

WORK
PEOPLE / RESOURCES
ELEMENTAL / ORGANIC

MET
ASSEMBLE / CONSTRUCT
LAYERED / ADDITIVE

MOVE
CIRC. / TRANSPORTATION
LINEAR / DISTANCE

SUPPORT
CORE / LEGACY
SPINE / BACKBONE

Jail Expansion Study Smith County, Texas

Commissioner's Court Presentation

April 2025

Key Issues of Growing Counties

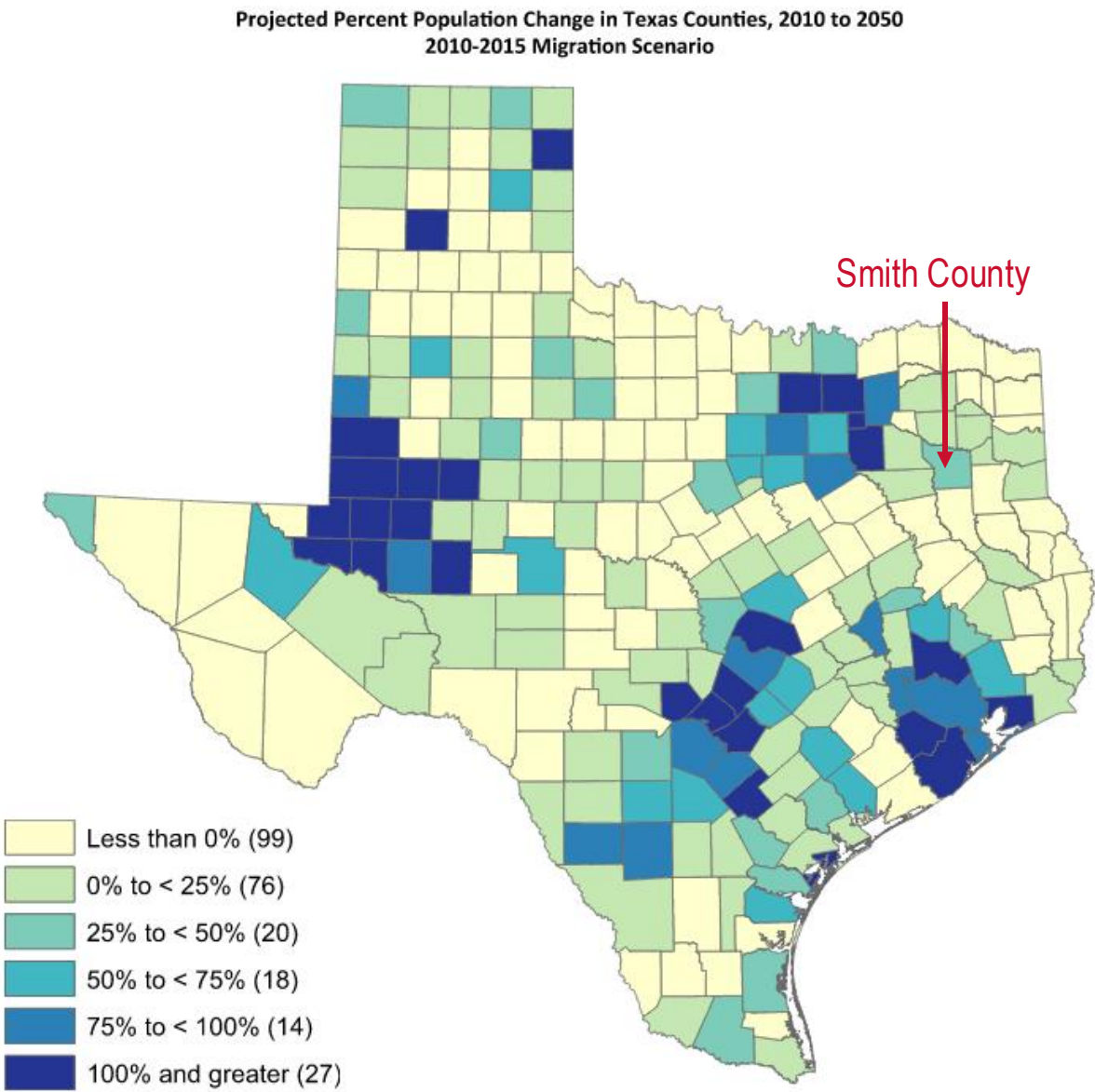
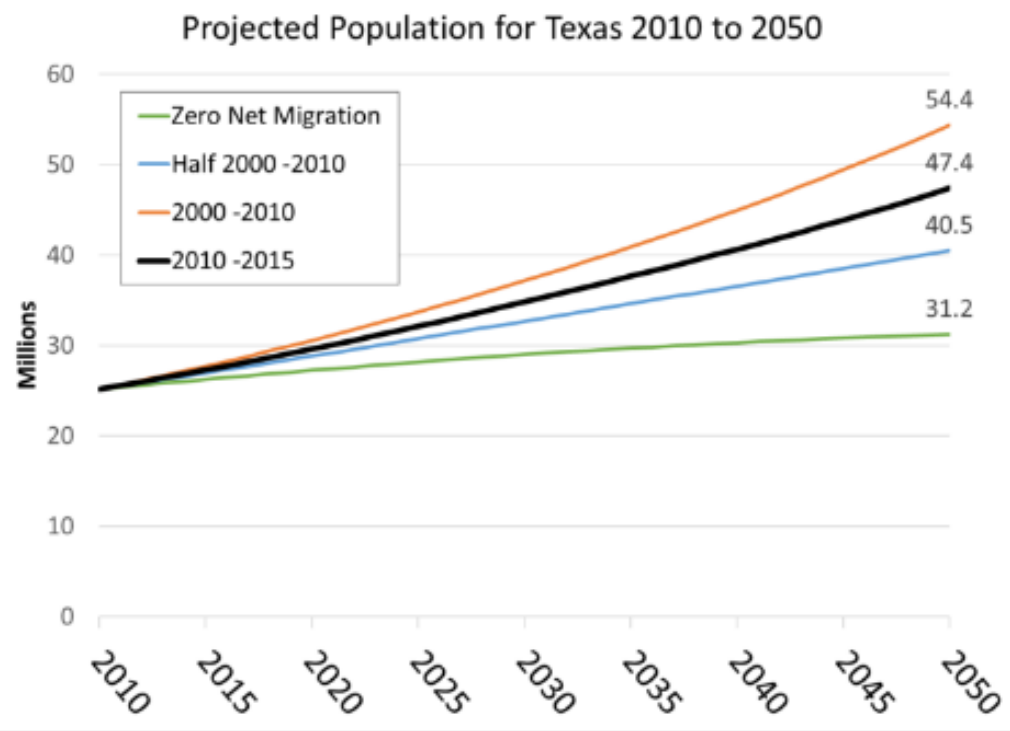
- Growing Admissions – Impact on Intake/Release Area
- Changing Characteristics of Inmates – Impacts Classification Needs
- Growing Medical/Mental Health Needs
- Growing Female Population
- Expandability and Flexibility



Demographic Data

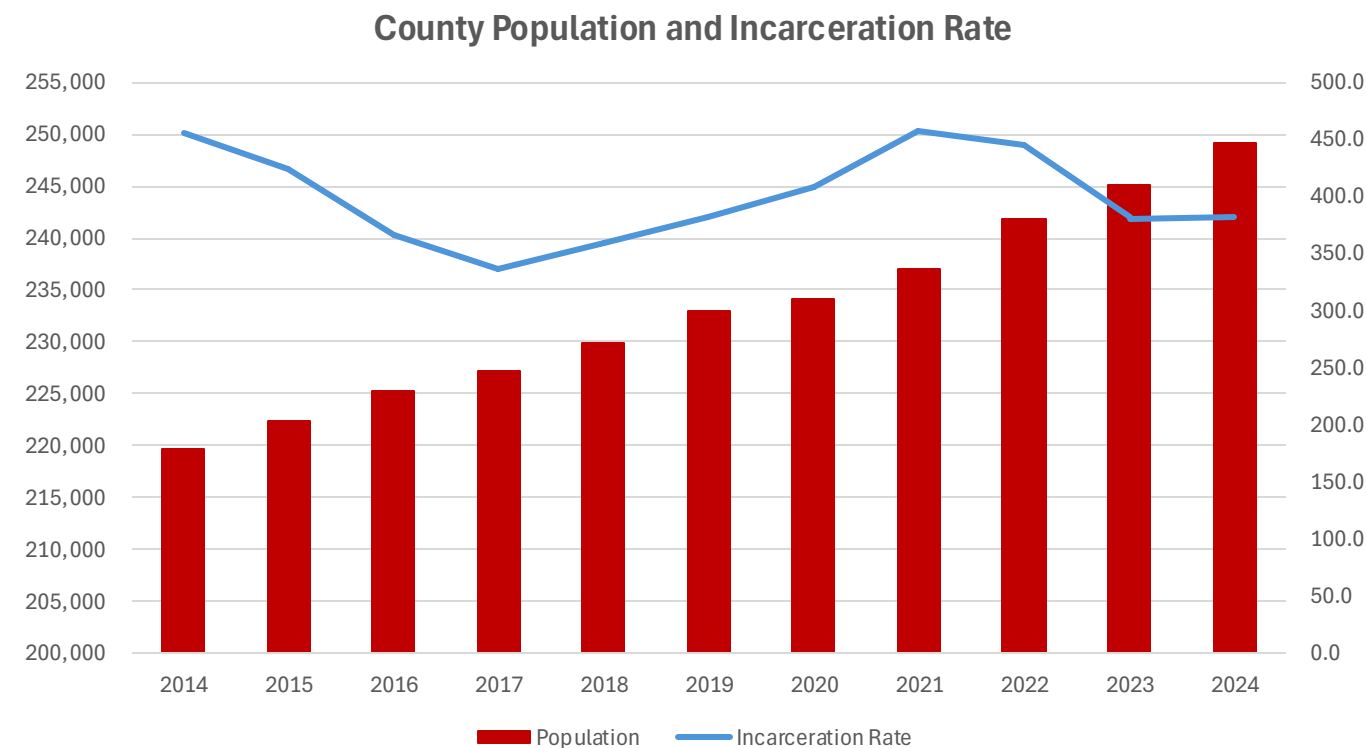
Population Projections

**Texas Demographic Center*



Assess Growth and Impact on Jail Population

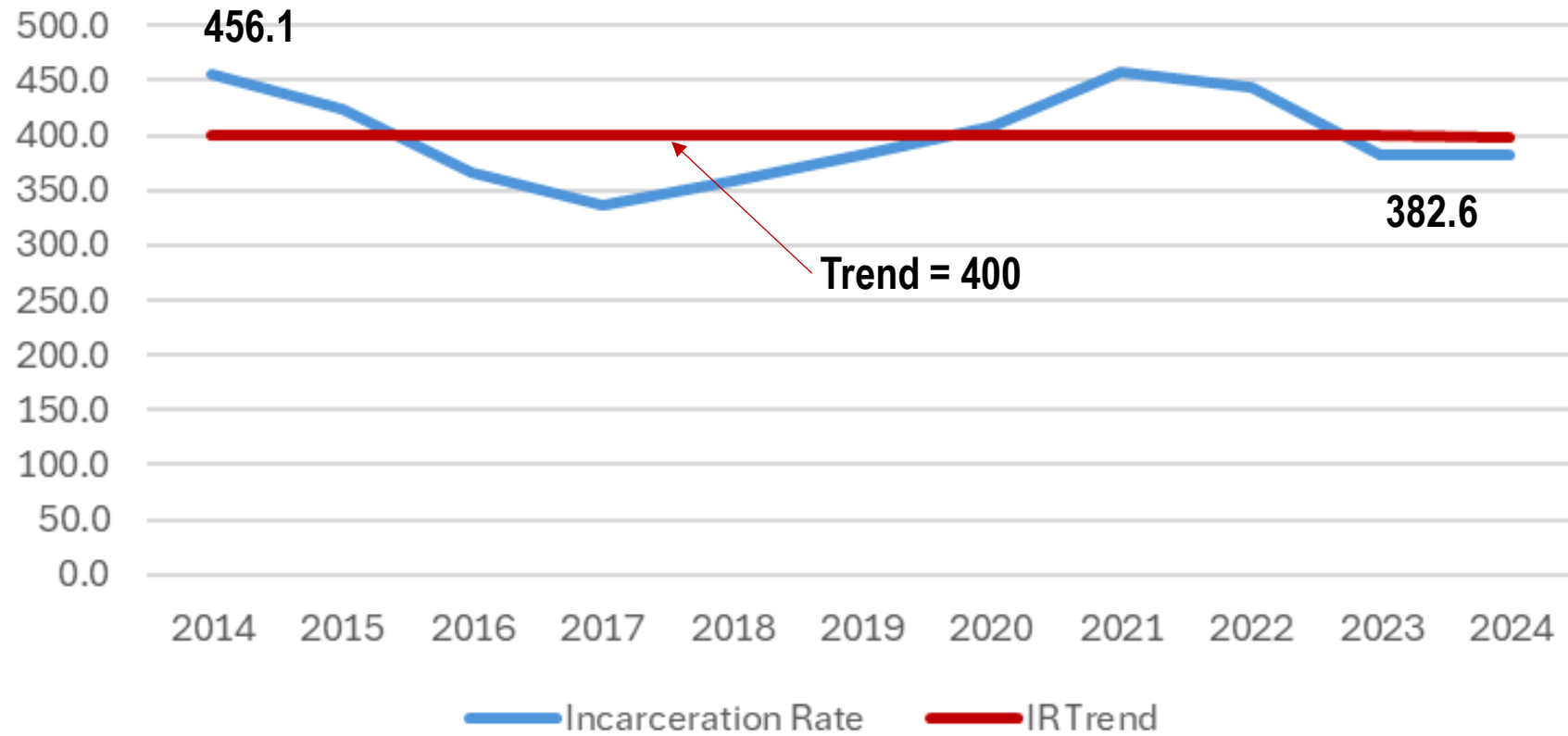
- Admissions/Average Length of Stay/ADP
- Assess Trends
- Recommend Capacity



Source: USAFacts.Org, US Census & Smith County Sheriff's Office

Annual Incarceration Rate

with IR Trend



Key Findings

- **Jail Population Continues Steady Growth**
- **Total Bed Capacity Between Current Jails**
 - 1092 Beds Current Total
- **Needed Capacity (2050)**
 - 1,400 to 1,500 Beds Total
- **Proposed Bed Addition**
 - 552 Beds Addition Total
 - 384 General Population
 - 168 Medical/Mental Health Beds
- **Population is Changing**
 - Increased percentage of Felons
 - Increased percentage of Pretrial
- **Female Population Steady (20%)**

Recommend:

- Change mix of beds to include more maximum-security housing
- Medical & Mental Health Housing

Mental Health Housing

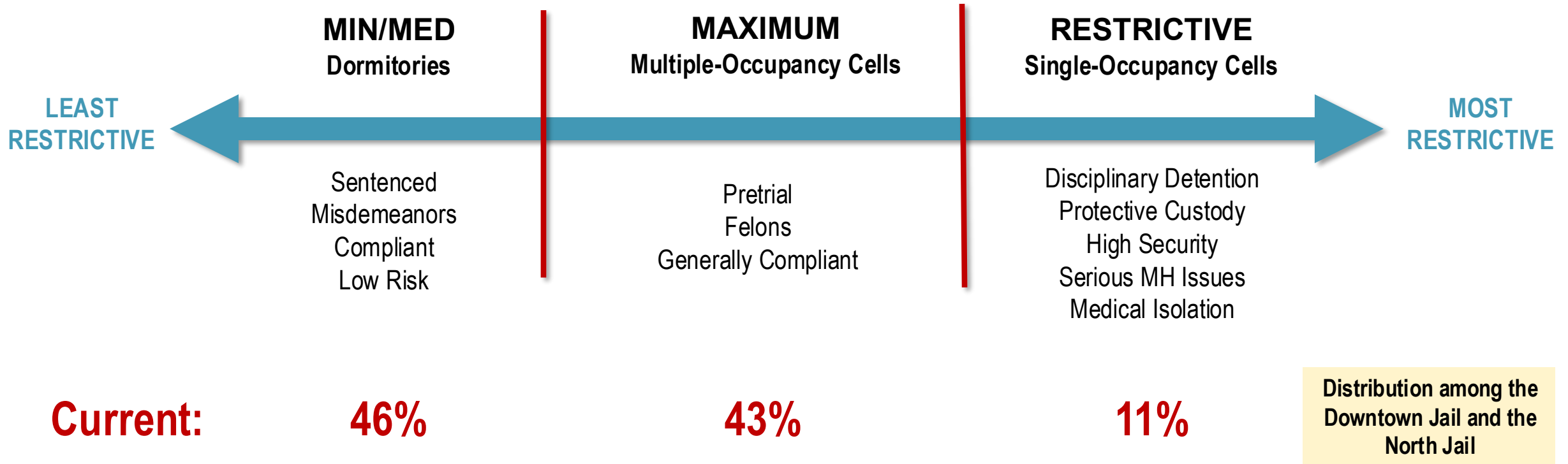
- Seriously mentally ill - 16-20%
- Mild to moderate mentally ill – 40-60%
- Substance abuse – 60-80%
- Requiring detox – 20-40%

Response

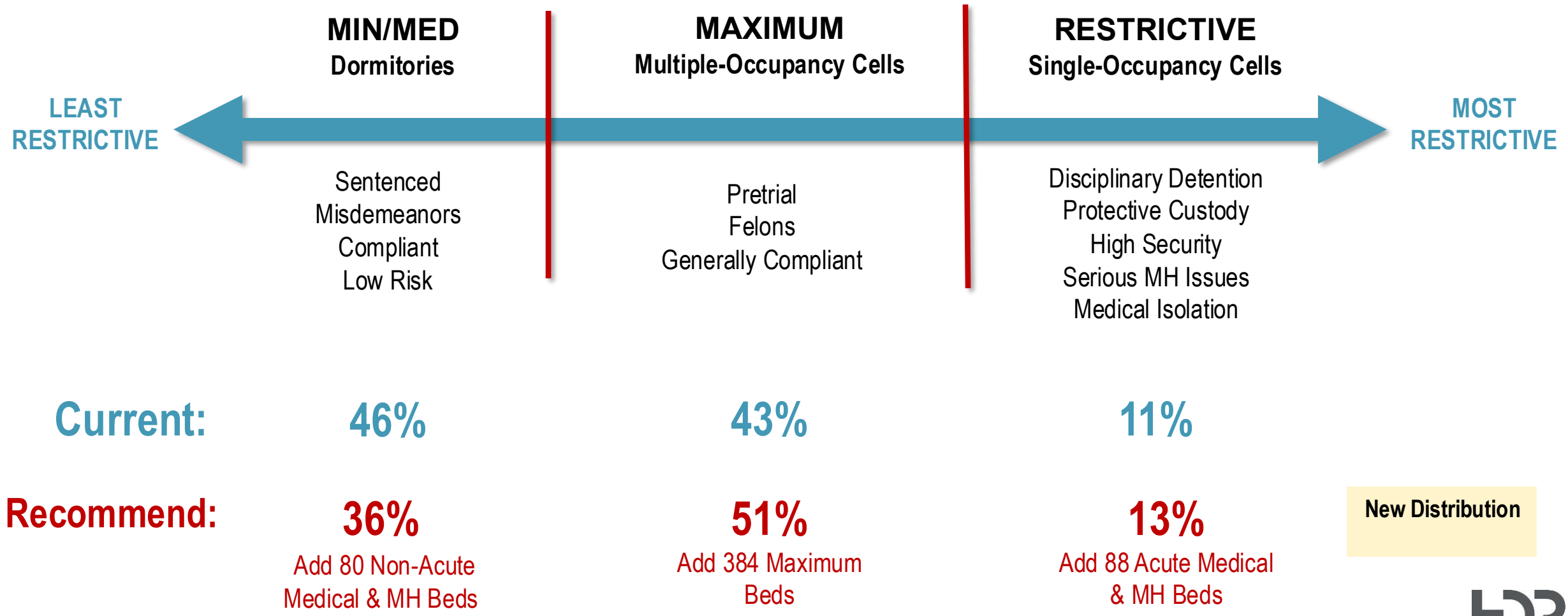
- Continuum of mental health housing
- Detox
- Substance abuse treatment



Housing Bed Distribution – Smith County



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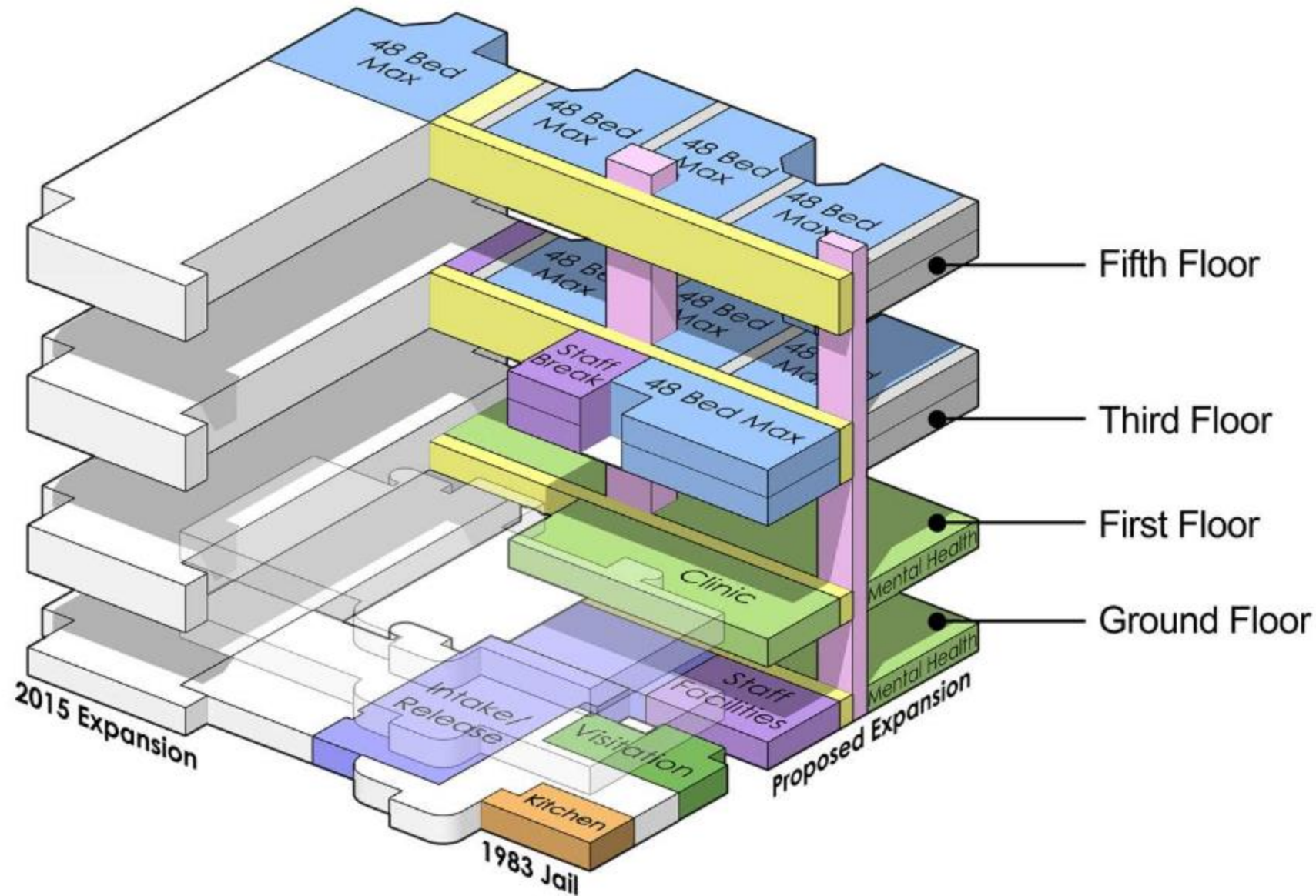
New Distribution



PROGRAMMING SUMMARY

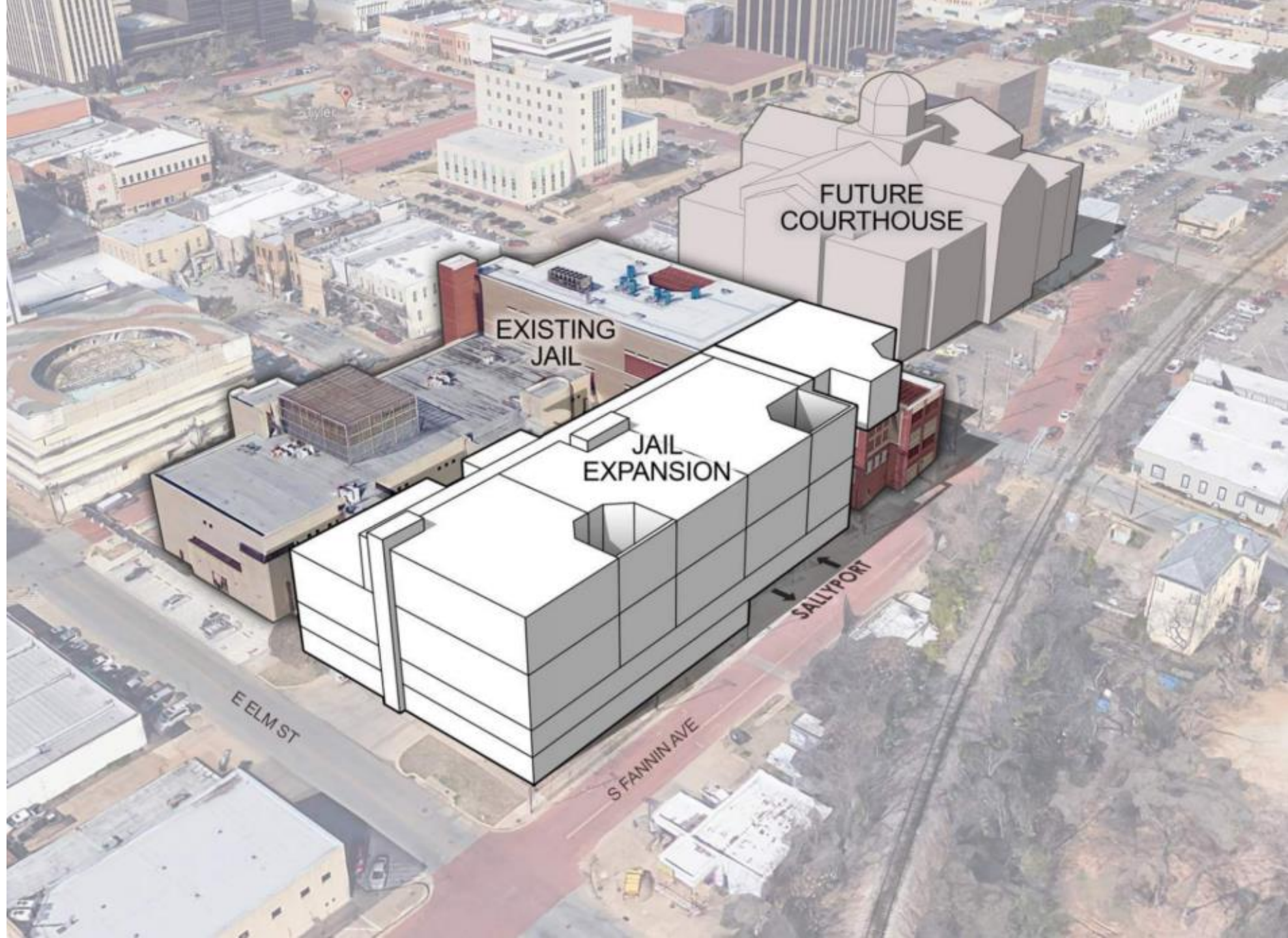
Component/Area:		# Of Beds	Total Net S.F.	Gross Factor	Total Gross S.F.	Renovated S.F.	Remarks
		552					
1	Vehicle Sallyport			Reuse Existing SF			
2.1	Prebooking Area		1,126	1.30	1,464		
2.2	Booking/Intake		2,319	1.40	3,247	5,703	Expand & Reuse existing Booking/Intake Area
2.3	Release		710	1.40	994		
2.4	Property			Reuse Existing SF			
3	Court Transport Staging			Renovate Existing SF		477	Convert Roll Call & Sgt office to Holding Space
4.1	1	Male Maximum Custody	48	5,390	1.55	8,355	
	2	Male Maximum Custody	48	5,390	1.55	8,355	
	3	Male Maximum Custody	48	5,390	1.55	8,355	
	4	Male Maximum Custody	48	5,390	1.55	8,355	
	5	Male Maximum Custody	48	5,390	1.55	8,355	
	6	Male Maximum Custody	48	5,390	1.55	8,355	
4.2	1	Female Maximum Custody	48	5,390	1.55	8,355	
4.3	1	Male/Female Flex	48	5,390	1.55	8,355	
4.4	1	Male Health Care Housing	42	5,098	1.50	7,647	
4.5	1	Male Mental Health Housing	72	9,641	1.50	14,462	
4.6	1	Female Medical/Mental Health	54	7,964	1.50	11,946	
5	Clinic			5,688	1.45	8,248	
6	Visitation			Renovate Existing SF		3,238	Renovate existing Clinic to Visitation
7.1	Staff Facilities-Outside Perimeter		3,850	1.25	4,813		
7.2	Staff Facilities-Inside Perimeter		1,690	1.25	2,113		
8.1	Kitchen Renovation			Renovate Existing SF		1,070	
8.2	Kitchen/Laundry Expansion			Renovate Existing SF		1,783	Renovate existing visitation to Kitchen/Laundry
9	Housing - First Floor of 1983 Jail			Renovate Existing SF		22,000	Number of beds TBD
10	Housing - Second Floor of 1983 Jail			Renovate Existing SF		22,000	Number of beds TBD
11	Mechanical (5%)				6,088		
Jail			81,206	1.57	127,856		
X	Gen'l Bldng Gross Factor for Core (corridors, stairs, chases, etc.)			1.1			
Gross Square Feet per Bed =		255	Total G.F.:		140,641	5,703	= Light Renovation
			Total G.S.F.		50,568		= Heavy Renovation

Additions to the Downtown Jail



Features:

- 552 New Beds
- New Clinic
- Medical/MH Beds
- Expanded Kitchen
- Expanded Intake Area
- Expanded Staff Support



Project Delivery Timeline

Design – 10 months

Permits/Approvals/Procurement/Mobilization - 4 months

New Construction – 30 months

Renovation – 12 Months

Project Delivery Timeline



Budgetary Cost Estimate*

• Construction	\$132M - \$141M
• Owner Costs and Contingencies	\$ 38M - \$ 43M
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• Total Project Cost	\$170M - \$184M

*Based on anticipated market conditions over next 12-24 months, escalation would need to be applied based on actual project schedule start

HDR