

Timeline and Content RQAW and Monroe County Commissioners

leigh

October 25 2023

Commissioners Summary Minutes_20231025

<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=detail&id=16838>

J. RQAW FEASIBILITY STUDY FOR CURRENT COUNTY JAIL

10:36 am

Fund Name and Fund Number: TBD

Amount: \$40,000

Presenter: Jeff Cockerill

This agreement is to review the Current County Jail prepare a feasibility study of possible alternatives to the construction or reconstruction of the county jail. This is required under Indiana Code 36-1-18-19. After completion, the County will hold a public hearing on this feasibility study.

Thomas made a motion to approve. Jones seconded.

Public comment:

Dave Askins, B Square Bulletin

Githens called for a voice vote.

Motion carried 3-0.

K. RQAW SERVICE AGREEMENT FOR CONVENTION CENTER IMPROVEMENTS

10:43 am

Fund Name: ARPA

Fund Number: 8950

Amount: Not to exceed \$103,750

Presenter: Jeff Cockerill

January 23 2024

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From: Sanjay Patel <spatel@rqaw.com>
Sent on: Tuesday, January 23, 2024 8:27:44 PM
To: Pete Peterson <ppeterson@rqaw.com>; Angie Purdie <apurdie@co.monroe.in.us>
CC: Kevin Meyer <kmeyer@rqaw.com>
Subject: Monroe County Jail Feasibility Study Kickoff

Angie, Please forward on as required to at least the Jail Commander and Chief Deputy and anyone else you see necessary. Thanks

Microsoft Teams meeting

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January 31 2024

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✉ Monroe County Jail -msg

Info

From: Sanjay Patel <spatel@rqaw.com>
Sent on: Wednesday, January 31, 2024 8:46:32 PM
To: Kyle Gibbons <kgibbons@co.monroe.in.us>; Jessica Wasson <jwasson@co.monroe.in.us>
CC: Cole Walters <cwalters@rqaw.com>; Phil Parker <pparker@co.monroe.in.us>; Kevin Meyer <kmeyer@rqaw.com>
Subject: Monroe County Jail - Jail Data Request
Urgent: High

Attachments: Requested Jail Data Summary List.doc (64 KB), Types of Housing.xlsx (28.87 KB), doc04440420190213151946.pdf (17.95 KB), One Day Snap Shot.xlsx (12.3 KB)

Afternoon Kyle/Jessica, Thanks for meeting with us today as we kicked off this Feasibility Study. As discussed I am sending you the word document of the data request sheet and the sample oneday snapshots. We what we can find too. Thanks and let us know if you have any questions.

Sanjay Patel, AIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio



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January 31 2024

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From: Sanjay Patel <spatel@rqaw.com>
Sent on: Wednesday, January 31, 2024 9:02:00 PM
To: Angie Purdie <apurdie@co.monroe.in.us>
CC: Cole Walters <cwalters@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>
Subject: Monroe County Jail - Questionnaire letters

Attachments: Cover Letter.docx (128.25 KB), Questionnaire_Auditor.docx (71.58 KB), Questionnaire_Circuit Court.docx (75.05 KB), Questionnaire_Commissioner.docx (71.43 KB), Questionnaire_Community Corrections.docx (300.43 KB), Questionnaire_Jail Facility.docx (72.4 KB), Questionnaire_Probation.docx (300.48 KB), Questionnaire_Prosecutor.docx (300.47 KB), Questionnaire_Sheriff.docx (80.54 KB), Questionnaire_Superior Court.docx (75.17 KB)

Angie,
See attached letters. These are the same as the hard copies I left with you.
Let me know who all you think should receive these.
Thanks

Sanjay Patel, AAIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio

RQAW | DCCM
317--588--1719 p 317--294--6156 c

From: Sanjay Patel
Sent: Wednesday, January 31, 2024 3:55 PM
To: apurdie@co.monroe.in.us
Cc: Cole Walters <cwalters@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>
Subject: Monroe County Jail - Regional Jail letter

Angie, See attached form and sample letter that the commissioner could send to the surrounding counties. Let me know if you have any questions. Thanks

Sanjay Patel, AAIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio



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February 19 2024

Share Copy link Download ... RE_Monroe County Jai....msg Info 10 / 16 X

From: Sanjay Patel <spatel@rqaw.com>
Sent on: Monday, February 19, 2024 10:46:09 PM
To: Angie Purdie <apurdie@co.monroe.in.us>
CC: Cole Walters <cwalters@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>; Jeff Cockerill <jcockerill@co.monroe.in.us>; Phil Parker <pparker@co.monroe.in.us>
Subject: RE: Monroe County Jail - Questionnaire letters

Angie, we do have quite a bit from the website and also been provided to us. Cole sent out an email requesting some of the missing information. We are also looking to be there next week Wednesday I believe to do our facility evaluation. Will coordinate with the staff.
Thanks

Sanjay Patel, AAIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio

RQAW | DCCM
317-588-1719 p 317-294-6156 c

----- Original message -----
From: Angie Purdie <apurdie@co.monroe.in.us>
Date: 2/19/24 5:21 PM (GMT-05:00)
To: Sanjay Patel <spatel@rqaw.com>
Cc: Cole Walters <cwalters@rqaw.com>, Kevin Meyer <kmeyer@rqaw.com>, Jeff Cockerill <jcockerill@co.monroe.in.us>, Phil Parker <pparker@co.monroe.in.us>
Subject: RE: Monroe County Jail - Questionnaire letters

You don't often get email from apurdie@co.monroe.in.us. [Learn why this is important](#)

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Sanjay,

Have you had an opportunity to look at the information we have already obtained from the various departments?

I believe there is a lot of information to be found on the following link. I believe the philosophical and operational changes expected by our elected and community are clearly outlined on the link below. If you need more, let me know...

February 20 2024

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From: Cole Walters <cwalters@rqaw.com>
Sent on: Tuesday, February 20, 2024 2:08:38 PM
To: Kyle Gibbons <kgibbons@co.monroe.in.us>
CC: Sanjay Patel <spatel@rqaw.com>; Phil Parker <pparker@co.monroe.in.us>
Subject: Monroe County Site Visit

Good morning Kyle,

Our team would like to come tour the facility next Wednesday February 28th at 9am. Please let us know if this time works for you.

Thanks,

Cole Walters
Graduate Architect



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February 20 2024

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Hello Cole,

I posed your question "Are there any new maintenance challenges since 2019-2020?" to David Gardner who is the COO of ASI Facilities Services, and who has been contracted for maintenance of the Correctional Center for years. Here is his response:

Matt,

Here is a list off the top of my head.

1. HVAC
 - a. Our system was designed for 128 inmates. We currently have a capacity of 265 and the system was installed before CFM requirements were put in for proper ventilation. We struggle to keep the jail from being too hot or too cold in areas.
2. Electrical
 - a. Most of our panels are full and we can't add circuits for new equipment without adding piggyback breakers.
3. Plumbing
 - a. In 1984 copper pipe was made with some issues in materials. We are finding pin holes in our system due to the materials used at the time of construction.
 - b. The lines are also failing because of age and 24/7 uses since 1984. Typical buildings run 8-12 hours a day our building never stops and with the jail on the 4th and 5th floor plumbing is flowing all through the building constantly.
 - i. Hot water is made on the 5th floor and is continually running on a pump to keep hot water at each floor.
 - ii. Heating and cooling loops run from 1st floor mechanical to the 5th floor mechanical. They are 6" pipes that run with about 15 psi continually. If they have any failures, it can be catastrophic.
 - iii. The sanitary system never stops. We have had numerous 8" lines give way from constant use and abuse. We have our kitchen on the 5th floor with grease coming down the lines until 2019 when a grease trap was installed. We run drain snakes down the system on a weekly basis for inmate vandalism.
 - iv. Roof drains from a flat roof run from the 6th floor all the way through the building to the 1st floor. We have seen many signs of cracks and leaks.
 - c. We have seen many of the old gate valves and shut off fail to close. This causes great concern when doing routine maintenance and often leads to shutting the building completely down or freezing lines to make simple changes.
 - d. Over the years with add-on's and repairs we are finding most lines are back fed. Even when you shut off the lines you can't stop the flow of water from another location.
4. Building
 - a. Windows are failing and allowing air flow. We have had them tuck pointed in the last two years to help with this.
 - b. The size of our facility is of great concern. We do not have adequate space to hold inmate property, inmate classes, and programs space.
 - c. We don't have space for the trash and recycling this facility creates.
 - d. Parking is always a problem. (This is true for employees on 1st shift and visitors to the building.)
 - e. Elevator
 - i. Worn out only one no back up.
 - ii. Numerous breakdowns which leads to many different issues for the jail (logistics, security, safety, etc.)
5. Security
 - a. The cell doors and locks are out of life. We are welding doors from complete failure. Locks are faulty and not able to be repaired in some instances. When you put a new lock in because the doors are so worn you can spend 4 or 5 hours getting the door to operate properly.

Thanks,
Dave

You don't often get email from mdemmings@co.monroe.in.us. I

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February 21 2024

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From: Cole Walters <cwalters@rqaw.com>
Sent on: Wednesday, February 21, 2024 4:36:55 PM
To: Jessica Wasson <jwasson@co.monroe.in.us>
CC: Sanjay Patel <spatel@rqaw.com>
Subject: RE: Monroe County Jail - Jail Data Request

Jessica,

If all you can give us is PDF, that is okay! If you do have any excel files that would great.

Thanks,

Cole Walters
Graduate Architect

RQAW | DCCM
317-588-1751 p

From: Jessica Wasson <jwasson@co.monroe.in.us>
Sent: Wednesday, February 21, 2024 11:16 AM
To: Cole Walters <cwalters@rqaw.com>
Subject: RE: Monroe County Jail - Jail Data Request

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Cole,

I feel like we talked about this, but let me know what format you would like the reports sent? (Crystal Report?, Excel?, CSV?)

A couple of them are premade reports from Spillman, so I don't know if I can pull them any other way than PDF, unfortunately.

Just wanted to make sure, thanks!

Jessica Wasson

March 6 2024

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✉ RqAW Monroe Co_JAILmsg

✉ Info | ⏪ 9 / 9 ⏩ |

From: Kevin Ishmael <kishmael@rqaw.com>
Sent on: Wednesday, March 6, 2024 1:06:30 PM
To: Kyle Gibbons <kgibbons@co.monroe.in.us>
Subject: RqAW Monroe Co. JAIL VISIT

Good Morning Kyle,

We have just arrived at the Monroe Co. Jail and will be entering to meet-up with you to start the MEP assessment.

You can reach me at 317.588.1776 or 908.875.9274.

Thanks,
Kevin Ishmael

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Kevin Ishmael
Senior Plumbing Designer


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March 13 2024

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From: Sanjay Patel <spatel@rqaw.com>
Sent on: Wednesday, March 13, 2024 7:41:43 PM
To: Angie Purdie <apurdie@co.monroe.in.us>
CC: Jeff Cockerill <jcockerill@co.monroe.in.us>; Julie Thomas <jthomas@co.monroe.in.us>; Trent Deckard <trentdeckard@co.monroe.in.us>; Cole Walters <cwalters@rqaw.com>
Subject: RE: Feasibility Report?

Angie,
As discussed we are planning on having the draft report out on the 22nd of this month and the final on the 29th.
The regional Jail questionnaire is covered under IC 36-1-8-19.
Thanks

Sanjay Patel, AIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio

RQAW | DCCM
317--588--1719 p 317--294--6156 c

From: Angie Purdie <apurdie@co.monroe.in.us>
Sent: Wednesday, March 13, 2024 3:07 PM
To: Sanjay Patel <spatel@rqaw.com>
Cc: Jeff Cockerill <jcockerill@co.monroe.in.us>; Julie Thomas <jthomas@co.monroe.in.us>; Trent Deckard <trentdeckard@co.monroe.in.us>
Subject: Feasibility Report?

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Sanjay,

I am checking in, I know Jeff called and spoke with you last Friday, but I would like to get a projected completion date of your report.

I understand there must be a public meeting and you referenced the need to reach out to contiguous counties regarding their interest in a regional facility, so I would a provide me with that statute.

March 28 2024

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From: Sanjay Patel <spatel@rqaw.com>
Sent on: Thursday, March 28, 2024 5:45:43 PM
To: Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: FW: Monroe County Jail - Regional Jail letter
Attachments: Regional Jail Questionnaire.pdf (331.65 KB), Regional Jail Letter.docx (13.34 KB)

This questionnaire was sent to the following counties: Brown, Green, Jackson, Lawrence, and Morgan.

Sanjay Patel, AAIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio

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317-588-1719 p 317-294-6156 c

From: Sanjay Patel
Sent: Wednesday, January 31, 2024 3:55 PM
To: apurdie@co.monroe.in.us
Cc: Cole Walters <cwalters@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>
Subject: Monroe County Jail - Regional Jail letter

Angie, See attached form and sample letter that the commissioner could send to the surrounding counties. I

Sanjay Patel, AAIA, CPTED, LEED AP
Senior Project Manager -- Justice Studio

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(a) After June 30, 2018, a county may not begin the construction or reconstruction of a county jail or submit final plans and specifications for the construction or reconstruction of a county jail to the department of correction under IC 11-12-4-5, unless the county executive first:
(1) prepares or causes to be prepared a feasibility study of possible alternatives to the construction or reconstruction of the county jail; and
(2) holds a public hearing on the feasibility study.

(b) The feasibility study and public hearing under subsection (a) are not required for the construction or reconstruction of a county jail in the case of a county in which the county executive before July 1, 2018, has voted on or otherwise approved a proposal or contract concerning the construction or reconstruction of the county jail.

(c) The feasibility study required by subsection (a) must include the following information:
(1) **The feasibility of housing inmates in the county jail of another county or in a multicounty jail established by two (2) or more counties.**
(2) A projection of the county's future jail needs and an estimate of the number and characteristics of future inmates.
(3) Provide Owner's Financial Advisor any data regarding estimates of the Project costs necessary for its determination of tax rates and debt service amounts that would result from the proposed project.

(d) The county executive shall allow the public to testify at the public hearing on the feasibility study required by subsection (a). Notice of the public hearing must be given in accordance with IC 5-3-1. The notice must state that on the given day, time, and place, the county executive will meet to discuss the feasibility study and hear testimony from the public regarding the feasibility study.

County Sheriff _____ Sheriff
1- interested in exploring the possibility of a regional jail with the other counties in the area.
2- not interested in exploring the possibility of a regional jail with the other counties in the area.

County Commissioners _____ President
1- interested in exploring the possibility of a regional jail with the other counties in the area.
2- not interested in exploring the possibility of a regional jail with the other counties in the area.

County Council _____ President
1- interested in exploring the possibility of a regional jail with the other counties in the area.
2- not interested in exploring the possibility of a regional jail with the other counties in the area.

County: _____ Please circle your response, sign, and date.

Monroe County Justice Study 04/24/2024 f rated beds in your current jail _____ Average daily population _____

REGIONAL JAIL LETTER

R Q A W ARCHITECTURE

March 29 2024

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From: Cole Walters <cwalters@rqaw.com>
Sent on: Friday, March 29, 2024 2:53:16 PM
To: Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: Cole Walters shared "Monroe Co Feasibility Study_Final Report" with you

 Share image

Cole Walters shared a file with you

Here's the document that Cole Walters shared with you.

 Monroe Co Feasibility Study_Final Report

 This link only works for the direct recipients of this message.

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April 1st 2024

Share Copy link Download ... RE_Monroe County Jus....msg Info | 13 / 16 | X

From: Jeff Cockerill <jcockerill@co.monroe.in.us>
Sent on: Monday, April 1, 2024 5:46:29 PM
To: Pete Peterson <ppeterson@rqaw.com>; Cole Walters <cwalters@rqaw.com>; Angie Purdie <apurdie@co.monroe.in.us>
CC: Sanjay Patel <spatel@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>; Michael Garringer <mgarringer@rqaw.com>
Subject: RE: Monroe County Justice Study

Thanks, we will let you know before the end of the week.

Jeff

From: Pete Peterson <ppeterson@rqaw.com>
Sent: Monday, April 1, 2024 8:40 AM
To: Cole Walters <cwalters@rqaw.com>; Angie Purdie <apurdie@co.monroe.in.us>; Jeff Cockerill <jcockerill@co.monroe.in.us>
Cc: Sanjay Patel <spatel@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>; Michael Garringer <mgarringer@rqaw.com>
Subject: RE: Monroe County Justice Study

Angie and Jeff once you have reviewed please let us know of any changes or concerns before we issue the final.

Thank you.

Pete Peterson
Vice President of Buildings and Places

RQAW | DCCM
317-523-8321 c

From: Cole Walters <cwalters@rqaw.com>
Sent: Friday, March 29, 2024 11:01 AM
To: apurdie@co.monroe.in.us; Jeff Cockerill <jcockerill@co.monroe.in.us>
Cc: Sanjay Patel <spatel@rqaw.com>; Kevin Meyer <kmeyer@rqaw.com>; Pete Peterson <ppeterson@rqaw.com>; Michael Garringer <mgarringer@rqaw.com>
Subject: Monroe County Justice Study

Good morning Angie and Jeff,

We have sent you both an email that contains a link to the final report. This document has not been disseminated to any other recipients as of yet. We aim to afford you both the chance to review the contents prior to its public release under your guidance. Kindly take the time to peruse the report and do not hesitate to reach out should you have any inquiries or require clarification on any aspect.

Thanks,

Cole Walters
Graduate Architect

April 5th 2024

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✉️ Concerns regarding th....msg

Info

From: Angie Purdie <apurdie@co.monroe.in.us>
Sent on: Friday, April 5, 2024 5:50:25 PM
To: Pete Peterson <ppeterson@rqaw.com>
Subject: Concerns regarding the report
Urgent: High

Our concerns are pages 43 and 46 and 155.

Renovation versus new facility. Need to account for the intangible issues. There are costs not identified and intangible that justify a new facility over renovation.

What can we do in our new facility, we can't do in our current, even if we renovate it.

For example: Unable to provide programming space. The Constitutionality of the facility will only be for "x" number of beds, remains a warehouse instead of a source classify inmates, inability to provide mental health services..

It also doesn't address the costs associated with moving everyone out to another facility during the alleged renovation.

Angela Purdie
Commissioners' Administrator
100 W Kirkwood Rm. 323
Bloomington, IN 47404

apurdie@co.monroe.in.us
Telephone: 812-349-2550

April 8th 2024

Cc: Sanjay Patel <spatel@rqaw.com>, Pete Peterson <ppeterson@rqaw.com>, Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: RE: Revised Monroe County Justice Study pages

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I noticed you reference the Sheriff sending the letters to the surrounding counties. They were sent on behalf of the Commissioners office by County Legal. We have not received any responses yet.

Angie

From: Cole Walters <cwalters@rqaw.com>
Sent: Monday, April 8, 2024 1:47 PM
To: Angie Purdie <apurdie@co.monroe.in.us>
Cc: Sanjay Patel <spatel@rqaw.com>; Pete Peterson <ppeterson@rqaw.com>; Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: Revised Monroe County Justice Study pages

Angie,

Please see the attached pdf containing the revisions to pages 43, 46, and 155. Once we receive your approval on these changes, we will recompile the study and send it out.

Thanks,

Cole Walters
Graduate Architect



A 8770 North Street, Suite 110, Fishers, IN 46038
P 317--588--1751
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April 11th 2024

From: Kyle Gibbons <kgibbons@co.monroe.in.us>
Sent: Thursday, April 11, 2024 9:05 AM
To: Cole Walters <cwalters@rqaw.com>
Cc: Sanjay Patel <spatel@rqaw.com>; Phil Parker <pparker@co.monroe.in.us>; Matthew Demmings <mdemmings@co.monroe.in.us>; Angie Purdie <apurdie@co.monroe.in.us>
Subject: RE: Monroe County Jail Rated Beds

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Screenshot

I'm not sure where she's getting that number. Here's the total number of beds breakdown of the facility:

Facility Information: Total Number of Beds

- **A Block:** 32
- **B Block:** 31/1 Handicap Cell
- **C Block:** 32
- **D Block:** 32
- **E Block:** 32
- **F Block:** 14
- **G Block:** 5
- **H Block:** 4
- **I Block:** 32
- **J Block:** 32
- **K Block:** 7
- **Trustee Dorm:** 22
- **1st Floor Dorm:** 12
- **Segregation:** 4 Cells/4 Beds
- **Padded Cell:** 1
- **Holding:** 2 Cells/2 Beds
- **Total:** 294

Per the ACLU agreement, as it pertains to the secure bed count, there are 248 beds outside of the inmate worker dorm and the detoxication/segregation beds. This number is only used only in identifying the secure bed count in the facility. When population for the available security beds reaches 244, the jail will contact the courts. We will also notify the board of commissioners and the county council. Plaintiff's counsel will be notified if the population in the available security beds exceed 258.

The secure bed count is the only place I can see where she might get that number. I'll give her a call this morning and see if can get it figured out..

April 16th 2024

Okay, that sounds great!

From: Cole Walters <cwalters@rqaw.com>
Sent: Tuesday, April 16, 2024 7:58 AM
To: Angie Purdie <apurdie@co.monroe.in.us>; Pete Peterson <ppeterson@rqaw.com>
Cc: Sanjay Patel <spatel@rqaw.com>; Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: RE: Monroe County Jail Rated Beds

Good morning Angie,

We are currently working on revising the study with the new information regarding the settlement agreement.

Screenshot

We are available on 04/29. We can present a summary presentation of our findings at the public hearing. Please let us know if that date changes.

Thanks,

Cole Walters
Architectural Graduate

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317--588--1751 p

From: Angie Purdie <apurdie@co.monroe.in.us>
Sent: Monday, April 15, 2024 10:27 AM
To: Cole Walters <cwalters@rqaw.com>; Pete Peterson <ppeterson@rqaw.com>
Cc: Sanjay Patel <spatel@rqaw.com>; Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: RE: Monroe County Jail Rated Beds

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Just checking in to see where we are at with this issue.

April 24th 2024

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From: Cole Walters <cwalters@rqaw.com>
Sent on: Wednesday, April 24, 2024 5:24:15 PM
To: Angie Purdie <apurdie@co.monroe.in.us>; Sanjay Patel <spatel@rqaw.com>; Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: RE: Monroe County Justice Study revised recommendation

Good afternoon, Angie,

We have just sent you, Jeff, and Phil a link via email that you can use to download the full report. Please let us know if you have any questions/concerns. We look forward to presenting our findings this coming Monday.

Thanks,

Cole Walters
Architectural Graduate

RQAW | DCCM
317--588--1751 p

From: Angie Purdie <apurdie@co.monroe.in.us>
Sent: Wednesday, April 24, 2024 12:47 PM
To: Cole Walters <cwalters@rqaw.com>; Sanjay Patel <spatel@rqaw.com>; Jeff Cockerill <jcockerill@co.monroe.in.us>
Subject: RE: Monroe County Justice Study revised recommendation

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Have we received the final document yet? We would really like to get it out to our elected and on our website.

Ang