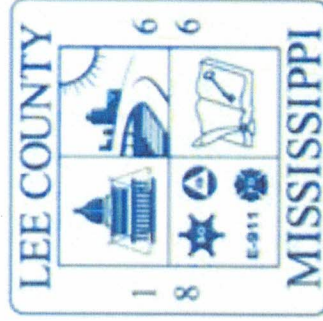


MASTER PLAN PROGRESS UPDATE AUGUST 26, 2024

LEE COUNTY ADULT DETENTION CENTER AND ASSOCIATED FACILITIES



BOARD OF SUPERVISORS

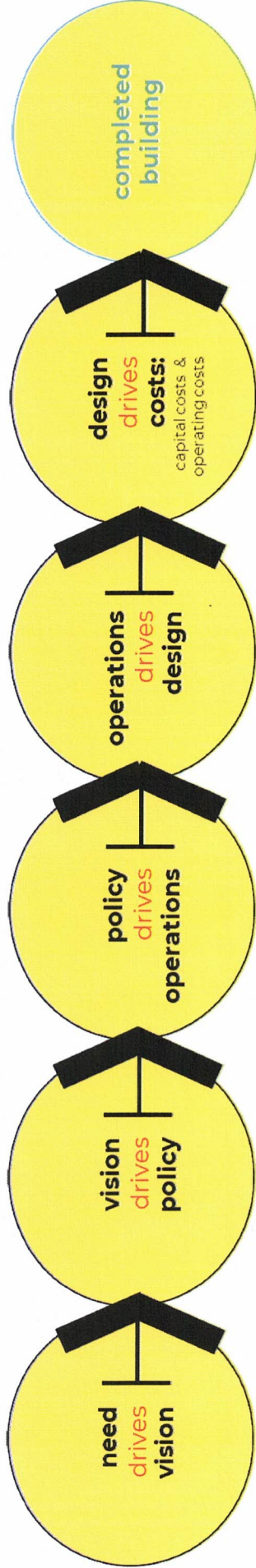


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development road map



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MAJOR FACILITIES AND THEIR NEEDS ADDRESSED BY THIS MASTER PLAN:

- **Jail:** a functioning, secure, efficient and properly sized facility for current and future needs
Housing for all classifications including medical and mental health needs
Develop common spaces shared with the S. O. to reduce first costs
- **Sheriff's Office:** A functioning and adequately sized facility for current and future needs
Organize the site to sustain viable security for all operations, with public and services access
Expand staff training facilities and programs
- **Central Energy Plant:** Identify considerations for a centralized utility-oriented facility for the complex, with Boilers, Chillers, Generators, etc.
- **Morgue:** Provide the relatively small space requirements for a Morgue.
- **County Justice Court and Municipal Court.**

ALL FACILITIES - DEFINITIONS OF POLICIES, OPERATIONS, AND SPACES:

- FROM MARCH 26, 2024, UNTIL JUNE 4, 2024, 20 WEEKLY PLANNING MEETINGS OCCURRED
- TOUR OF OTHER FACILITIES WERE DONE TO CONFIRM OPERATIONAL APPROACHES.
- COUNTY MEETING PARTICIPANTS - OVER 20 - ADDRESSED NEEDS ABOVE PREFERENCES
- PARTICIPANT INPUTS WERE NOT BASED ON DEFICIENT EXISTING OPERATIONS
- ALL MEETINGS HAD THEIR MINUTES WRITTEN.
- PARTICIPANTS WERE THOSE DIRECTLY INVOLVED IN SPECIFIC OPERATIONS INCLUDING:
 - JAIL ACCESS: LAW ENFORCEMENT, MDOC, WORKERS, STAFF, ARRESTEES, INMATES, VENDORS, PUBLIC
 - JAIL INMATE INBOUND AND OUTBOUND PROCESSING
 - JAIL INMATE HOUSING TYPES, GENDER EQUIVALENCE, AND PHYSICAL FEATURES
 - JAIL ADMINISTRATIVE AND STAFF LEVELS AND SERVICES
 - JAIL MEDICAL AND MENTAL HEALTH SERVICES, CIVIL COMMITMENTS
 - SHERIFF'S OFFICE ADMINISTRATION, PUBLIC, PATROL, CID AND SRO FUNCTIONS
 - SHERIFF'S OFFICE SECURITY, STAFF SUPPORT (TRAINING, ETC.), AND SITE ELEMENTS
 - CENTRAL ENERGY PLANT INFRASTRUCTURE SYSTEMS, MAINTENANCE, WAREHOUSING NEEDS
 - MORGUE USES, LIMITS. SPACE NEEDS FOR THE PROGRAM
 - COUNTY JUSTICE COURT AND MUNICIPAL COURT: PERSONNEL, ACTIVITIES, AND FACILITIES

- The Lee County Jail: Maximum design capacity is 200 inmates. It has been operating at this maximum capacity since it opened in 1997.
- About 60 inmates per day have been housed out of county. This brings the current ADP (Average Daily Population) of Lee County to about 260 inmates.
- Since the opening and up until recently as a routine, the jail has been unable to accept non-county inmates because it was at max capacity. Historical data on this suppressed usage was not documented, so the impact on future ADP is impossible to determine.
- In addition to 260 Lee County inmates, the county houses state inmates in the old jail, who provide public service work to the community. The inmate numbers fluctuate, but it could have as many as 24 inmates if opportunity presented itself.



jail inmate population - current



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- Jails are considered “at operational capacity” when they are typically between 80% and 85% of the design capacity. This reduction from the design capacity is needed due to the impact of gender, classification, inmate separation, and peak bookings on weekends. The operational capacity allows for these bed demand variations.
- Given the current ADP of 260, and if this were at an 85% operational capacity, the needed number of designed jail beds today would be 299. At 80%, it would be 312 beds.
- Jails should be planned for 10 to 20 years of future use. Assuming an increase in community populations and in other crime rate factors, additional beds that go beyond today’s demands need to be included in the future facility plan. Adding about 15% future beds than the current 312 operational capacity demand, brings a **need for classified housing or general population beds to about 358.**

- Jails have a need for more than classified beds to function safely. These special management (SM) beds address discipline problems, protective custody, suicide prevention, medical and longer-term mental health care, intake processing, holding for court and transport, and other uses. Except for protective custody, SM beds are typically temporarily assigned and do not “count” in general population or classified housing bed numbers. SM beds experience a constant rotation of inmates.
- Jails that don’t have enough of these SM beds become operationally challenged, and life, safety, health and security standards can be compromised. Lee County has never had any designated housing to serve SM inmates.
- Other types of inmate beds may also be needed. These would provide for housing the state inmate workers, inmate trustee workers, re-entry program inmates, and misdemeanor work release inmates. Re-entry is not currently operated in Lee County and providing these opportunities could improve the chance for individual inmate success.

Lee County Adult Detention Center

Tupelo, Mississippi

August 26, 2024

Bed Type	Male Beds	Female Beds	Total Capacity	Notes:
Low Security Dorm	48	8	56	Open Bunk Beds
Medium and High Pods	160	32	192	2 or 4 person cells
County Work Release and Trustees	48	8	56	Open Bunk Beds
Protective Custody	32	16	48	2 person cells
Total Future Classified Bed Count	288	64	352	Compare to target: 358



jail inmate population – future capacity needs



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Lee County Adult Detention Center

Tupelo, Mississippi

August 26, 2024

Bed Type	Male Beds	Female Beds	Total	Notes:
Court Holding	12	8	20	In Booking area
State Inmate Workers	24		24	Separate, but in work release dorm area
Discipline/Admin Confinement	40	20	60	2 person cells in designated SM unit
Infirmary	24	12	36	Mental Health and Medical Housing
Civil Commitments	8	4	12	Non-criminal, segregated from sentenced population
Total Future Special and Short-Term Beds	108	44	152	



jail inmate population – special management beds



Lee County Adult Detention Center

Tupelo, Mississippi

August 26, 2024

BEDS FOR JAIL CAPACITY	CURRENT FORECASTS
COUNTY WORK RELEASE AND INSIDE TRUSTIES	56
LOW SECURITY DORMITORIES	56
MEDIUM AND HIGH SECURITY PODS	192
PROTECTIVE CUSTODY PODS	48
SUB TOTAL:	352
SPECIAL MANAGEMENT BEDS	CURRENT FORECASTS
COURT HOLDING	20
STATE INMATE WORKERS	24
DISCIPLINARY/ADMINISTRATIVE CONFINEMENT	60
MEDICAL AND MENTAL HEALTH	36
CIVIL COMMITMENTS	12
SUB TOTAL:	152
TOTAL JAIL FACILITY BEDS:	504 BEDS



jail development of total beds



Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024

PRELIMINARY AREA ESTIMATES (SQUARE FEET)	CURRENT ESTIMATES
NEW JAIL: AREA ESTIMATE HAS SHARED-USE FACILITIES FOR JAIL AND S.O. STAFF ONLY TALLIED INTO THE NEW SHERIFF'S OFFICE AREA	132,809
NEW SHERIFF'S OFFICE: INCLUDES SHARED JAIL AND S.O. STAFF SUPPORT FACILITIES (LOCKERS, EXERCISE, TRAINING, ETC.)	20,370
NEW CENTRAL ENERGY PLANT:	8,000
NEW MORGUE:	1,300
NEW JUSTICE COURT AND MUNICIPAL COURT:	20,000
TOTAL ESTIMATED SQUARE FOOTAGE:	181,179
JAIL AND ASSOCIATE FACILITIES	\$100 MILLION
JUSTICE AND MUNICIPAL COURT	\$10 MILLION



jail area estimates & total project costs



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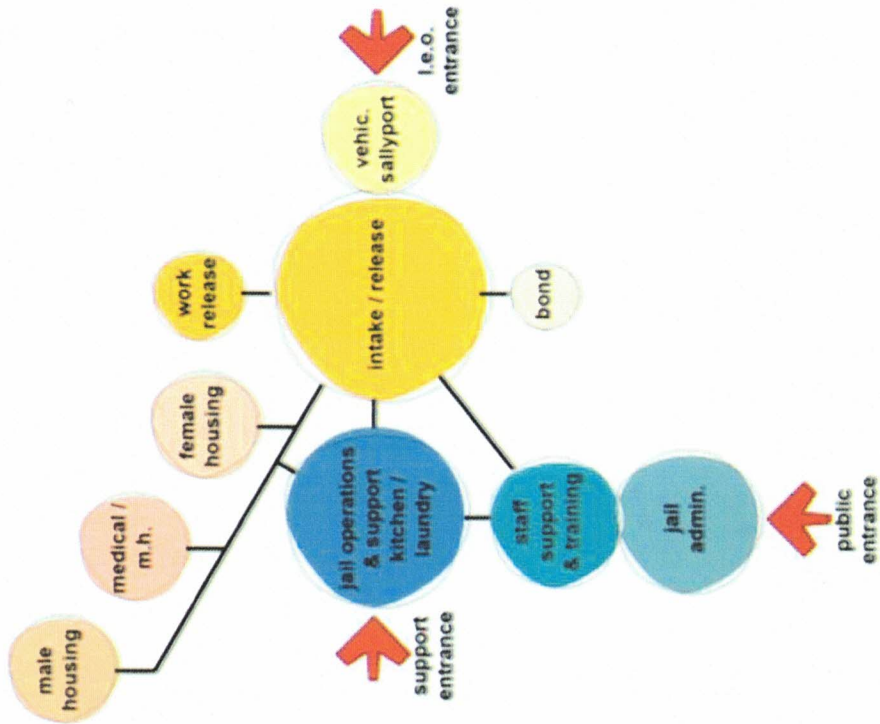
DIAGRAM SHOWING MAIN JAIL ORGANIZING FACTORS:

- IDENTIFIES PRIMARY FUNCTIONAL AREAS
- LIMITS ENTRIES FOR SECURITY AND CONTROL
- PROVIDES EFFICIENT OPERATIONS
- PROVIDES SIMPLE CIRCULATION
- HAS SIMPLE BUILDING SHAPES AND SYSTEMS
- SHOWS KEY PROXIMITY RELATIONSHIPS
- ANTICIPATES ORDERLY FUTURE EXPANSION

Lee County Adult Detention Center

Tupelo, Mississippi

August 26, 2024



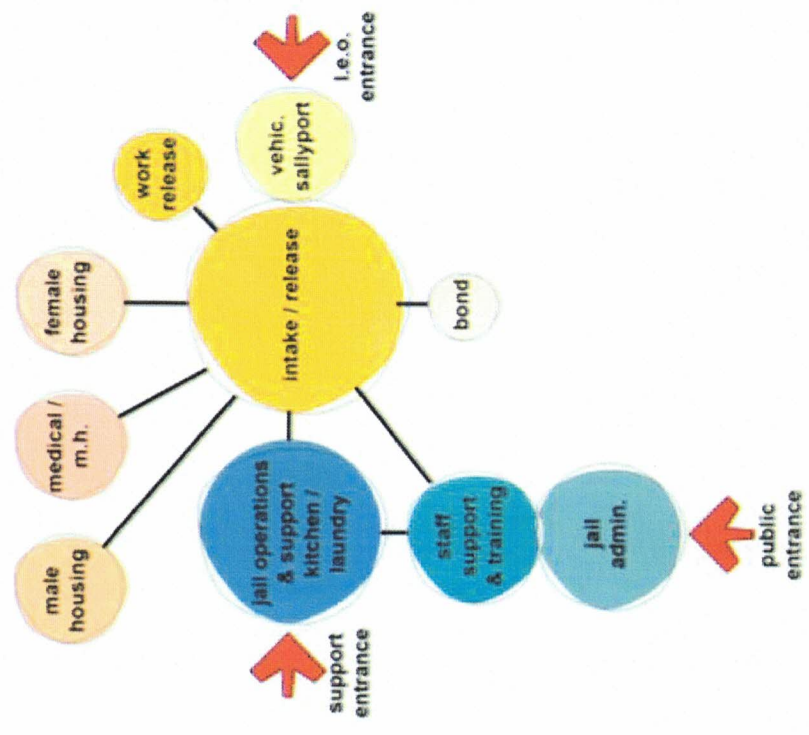
jail organization concept 01



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CENTURY construction

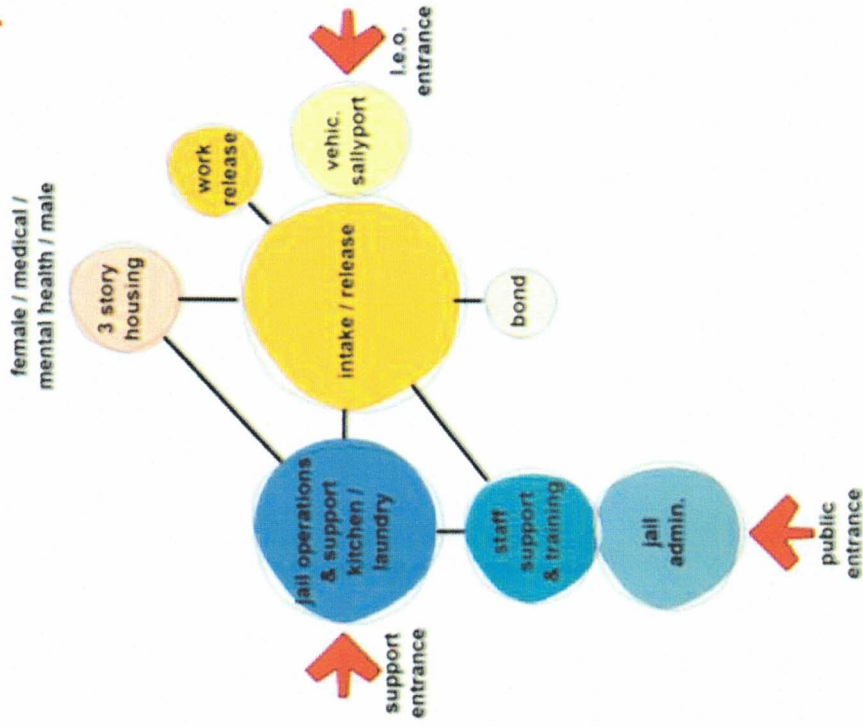


jail organization concept 02



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jail organization concept 03



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CENTURY construction

Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



aerial view



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Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



LEGEND

- 1 SHERIFF'S OFFICE
- 2 MALE ADMINISTRATION
- 3 STAFF SUPPORT AND TRAINING
- 4 MALE OPERATIONS SUPPORT
- 5 INTAKE / RELEASE
- 6 BOND / PUBLIC HEARING
- 7 VOCATIONAL EMPLOYMENT
- 8 WORK RELEASE
- 9 MALE / FEMALE MEDICAL / MENTAL HEALTH
- 10 MALE HOUSING
- 11 FEMALE HOUSING
- 12 ENERGY PLANT / WAREHOUSE
- 13 MAIN ENTRANCE
- 14 JUSTICE COURT BUILDING

SITE INFORMATION

- 1. TOTAL PROPERTY AREA: 1,500 ACRES
- 2. MAJOR CONSTRUCTION AREA: 575 ACRES
- 3. RETENTION AND AGE TO BE DETERMINED
- 4. ALL BUILDINGS AND USES TO BE DETERMINED



concept 2



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Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



LEGEND

- 1 SHERIFF OFFICE
- 2 MAIL ADMINISTRATION
- 3 STAFF SUPPORT AND TRAINING
- 4 JAIL OPERATIONS SUPPORT
- 5 INTAKE / RELEASE
- 6 BOND / PUBLIC HEARIN
- 7 VEHICULAR SUPPORT
- 8 WORK RELEASE
- 9 MALE / FEMALE MEDICAL / MENTAL HEALTH
- 10 MALE HOUSING
- 11 FEMALE HOUSING
- 12 ENERGY PLANT / WASTEWATER TREATMENT
- 13 JUSTICE COURT BUILDING

SITE INFORMATION

- 100% "GREEN" BUILDING
- 100% SOLAR CONSTRUCTION
- 100% SOLAR PANELS
- 100% SOLAR RISK TO BE DEFERRED
- 100% SOLAR PANELS TO BE DEFERRED
- 100% SOLAR PANELS TO BE DEFERRED



concept 3



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CENTURY
construction

Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



- LEGEND**
- 1 SECURITY OFFICE
 - 2 JAIL ADMINISTRATION
 - 3 KITCHEN SUPPORT AND TRAINING
 - 4 CLEANING SUPPORT
 - 5 INTAKE / RELEASE
 - 6 BOND / PUBLIC INQUIRY
 - 7 VEHICULAR SALLYPORT
 - 8 WORK RELEASE
 - 9 MALE / FEMALE MEDICAL / DENTAL HEALTH
 - 10 MALE HOUSING
 - 11 FEMALE HOUSING
 - 12 ENERGY PLANT / HARDWARE MAINTENANCE
 - 13 JUSTICE COURT BUILDING
- SITE INFORMATION**
- 1. ALL CONSTRUCTION SUBJECT TO
 - 2. ALL ZONING
 - 3. ALL STATE CONSTRUCTION PERMITS
 - 4. ALL ZONING
 - 5. ALL UTILITIES AND TO BE IDENTIFIED
 - 6. ALL SUBMISSIONS FOR PERMITS TO BE



concept 4



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CENTURY
construction



LEGEND

- 1 SHERIFF OFFICE
- 2 JAIL ADMINISTRATION
- 3 STAFF SUPPORT AND TRAINING
- 4 JAIL OPERATIONS SUPPORT
- 5 INTAKE / RELEASE
- 6 BOND / PUBLIC HEARING
- 7 VEHICULAR SUPPORT
- 8 WORK RELEASE
- 9 MALE / FEMALE MEDICAL / DENTAL HEALTH
- 10 MALE HOUSING
- 11 FEMALE HOUSING
- 12 ENERGY PLANT / WASTE / MAINTENANCE
- 13 JUSTICE COURT BUILDING

SITE INFORMATION

- 1. EXISTING PROPERTY: 300 BT - 30.0 AC
- 2. TOTAL AREA: 300 BT - 30.0 AC
- 3. TOTAL AREA: 300 BT - 30.0 AC
- 4. TOTAL AREA: 300 BT - 30.0 AC
- 5. TOTAL AREA: 300 BT - 30.0 AC
- 6. TOTAL AREA: 300 BT - 30.0 AC



concept 5



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CENTURY
construction

Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



- 1 SHERIFF OFFICE
- 2 HALL ADMINISTRATION
- 3 STAFF SUPPORT AND TRAINING
- 4 HALL OPERATIONS SUPPORT
- 5 INTAKE / RELEASE
- 6 BOND / PUBLIC HEARING
- 7 JUDICIAL BALLYFRONT
- 8 HORN RELEASE
- 9 HALL / FEMALE MEDICAL / MENTAL HEALTH
- 10 HALL HOUSING
- 11 FEMALE HOUSING
- 12 ENERGY PLANT / HARDWARE MAINTENANCE
- 13 JUSTICE COURT BUILDING

SITE INFORMATION

- EXISTING PROPERTY SURVEY
- LAND ACRES
- ADJACENT CONSTRUCTION USER / UNIT
- NEIGHBORHOODS TO BE DELETED
- T.V.A. DAM'S FOR LAND REACQUISITION, LAND USE TURNED TO FISH



concept 6



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CENTURY
construction

Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



LEGEND

- 1 SHERIFF OFFICE
- 2 JAIL ADMINISTRATION
- 3 STAFF SUPPORT AND TRAINING
- 4 JAIL OPERATIONS SUPPORT
- 5 STAFF / RELEASE
- 6 BOND / PUBLIC HEARING
- 7 VERGILIAN SALLYPORT
- 8 JAIL RELEASE
- 9 MALE / FEMALE MEDICAL / MENTAL HEALTH
- 10 MALE HOUSING
- 11 FEMALE HOUSING
- 12 ENERGY PLANT / PARKING GARAGE MAINTENANCE
- 13 JUSTICE COURT BUILDING

SITE INFORMATION

- 1 TOTAL PROPERTY AREA: 1,100,000 SQ. FEET
- 2 TOTAL CONSTRUCTION AREA: 1,100,000 SQ. FEET
- 3 TOTAL FLOOR AREA: 1,100,000 SQ. FEET
- 4 TOTAL CONSTRUCTION COST: \$110,000,000
- 5 TOTAL FLOOR AREA COST: \$110,000,000



concept 7



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Lee County Adult Detention Center

Tupelo, Mississippi

August 26, 2024



concept 7a

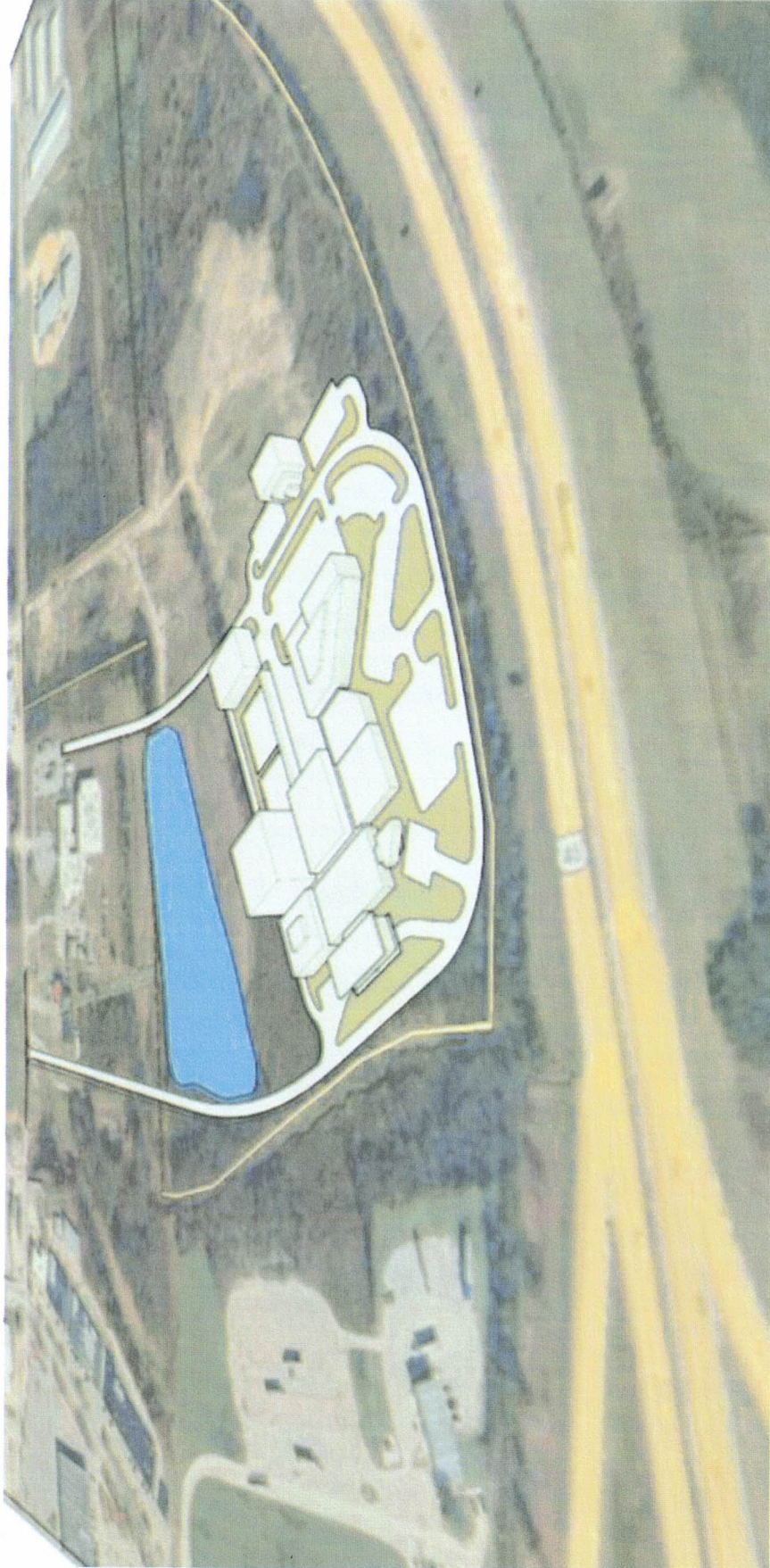


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Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



3D massing – aerial view



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CENTURY
construction

Lee County Adult Detention Center
Tupelo, Mississippi

August 26, 2024



3D massing – highway views



NEXT STEPS IN THE MASTER PLAN

- **DEVELOP DESIGN FOR PHASE ONE 504 JAIL BEDS AND FUTURE EXPANSION**
- **REFINE SQUARE FOOT AREAS AND ASSOCIATED COSTS**
- **REFINE BUDGET BASES FOR CONSTRUCTION COSTS SUCH AS SYSTEMS, AREAS**
- **DEVELOP PHASING PLAN FOR FUTURE EXPANSION**
- **PROVIDE MILESTONE UPDATES**