng	33-97-13
Brief Tax Description	33-97-13 W 350' N 560' NW NE (Note: Not to be used on legal documents)
Gross Acres	0.00
Net Acres	4.23
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
District	WANH - WASHINGTON TWP/NEW HAMPTON SCH
School District	NEW HAMPTON COMMUNITY SCHOOL DISTRICT

Owner

Deed Holder
Koepke, Natalie Faye Revocable Living
1852 120th Street
Alta Vista IA 50603

Contract Holder

Mailing Address
Koepke, Natalie Faye Revocable Living
1852 120th Street
Alta Vista IA 50603

Land

Lot Area 4.23 Acres ; 184,259 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	2006
Condition	Normal
Grade what's this?	4+5
Roof	Asph / Gable
Flooring	Carpet/Vinyl
Foundation	Poured Concrete
Exterior Material	Vinyl
Interior Material	Drywall
Brick or Stone Veneer	
Total Gross Living Area	1,288 SF
Attic Type	None;
Number of Rooms	4 above; 1 below
Number of Bedrooms	2 above; 0 below
Basement Area Type	Full

PROJECTED TAX IMPACT

Chickasaw County AG LAND Tax Example

Ag Land property in county

- 100 acres valued $1,758/acre
- Taxable Value $175,756

ESTIMATED TAX INCREASE

$1.06 / acre per year

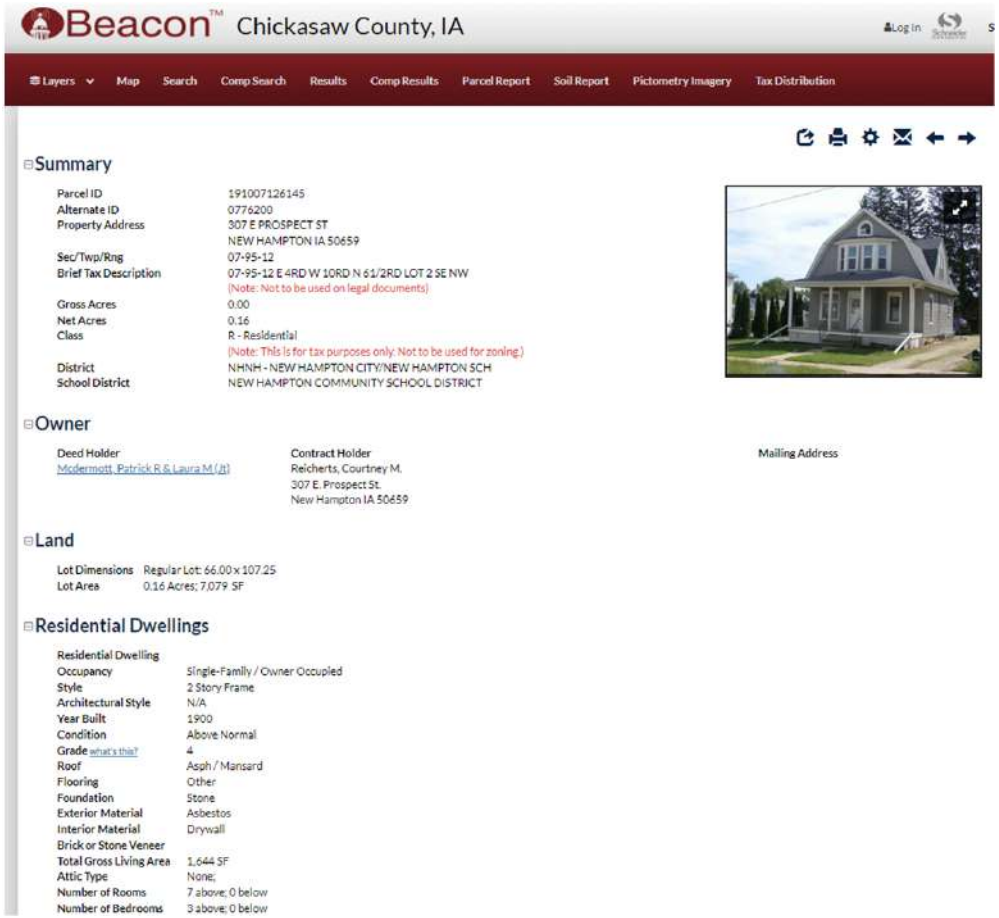
PROJECTED TAX IMPACT

NEW HAMPTON RESIDENTIAL Tax Example

Acreage property in New Hampton, IA

- Located on East Prospect Street
- 3 Bedroom, 1.5 Bath, Built in 1900
- Currently Listed For Sale
- Asking Price $139,900
- Median Sale Price $145,000

ESTIMATED TAX INCREASE $93 / year



Beacon™ Chickasaw County, IA

Log In

Layers | Map | Search | Comp Search | Results | Comp Results | Parcel Report | Soil Report | Pictometry Imagery | Tax Distribution

Summary

Parcel ID	191007126145
Alternate ID	0776200
Property Address	307 E PROSPECT ST NEW HAMPTON IA 50659
Sec/Twp/Rng	07-95-12
Brief Tax Description	07-95-12 E 4RD W 10RD N 61/2RD LOT 2 SE NW (Note: Not to be used on legal documents)
Gross Acres	0.00
Net Acres	0.16
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
District	NHNH - NEW HAMPTON CITY/NEW HAMPTON SCH
School District	NEW HAMPTON COMMUNITY SCHOOL DISTRICT

Owner

Deed Holder
Mcdermott, Patrick R & Laura M (Jt)

Contract Holder
Reicherts, Courtney M.
307 E. Prospect St.
New Hampton IA 50659

Mailing Address

Land

Lot Dimensions	Regular Lot: 66.00 x 107.25
Lot Area	0.16 Acres: 7,079 SF

Residential Dwellings

Residential Dwelling

Occupancy	Single-Family / Owner Occupied
Style	2 Story Frame
Architectural Style	N/A
Year Built	1900
Condition	Above Normal
Grade what's this?	4
Roof	Asph / Mansard
Flooring	Other
Foundation	Stone
Exterior Material	Asbestos
Interior Material	Drywall
Brick or Stone Veneer	
Total Gross Living Area	1,644 SF
Attic Type	None;
Number of Rooms	7 above; 0 below
Number of Bedrooms	3 above; 0 below

Samuels Group

Design
Construct
Furnish

4 QUESTIONS & ANSWERS

NEXT STEPS…

- **DISCUSSIONS & DECISIONS**
- **PROJECT SCOPE:**
  - HOLDING or HOUSING
  - WITH CITY or COUNTY ONLY
  - SITE SELECTION
- **FINANCIAL CONSIDERATIONS**
- **ACTION ITEMS, IF MOVING FORWARD**
- **SCHEDULES & TIMING**

Design
Construct
Furnish

IOWA
2929 Westown Parkway
Suite 200
West Des Moines, IA 50266
515.288.0467

WISCONSIN
311 Financial Way
Suite 300
Wausau, WI 54401
715.842.2222

March 20, 2023

Chickasaw County Jail Study
Samuels Group Findings

Primary Purpose

Samuels Group was hired in May 2022 to **provide assessment and comprehensive planning for a potential replacement jail or temporary holding facility**. Scope of work consists of managing the project phases required to develop the best solution to address existing safety and facility concerns, as well as ensure compliance with applicable codes and standards for a potential new detention/holding facility. This effort addressed all parts of county law enforcement currently available in the existing jail/SO (Sheriff's Office) facility.

Samuels Group was asked to include and consider City of New Hampton Police Department space requirements – just in case a new, combined LEC (Law Enforcement Center) becomes a feasible option.

JAIL/SO FACILITY OVERVIEW

The existing jail built in 1957, originally served as Sheriff's residence and jail. The two-story facility (mid-Century linear design) houses inmates, jail support services (kitchen/laundry), Sheriff's Department patrol/civil offices, and 911/Dispatch. Chickasaw County Jail is rated for maximum of 8 inmates and due to limited classification/separation spaces, multiple inmates are housed DAILY in nearby counties.

First floor consists of Sheriff's office, civil division clerks, jail housing & isolation, kitchen, booking, and 911/Dispatch. An attached 2-stall garage serves as a sallyport, inmate access to outdoor exercise, and storage areas. Second floor spaces contain deputy offices, shared training/conference area, attorney/interview room, and restrooms. Basement space contains laundry equipment, evidence storage, inmate personal effects storage, a small inmate fitness area, and mechanical/IT systems. An exterior fenced outdoor exercise area gets limited use in seasonal weather. Old records are stored in the attic and basement areas.

Chickasaw County Jail facility concerns, noted on **state jail inspection reports 2012 to 2022**:

1. Fire Safety & Emergency Evacuation
   Comment: At times, the jail is staffed with one communications/911 operator/jailer. Given the dual role of the communications/911 operator/jailer and the design of the jail, there may be times that the communications/911 operator/jailer will not be able to respond to life-threatening situations and emergencies within a reasonable period of time.
   Corrective action: Please ensure that jail staff is available to respond to life-threatening situations or emergencies in the jail within a reasonable time on a 24-hour basis.

BUILDING TOGETHER

Construction Management
General Contracting
Design / Build
Furniture Solutions

samuelsgroup.net

2. Admission Classification & Security

Comment: There may be times that the required separation of prisoners is difficult due to the design of the jail. The jail administrator advised that prisoners requiring separation are moved to other jails if separation cannot be accomplished at the Chickasaw County Jail.

Recommendation: Continue the practice of moving prisoners to a facility that can provide the required separation, if separation cannot be accomplished at the Chickasaw County Jail.

Additional comments:

Prisoner exercise is conducted in the basement of the sheriff's office during inclement weather or outside when weather permits. Prisoners are moved from their cells and escorted to the exercise room through non-secure areas of the sheriff's office. The movement of the prisoners is a safety and security issue. Before any prisoner is moved for recreation, the Chickasaw County Sheriff's Office should ensure adequate staff is available.

The jail is an older facility that is very clean, very well-maintained and managed.

Major improvements include the installation of steel mesh over the bars to enhance safety and security. Chickasaw County Jail is an older facility that does not meet the current needs of the staff or public.

2014 Notes – While review the daily logs, it appears the average daily population has nearly doubled. As previously stated, Chickasaw County continues to use jailer/dispatchers as one position. It is suggested to have a staffing analysis completed to determine an adequate level of staff to feasibly and effectively operate the jail.

Major improvements include the hiring of additional staff; painting the jail floors; texturing the shower floors; the installation of a security gate in the garage and sallyport; and the installation of a garage door security override switch. The security improvements have greatly enhanced the security throughout the jail.

2019 Notes – The jail is an older facility that is very clean, very well-maintained and managed. Chickasaw County is commended for maintaining a good, older facility. Due to the age of the facility, Chickasaw County is encouraged to develop and implement a five and ten year plan of action to adequately, effectively and efficiently address any major maintenance concerns.

Major improvements include updating the audio and video equipment; renovation of the communications center; the installation of new gun locker; hiring additional jail staff; body cameras for jail staff; fully equipping and training jail staff; and new first aid kits.

2021 Notes – The jail is an older facility that is very clean, very well-maintained and managed. The County is commended for maintaining a good, older facility. Due to the age of the facility, Chickasaw County was encouraged to develop and implement a five and ten year plan of action to adequately, effectively and efficiently address any major maintenance concerns. Visiting with Sheriff Martin Hemann, Chief Deputy Ryan Shawver, and Jail Administrator Deputy Jordan Gansen, several ideas are being discussed and formalized to address these concerns. Chickasaw County is encouraged to continue to move forward, establishing a timeline to meet goals and objectives.

Design
Construct
Furnish

JAIL/SO FACILITY ISSUES

1. GARAGE NOT A SALLYPORT – Modern detention facilities provide secure drive-thru spaces to safely unload/load detainees, with controlled doors to enter/exit facility. Current garage space, even with recent improvements, presents concerns for staff safety and inmate security.
2. BOOKING/INTAKE AREA – Only 1 inmate at a time is possible now due to limited size/safety concerns. Problematic detainees can quickly cause chaos due to tiny spaces and poor isolation.
3. CLASSIFICATION – Iowa Jail Standards require minimum 5 inmate classification areas, current jail allows 2 classifications. Deputies transport inmates out-of-county to be housed elsewhere.
4. LINEAR DESIGN – Inmate supervision is routinely monitored via cameras, because the linear design limits direct viewing.
5. INMATE EXERCISE – Minimal spaces are now provided, and moving inmates to/from requires multiple jail staff to provide direct supervision. Pathways are filled with potential risk concerns.
6. EVIDENCE STORAGE – Secure storage areas are located in garage & basement in limited spaces.
7. RECORDS STORAGE – Dedicated Jail/SO storage is extremely limited, some located in the attic.
8. ATTORNEY VISITATION – Corner of booking room, unsafely places counsel in direct contact with agitated inmates.
9. INTERVIEW ROOM – 2nd floor location limits public access, A/V recording recently upgraded.
10. SHERIFF OFFICES, MULTIPLE USES – Offices serve many diverse, simultaneous activities.
11. KITCHEN/BREAKROOM – kitchen heats inmate meals, eat-in dining area is now staff breakroom.
12. 911/DISPATCH LIMITATIONS – 2 staff & modern equipment squeezed into 1 old bedroom space.
13. PUBLIC ACCESS – Compromised security due to direct public access at front door/side entry.
14. TRAINING/MUSTER – Shared deputy offices/conference room is only group gathering area.
15. ARMORY – Tactical/weapons/ammunition storage limited to minimal cabinets in deputy offices.
16. FIRE SAFETY & EVACUATION – Staff includes several dual-role members (dispatch/jailer): jail staff must be available to respond to life-threatening emergencies in the jail within a reasonable time on a 24/7/365 basis. No automatic fire suppression systems are installed in the current facility.
17. ADA COMPLIANCE – No handicap access provided to basement or second-story levels. Narrow doors & floor elevation changes create barriers for handicapped individuals on ground level.

JAIL – THE NUMBERS

A. Total Number Inmates held rebounded after Covid-19 pandemic.

2017 population	472
2018 population	436
2019 population	378
2020 population	206
2021 population	329
2022 population	368

B. In 2022, Chickasaw County spent more than $45,000 to house inmates outside the county in 5 nearby facilities. 2023 SO budget includes $65,000 to house inmates outside the county.

C. In 2022, estimated $55,000 in expenses for deputy time and transportation costs were allocated to inmate transportation. 2023 SO budget includes $70,000 for these expenses. (20 hours deputy time/expenses per week x 52 weeks/year)

D. In 2022, 157 inmates were held for more than 1 day in Chickasaw County Jail for total number of 1486 days served. At a cost of $65/day that equates to $95,600 in boarding fees that were avoided being paid to another county.

EXISTING JAIL PHOTOS (3/20/2023 Jail Study Report PPT)

- Sheriff Exterior (Slides #6-8)
- Sheriff Interior (Slides #9-23)
- Police Interior (Slides #24-28)

NEW HAMPTON POLICE DEPARTMENT

Facility OBSERVATIONS

- Secure/Public Access – Semi-controlled access provided by front entry vestibule/doors. However, this entry area could be breached by someone intent on causing harm/damage.
- Chief/Officers/Staff Needs – PD Chief has private office, Sergeant shares an office, clerks in open office environment. Lack of privacy can compromise private discussions during police investigations – especially problematic with HIPPA compliance and PIO data protection.
- Shared Offices/Interview areas – During course of most normal PD days, privacy is not an issue. However, confidential information may be impacted when multiple PD activities occur simultaneously in very close quarters. Breakroom/conference area serves multiple purposes.
- Interrogation Room – This space is not currently provided to PD officers/investigators.
- Document Storage – Limited secure storage now provided in shared offices. Front open office environment does not provide adequate secure file storage.
- Evidence Storage – Currently located in adjacent shared County Ambulance building, but it's limited in size/security. No dedicated evidence receiving & processing area is currently provided.
- Training/Multi-purpose – Shared space in adjacent shared County Ambulance building.
- Armory/Weapons Management – Currently a storage cabinet & table space in adjacent shared County Ambulance building training room.
- Fleet Covered Parking – Space for 4 squad cars inside adjacent shared County Ambulance building.
-

Operational CONSIDERATIONS

- Staff Safety & Security – Modern design elements can be included in new PD facilities.
- Proper Interviews/Confidential Information – Privacy cannot be over-rated during PD investigations. Current facility does not encourage private discussions/interviews.
- Appropriate Evidence Processing/Storage – Proper evidence handling/storage is critical to solid PD work/criminal prosecution.
- A new PD facility may be added to a new county jail/SO, creating one efficient joint LEC

Design
Construct
Furnish

Program Needs & Space Planning for NEW FACILITIES

1. Jail Housing
2. Jail General/HOLDING
3. 911 / Dispatch
4. Sheriff's Department
5. NH Police Department
6. Shared Spaces

New Facility & Cost Estimates

1. **HOLDING Facility**
    a. Capacity/Operational Summary
    b. Schematic Floorplan
    c. **Total Est. Construction Costs $13,236,091**
    d. County portion 12,455 SF at $10,414,760
    e. NH City portion 5,056 SF at $2,821,331
    f. minimum site size requirements
2. **Future JAIL POD**
    a. Capacity/Operational Summary
    b. Schematic Floorplan
    c. **Total Est. Construction Costs $22,468,004**
    d. County portion 24,566 SF at $19,646,673
    e. NH City portion 4,705 SF at $2,821,331
    f. minimum site size requirements

Site Selection Considerations

1. Site Requirements (access, parking, security, storage, location, improvements)
2. Best site identified, to date – NW corner of IDC property on east side of S. Linn
3. Site acquisition cost (zero at this time for preferred site)

Financial Considerations / Potential Tax Impacts

1. HOLDING Facility **$13,236,091**
    a. County/City portion of costs: $10,414,760 + $2,821,331
    b. County/City portion of SF: 12,455 + 5,056 = 17,511 SF

    ESTIMATED Annual Tax Impact for 20-year G.O. Bond
    $43 Urban, $66 Rural, $93 NH based on **Residential Average Value** w/ Rollback
    $106 for 100 acres, $212 for 200 acres Ag Land parcels w/ Rollback

2. Future Jail Pod **$22,468,004**
    a. County/City portion of costs: $19,646,673 + $2,821,331
    b. County/City portion of SF: 24,566 + 4,705 = 29,271 SF

3. Joint Authority Board Considerations

CHICKASAW COUNTY ASSESSOR'S OFFICE
CHICKASAW COUNTY COURTHOUSE
8 E. PROSPECT STREET
NEW HAMPTON, IOWA 50659
641-394-2813; R.ARMEL@CHICKASAWCOUNTY.IOWA.GOV
RAYMOND L. ARMEL, ICA
ASSESSOR

March 15, 2023

To: Sid Samuels
Samuels Group

Re: Jail Proposal
Chickasaw County, Iowa

Sid,

You have asked if I could prepare an estimate of levy rates and possible tax implications for the proposed jail project. You provided to me the following:

Project Cost: $13,263,132
New Hampton would have a 25% share of the cost
To plan on a 3% fee for the sale of the bond
Estimate that the bond would be sold with a 4% rate

To estimate the total cost, I estimated the interest to be paid at $6,459,888
This was based on the following
$13,263,132 + 3% = $13,661,026
20-year payback
Annual principal payments
Interest accruing semi annually
Semi-annual interest payments

The total annual cost would be as follows:

Principal	$13,661,026 / 20 years	$683,051
Interest	$ 5,742,122 / 20 years	$287,106
	Total	$970,157

With the payback not coming any sooner that fiscal year 2024 – 2025, the January 1, 2023 values are in process of being completed and will increase substantially over the existing January 1, 2022 values. I am estimating the county general fund tax base to be approximately $1,094,493,419. I would also estimate the New Hampton tax base to be approximately $186,425,116. I would then compute the levy rates as follows:

County General

$971,157 x 75% = $727,618 / $1,094,493,419 = 0.00066480
$0.66480 / $1,000 value

New Hampton

$971,157 x 25% = $242,789 / $186,425,116 = 0.00130234
$1.30234 / $1,000 value

Using these two levy rates, the enclosed spreadsheets would show the estimated cost to specific valued properties.

Special Note:

The tax impact is based on estimated values for January 1, 2023, estimated assessment limitations (aka rollbacks), estimated levy rate based on these estimates. All of this is subject to change when actual values, assessment limitations and ultimately levy rates would be computed.

Respecftully,

Raymond L. Armel, ICA
Chickasaw County Assessor

COUNTY WIDE URBAN PROPERTY VALUE				
CLASSIFICATION	100% VALUE	ROLL BACK	TAXABLE VALUE	
RESIDENTIAL	$399,605,100	0.48	$191,810,448	
AG DWELLINGS	$3,207,900	0.48	$1,539,792	
MULTI RES	$19,226,400	0.48	$9,228,672	
AG LAND & BLDGS	$5,302,800	0.88	$4,666,464	
DUAL CLASS	$4,125,200	0.9	$3,712,680	
COMMERCIAL	$69,996,500	0.9	$62,996,850	
INDUSTRIAL	$41,299,500	0.9	$37,169,550	
TOTAL	$542,763,400		$311,124,456	
NEW HAMPTON URBAN PROPERTY VALUE				
CLASSIFICATION	100% VALUE	ROLL BACK	TAXABLE VALUE	
RESIDENTIAL	$218,889,400	0.48	$105,066,912	
AG DWELLINGS	$0	0.48	$0	
MULTI RES	$12,032,700	0.48	$5,775,696	
AG LAND & BLDGS	$1,447,600	0.88	$1,273,888	
DUAL CLASS	$3,559,300	0.9	$3,203,370	
COMMERCIAL	$42,653,500	0.9	$38,388,150	
INDUSTRIAL	$35,866,900	0.9	$32,280,210	
SUB TOTAL	$314,449,400		$185,988,226	
GAS, ELEC, RAILROAD	$1,112,331		$436,890	
TOTAL	$315,561,731		$186,425,116	

COUNTY WIDE RURAL PROPERTY VALUE				
CLASSIFICATION	100% VALUE	ROLL BACK	TAXABLE VALUE	
RESIDENTIAL	$255,773,400	0.48	$122,771,232	
AG DWELLING	$134,809,100	0.48	$64,708,368	
MULTI RES	$394,100	0.48	$189,168	
AG LAND & BLDGS	$556,812,872	0.88	$489,995,327	
DUAL CLASS	$323,100	0.9	$290,790	
COMMERCIAL	$31,767,600	0.9	$28,590,840	
INDUSTRIAL	$43,052,300	0.9	$38,747,070	
TOTAL	$1,022,932,472		$745,292,795	

CLASSIFICATION	100% VALUE	ROLL BACK	TAXABLE VALUE	
RESIDENTIAL	$655,378,700	0.48	$314,581,776	
AG DWELLING	$138,017,000	0.48	$66,248,160	
MULTI RES	$19,620,500	0.48	$9,417,840	
AG LAND & BLDGS	$562,115,700	0.88	$494,661,816	
DUAL CLASS	$4,448,300	0.9	$4,003,470	
COMMERCIAL	$101,764,100	0.9	$91,587,690	
INDUSTRIAL	$84,351,800	0.9	$75,916,620	
SUB TOTAL	$1,565,696,100		$1,056,417,372	
GAS, ELEC, RAILROAD	$49,946,021		$38,076,047	
TOTAL	$1,615,642,121		$1,094,493,419	

LEVY RATE ESTIMATE WITH TOTAL COST INCLUDING INTEREST	
PROJECTED TOTAL COST	$13,263,132
4.5% INTEREST OVER 20 YEARS	$6,720,353
PROJECTED TOTAL COST W/INTEREST	$19,983,485
COUNTY 75% COST	$14,987,614
COUNTY ANNUAL COST	$749,381
COUNTY TAX BASE	$1,094,493,419
COUNTY LEVY RATE	$0.6846827
NEW HAMPTON 25% COST	$4,995,871
NEW HAMPTON ANNUAL COST	$249,794
NEW HAMPTON TAX BASE	$186,425,116
NEW HAMPTON LEVY RATE	$1.3399137

	$13,263,132 PROJECT COST				
	AG LAND PARCEL			AG DWELLING	
				URBAN	RURAL
SIZE IN ACRES	100	200	AVERAGE VALUE	$139,500	$131,600
VALUE PER ACRE	$1,758	$1,758	ROLL BACK	0.48	0.48
TOTAL VALUE	$175,756	$351,512			
ROLL BACK	0.88	0.88	TAXABLE VALUE	$66,960	$63,168
			LEVY RATE	0.000684683	0.000684683
TAXABLE VALUE	$154,665	$309,331			
LEVY RATE	0.000684683	0.000684683	EST TAX	$46	$43
EST TAX	$106	$212			
	RESIDENTIAL			RESIDENTIAL	
	URBAN	RURAL		URBAN	RURAL
AVERAGE VALUE	$135,500	$214,000	MEDIAN SALE PRICE	$132,250	$200,000
ROLL BACK	0.48	0.48	ROLL BACK	0.48	0.48
TAXABLE VALUE	$65,040	$102,720	TAXABLE VALUE	$63,480	$96,000
LEVY RATE	0.000684683	0.000684683	LEVY RATE	0.000684683	0.000684683
EST TAX	$45	$70	EST TAX	$43	$66

	$13,263,132 PROJECT COST	
	RESIDENTIAL	
	AVERAGE VALUE	MEDIAN SALE PRICE
	$160,200	$145,000
ROLL BACK	0.48	0.48
TAXABLE VALUE	$76,896	$69,600
LEVY RATE	$0.0013399	$0.0013399
EST TAX	$103	$93