

**Runnels County
Law Enforcement Center
Ballinger, Texas**

SWA

Prepared in cooperation with:

The Honorable Julia Miller
County Judge

Carl King
Commissioner, Precinct 1

Brandon Poehls
Commissioner, Precinct 3

Chris Ocker
Commissioner, Precinct 2

Juan Ornelas
Commissioner, Precinct 4

Carl Squyres
County Sheriff

Committee Members:

Tito Mata
Chief Deputy

Michele (Shelly) Basart
Jail Administrator

Carla Bruha
Dispatch Supervisor

Cindy Winchester
County Auditor

Cade Haddon
Maintenance

Bob Ledbetter
Maintenance

Billie Schaefer
Ballinger, Texas

Jane Jeschke
Miles, Texas

Jeff Heffelfinger
Southwest Architects, Inc.

Al Strube
Rowena, Texas

Texas State Law

Commissioners Court

The Commissioners Court of a County shall provide safe and suitable jails for the County

(Local Government Code: Title 11, Subtitle B, Chapter 351, Subchapter A)

Texas Commission on Jail Standards

Established by the Texas Legislature in 1975 to implement state policy requiring all County Jails to conform to minimum standards of construction, maintenance, and operation

Each County Jail must comply with the minimum standards of the
Texas Commission on Jail Standards

County Sheriff

The Sheriff of each County is the senior administrator of the County Jail

The Sheriff shall safely keep all prisoners committed to the jail by lawful authority, subject to an order of the proper Court

The Sheriff may appoint a Jailer to operate the jail and meet the needs of the prisoners, but the Sheriff shall continue to exercise supervision and control over the jail

Administration

The County Sheriff of the County in which the jail is located shall serve as administrator of the jail

The Sheriff of a County shall perform the duties of the Jail Administrator position at any time there is not a person available who satisfies the examination requirements

The Jail Administrator position overseeing a County Jail must pass examination not later than the 180th day after assigned to that position

A person other than the Sheriff may not serve in the Jail Administrator position of a County unless examination requirement is satisfied

The Existing Runnels County Jail Facility

Runnels County Jail

The current Runnels County Jail Facility
was constructed in **1999**

The total capacity of the facility:

75 Men

12 Women

87 Inmates Total

Facility has no Negative Pressure or Violent Cells and a great deal
of Health and Safety concerns for both staff and inmates

Primary County Concerns

- Deferred maintenance has been building up for over ten years
- The facility has been determined by an Environmental Scientist to have hazardous mold levels
- The Mechanical and Electrical systems are failing, and the Fire Alarm system is obsolete
- The Security Electronics systems are obsolete and require replacement
- The roof needs to be replaced
- Cell doors need to be replaced
- The facility doesn't have adequate holding areas such as violent cells and other means to hold mentally-ill inmates
- The facility doesn't have a safe Processing / Control Center
- The functionality of the building is obsolete and has created numerous Life Safety issues for the staff

Primary County Concerns (con't)

- The County is currently on the Texas Commission on Jail Standards non-compliance list for generator, environmental, and staffing issues
- The Sheriff and a court representative will be required to meet at the November 2nd, 2023, commission meeting to discuss the non-compliance
- At the previous meeting, the Commission directed the County to resolve the facility issues and report back to the Commission at the scheduled session in November

Runnels County
explored five options to determine
the most effective long-term solution

OPTION 1

To repair / replace all non-functioning equipment and systems
and to bring the facility up to code and minimum Jail Standards
Address concerns for staff

Estimated Cost \$9,175,000.00

Includes all Architectural, Engineering, Furniture, Fixtures and Equipment

Pro's:

This will address current issues

- Bring facility into compliance with the State and Building Code
- Will add internal new space to handle inmates with mental illness
- Will provide some much needed Admin space

Con's:

- The facility will be 45 years old when the bonds are paid off and will in all likelihood need to be replaced at an estimated cost of 30 – 35 million dollars

OPTION 2

To address all the same concerns of Option 1 and include remodeling 7,000 SF of Processing / Control / Dispatch / Administrative Space, a new 3,600 SF Women's Wing with 24 beds and a 5,200 SF Office / Lobby / Administrative / Evidence / Patrol / Conference Area

Estimated Cost \$17,763,845.00

Includes all Architectural, Engineering, Furniture, Fixtures and Equipment

Pro's:

- This will address current issues
- Bring facility into compliance with the Jail Commission Standards and Building Code
- Address Staff Life Safety issues
- Address functionality of the facility
- Addresses the need for additional Administrative and Storage space
- Allows the Sheriff to have direct access to Jail and Staff reducing County liability

Con's:

- The facility will be 45 years old when the bonds are paid off and will in all likelihood need to be replaced at an estimated cost of 30 – 35 million dollars

OPTION 3

To construct a new 27,000SF expandable Law Enforcement Center
to house 72 beds, Control, Processing, Dispatch, Jail
Administration, Sheriff's Offices, Conference and Public Spaces

Estimated Cost \$18,838,628.00

Includes all Architectural, Engineering, Furniture, Fixtures, Equipment
and Land

Pro's:

- New facility with all the latest innovations in Staff and Inmate safety with Health in mind
- Designed to address Mental Health
- Addresses secured environment
- Addresses ease of minimal movement of inmates
- Innovative staff solutions
- Energy efficient
- Addresses maintenance operation for staff
- Reduced liability for Runnels County with Sheriff and other Law Enforcement entities on-site
- Masterplanned for the future including innovative MEP designs
- To be paid off in 20 years

Con's:

- Cost

OPTION 3.5

To address all the same concerns of Option 3 except the Sheriff's Office's will not be included in the project

Estimated Cost \$17,500,000.00

Includes all Architectural, Engineering, Furniture, Fixtures and Equipment

Pro's:

- New facility with all the latest innovations in Staff and Inmate safety with Health in mind
- Designed to address Mental Health
- Addresses secured environment
- Addresses ease of minimal movement of inmates
- Innovative staff solutions
- Energy efficient
- Addresses maintenance operation for staff
- Reduced liability for Runnels County with Sheriff and other Law Enforcement entities on-site
- Masterplanned for the future including innovative MEP designs
- To be paid off in 20 years

Con's:

- Does not allow the Sheriff to have direct access to Jail and Staff reducing County liability
- Cost

OPTION 4

To close the existing Runnels County Jail and operate only as a Transfer Facility under rules and requirements of the Texas Commission on Jail Standards

Estimated Annual Cost \$1,394,000.00

Based on 48 inmates per day annually with 200 transports annually.

Note: Staffing will not be altered due to excessive inmate control and movement

What would happen if the
Texas Commission on Jail Standards
or Runnels County
were to close the existing
Runnels County Jail Facility?

Runnels County is mandated by the State of Texas to either house the inmates or **transport** them to another facility that is regulated by the **Texas Commission on Jail Standards**

These other facilities could be hundreds of miles away based on availability of open beds and the other county's requirements

CURRENTLY IF REQUIRED

Inmates are required to be housed in multiple counties

Scurry County

196 Mile Round Trip

Tom Green County

72 Mile Round Trip

Coleman County

71 Mile Round Trip

Average Cost of Future Housing Outside Runnels County

Based on
\$75.00 per Day
Per Inmate

48 Inmates =
\$3,600.00 per Day

County Expense
up to

\$1,314,000.00 per Year

not including
transportation cost

Additional Cost of Transportation

**Estimated 2 Transports
@ 200.00 Each for
200 Days per Year**

**Additional Cost is
\$80,000.00 per Year**

**County Expense
Including Transportation
Up To**

\$1,394,000.00 per Year

Potential County Expense

Including Transportation
Not adjusted for future **Cost Increases**

20 Years
\$27,880,000.00

These expenses would continue indefinitely and does not reflect changes in inmate count or cost increases in housing

Why should Runnels County
NOT commit to housing
any or all inmates
outside of Runnels County?

Increased **Liability** in transporting inmates

•

Increased **Cost** of Sheriff Department Vehicles
Due to increased wear and tear

•

Increased **Medical Expenses**

•

Expense to Runnels County **never** ends

•

Out of County Expenses will **never** be paid off

COST COMPARISONS

Option 1

\$683,551.00

Tax Rate increase of \$0.068

Option 2

\$1,296,951.00

Tax Rate increase of \$0.14

Option 3

\$1,373,287.00

Tax Rate increase of \$0.149

Option 3.5

\$1,276,766.00

Tax Rate increase of \$0.138

Option 4

* \$1,394,000.00

Tax Rate increase greater than
3% would require a rollback
election to be approved

* Based on estimated annual payments for 20 years, information supplied by Specialized Public Finance, Inc.

DECISION

Runnels County Commissioner's Court after thoughtful consideration and lengthy discussion chose Option 1 to repair and upgrade the existing facility to house 70 inmates with 2 violent cells

The Commissioner's Court makes a commitment to make monthly, random inspections of the Facility in the future

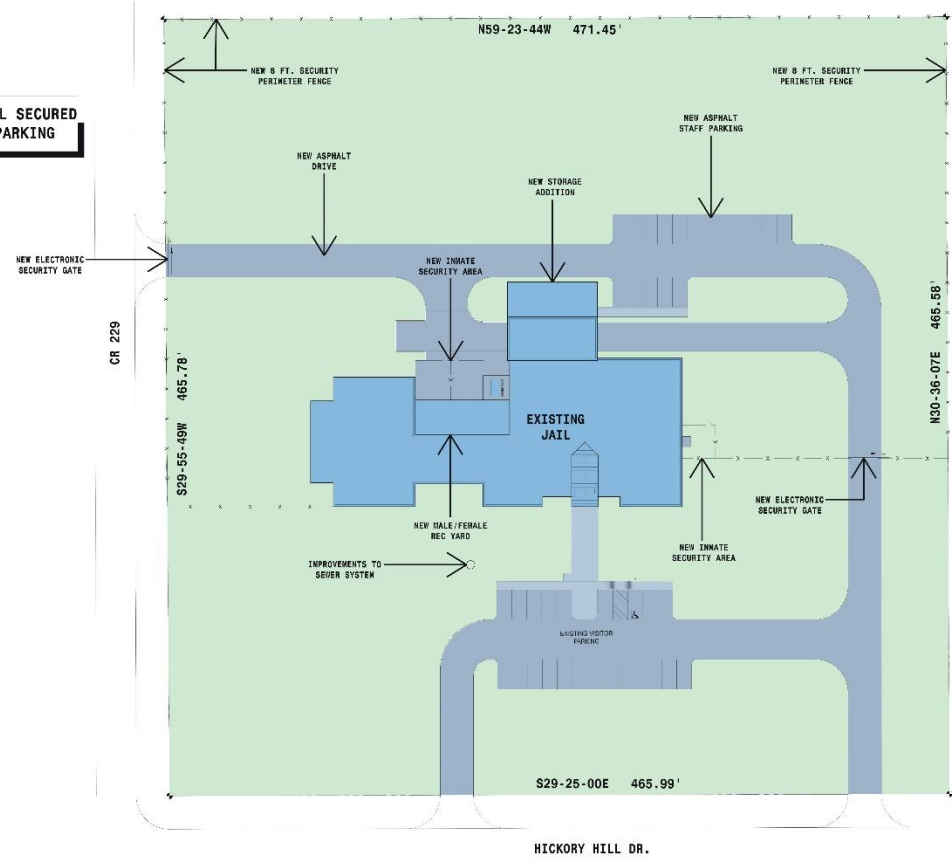
Estimated Cost \$9,175,000.00

Includes all Architectural, Engineering, Furniture, Fixtures and Equipment

Runnels County Law Enforcement Center

- UPGRADE FIRE SYSTEM
- UPGRADE ELECTRICAL
- UPGRADE MECHANICAL
- UPGRADE PLUMBING
- NEW 8 FT. SECURITY FENCE
- UPGRADE FIRE ALARM
- REPLACE ROOF
- POINT MASONRY/ STUCCO REPAIR
- REPAINT INTERIOR/ EXTERIOR
- REPLACE ALL SLIDE SECURITY DOORS
- REPLACE CAMERA SYSTEM
- REPLACE DOOR LOCK SYSTEM
- UPGRADE SECURITY CELINGS
- ENVIRONMENTAL CLEANUP
- ADD ON NEW STORAGE
- UPGRADE SEWER WASTE STATION

ADDITIONAL SECURED STAFF PARKING



SITE PLAN
1" = 50'-0"
30' 0"

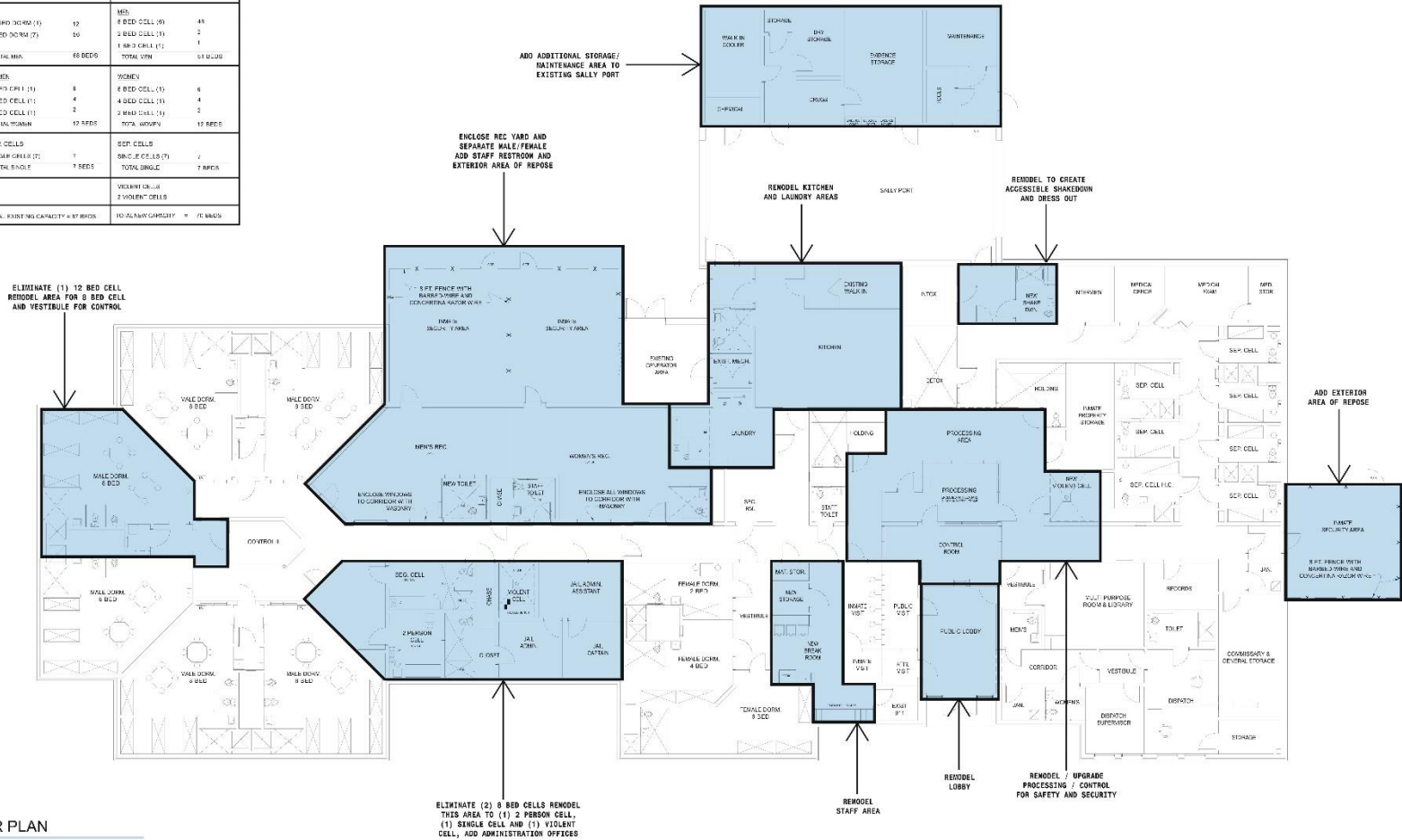
RUNNELS COUNTY JAIL
REMODEL & UPGRADES

SOUTHWEST ARCHITECTS, INC.
P.O. Box 673 • 10033 S Highway 277 Suite B • Crossland, Texas 79005 • 817.731.3433

NOT FOR REPLY, JUDICIAL APPEAL, PERMITTING OR CONSTRUCTION
SWA
13-2-2023

Runnels County Law Enforcement Center

EXISTING INMATE CAPACITY	NEW INMATE CAPACITY
MALE 12 BED DOORM (1) 8 BED DOORM (7) TOTAL MALE	MALE 8 BED CELL (8) 2 BED CELL (1) 1 BED CELL (1) TOTAL MALE
66 BEDS	11 BEDS
WOMEN 4 BED CELL (1) 1 BED CELL (1) 2 BED CELL (1) TOTAL WOMEN	WOMEN 4 BED CELL (1) 4 BED CELL (1) 2 BED CELL (1) TOTAL WOMEN
12 BEDS	12 BEDS
SEP CELL 4 BED CELL (1) TOTAL SEPT	SEP CELL 2 BED CELL (1) TOTAL SEPT
7 BEDS	2 BEDS
WOMEN 2 VIOLENT CELLS	WOMEN 2 VIOLENT CELLS
TOTAL INMATE CAPACITY = 87 BEDS	TOTAL INMATE CAPACITY = 25 BEDS



FLOOR PLAN

RUNNELS COUNTY JAIL REMODEL & UPGRADES

SOUTHWEST ARCHITECTS, INC.

1000 S. Highway 277 Suite 100, Crossland, Texas 75008, P: 972.727.0452

NOT FOR REGULATORY APPROVAL. PERMITTING OR CONSTRUCTION

10.2.2023

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How are the citizens of
Runnels County going to pay
for the project?

REMODELED RUNNELS COUNTY LAW ENFORCEMENT CENTER

70 BED
\$9,175,000.00

Based on Runnels County's current
TAX RATE of
\$0.585571 per \$100

Plus an additional
\$0.0680 per \$100 (20 Year Plan)

How the Cost Impacts You

Winter 2024 – 20 Year Plan

HOME VALUE	CURRENT	FUTURE	ANNUAL	MONTHLY	DAILY
\$50,000	\$292.78	\$326.78	+\$34.00	\$2.83	\$0.09
\$75,000	\$439.17	\$490.17	+\$51.00	\$4.25	\$0.14
\$100,000	\$585.56	\$653.57	+\$68.01	\$5.66	\$0.19
\$150,000	\$878.34	\$980.35	+\$102.01	\$8.50	\$0.28
\$200,000	\$1,171.12	\$1,307.14	+\$136.02	\$11.33	\$0.38
\$300,000	\$1,756.68	\$1,960.71	+\$204.03	\$17.00	\$0.57

(+\$0.0680 per 100 valuation)

CLARIFICATION

All homesteaded property tax in Runnels County is frozen when the landowners reach 65 years of age and apply for the exemption, with the exemption staying enforced until the sale of the property or the owner's passing and would **not** be subjected to any tax increase due to this anticipated construction project

Valuations continue to fluctuate, but taxes are frozen and the only time the freeze on homestead property tax is affected is when a landowner makes any significant change or alteration to the subject property

General Obligation Bond (GOs)

- 1. Requires a Bond Election at the regular scheduled election event on November 7, 2023**
- 2. Secured by Issuer's Ad Valorem Tax**
- 3. Lowest available interest rate Comparable to Certificates of Obligation**

Runnels County Law Enforcement Center

Southwest Architects, Inc.

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Cresson, Texas 76035
817-731-6400 - 817-731-6402 (Fax)
www.swarchitectsinc.com

