



A video surveillance area showcases top-tier security technology.



A public area is enhanced by the provision of natural light.

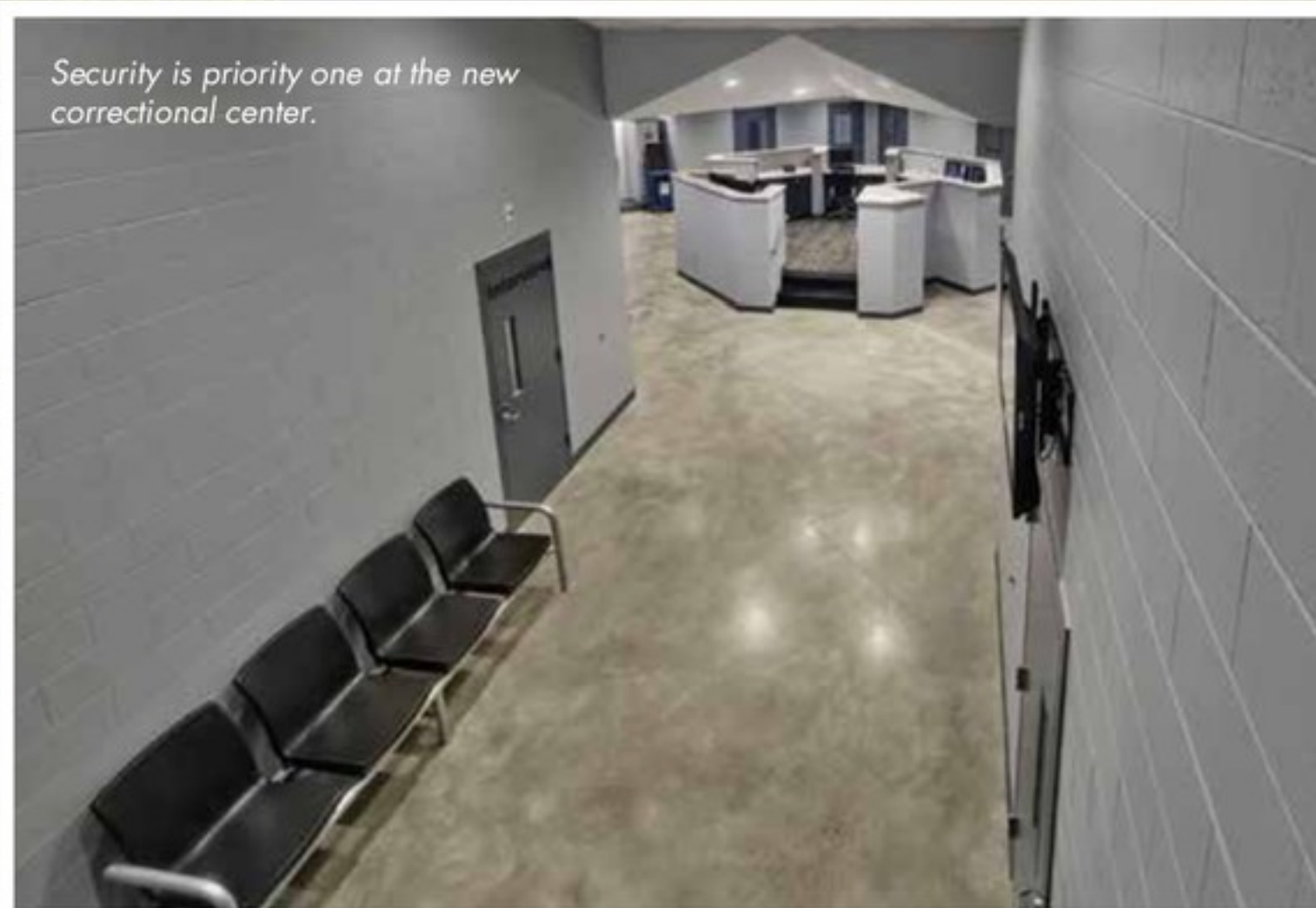


WORTH the WAIT

An aerial rendering shows the facility's configuration from above.



An elevated control room provides ample unobstructed views.



Security is priority one at the new correctional center.



The new facility's design will allow for future modification and expansion.

New Indiana Correction Center Replaces Age-Old Venue

By Zach Chouteau

MODERN and forward-thinking, the new Tipton County Sheriff's Office and Correction Center is a venue that puts the past behind while also planning for the future.

Located at 2300 W State Road 28 in Tipton, Ind., the brand-new correctional facility replaces a 120-year-old jail limited to a 27-person capacity. A number of unique design features are showcased in the new venue, including an elevated control room offering 360-degree visibility of inmate housing and the intake-booking area. The Correction Center meanwhile boasts a stacked, two-level operational concept, divided into four areas: inmate housing, support and intake/booking and release, public area and sheriff's office. The design provides the jail with the flexibility for future modification and expansion, a definite plus moving forward into the 2020s.

High-Performance Project

CN touched base with Performance Service's Jim Christie, business development manager, and Joe Mrak, principal architect and owner of Securitecture, for their reflections on the Tipton County project.

What was one of the biggest challenges with this project and how did you overcome it?

Getting a good number of classifications in a jail of only 84 beds. We made the cell blocks of 8 and 12-person capacity, and only provided one general population dormitory.

The budget. A budget was committed to from the onset and was a focus of every weekly design meeting to design the project to the available budget.

A 4-inch high pressure gas line ran through the construction site. Our team prepared a master facility plan to include future development/growth of the facility and possible courts being relocated to the property in the future; and the gas line was moved.

From the client perspective, what was the most crucial aspect and how did you ensure that it went well?

Meeting the budget. The owner previously designed and bid the project twice with another team and another delivery method. Both previous efforts failed to meet the budget. The Owner then selected the Progressive Design-Build delivery method, which achieved the success they were looking for. The Jail Commander was able to get 8 different classifications in the new jail with the progressive Design Build collaborative approach versus the previous design-bid-build process that only offered 3 to 4 classifications. The jail commander said he felt like he was finally "directing the ride" with the PDB process versus being on the ride and being told where to go with the previous design-bid-build (DBB) process.

From a design perspective, what do you think is the most intriguing element of the new facility?

The elevated control room in the housing pod has unobstructed views of the dayrooms, cell fronts, classroom, and indoor/outdoor recreation, and the full length of the security corridor and a full view of the booking and intake counter (the 32 feet distance and high visibility from central control to intake is the first of its kind in Indiana).

This small facility contains a dedicated mental health unit.

How did the collaborative aspects of the project go, and did you have any key partners?

The Progressive Design-Build process was truly collaborative. Weekly design meetings were held in a dedicated location. Meetings often went all day. Lunch was always served. We had a round robin of visitors including fire chief, various sheriff's staff, contractor partners, consultants, manufacturers, Indiana DOC jail inspectors and more. The project was designed from beginning to end in only 4-1/2 months!

The groundbreaking event occurred in August 2019 and the facility was completed in January 2020.

Tipton County chose to utilize a progressive design-build approach allowed by Indiana procurement rules, with overcrowding and outdated building issues in mind. Progressive design-build emphasizes high owner engagement throughout the design process to support design objectives while keeping expenses in line with the project's goals and budget.

Performance Services was awarded the project following a thorough selection process. Bill Shepler, president of PMSI.usa served as the Owner's project manager. Design-build team members include Joe Mrak, senior architect and principal for Securitecture; American Structurepoint; Lynch, Harrison & Brumleve; Byce & Associates; DSA, Inc.; and contractors, Bowman Construction, Elevation Excavation and Omni Electric.



A rendering of the venue's front exterior reveals its clean, modern aesthetic.

Key elements of the new facility include:

- A design that is respectful of local architectural character providing an attractive community gateway;
- 84-bed general population facility;
- Mental health unit specifically designed for mental health, a first in Indiana;
- First jail in Indiana to have intake observable from central control;
- Indoor and outdoor recreation under the roof;
- A master plan developed for future housing expansion of the jail;
- Critical infrastructure capacity sized for future expansion (kitchen, laundry, intake, and inmate property room);
- A master plan developed to accommodate future expansion of county facilities; and
- Enhanced training opportunities.

Feedback on the completed project has been overwhelmingly positive, with Tipton County officials and staff immediately embracing the much-needed new venue.

"The Commissioners are pleased to add this new, modern facility as a first step toward a growing community," remarked Jim Mullins, Tipton County commissioner for District 2. "I want to thank everyone for their support throughout the process, with a special thank you to the design and construction team. This is a once in a lifetime opportunity and I think we did it well."

Tipton County Sheriff Tony Frawley was equally effusive in his praise.

"The progressive design-build process was smooth and interactive from the start," said Frawley. "The communication and working relationship with the Performance Services' team has been excellent. I'm confident that we have a new facility design that meets all our program needs, is innovative, highly efficient, and within our construction budget."

Tipton County is located in north-central Indiana on 260 square miles of some of the state's richest farmland and pastoral countryside and home to about 16,000 Hoosiers.

Performance Services is an Indianapolis-based, design and construction company specializing in new construction and renovations to deliver optimal environments. The company has delivered high-performing facilities to education and municipal customers since 1998 and is a leading qualified provider of design-build projects, guaranteed energy savings projects, Energy Leadership programs and ENERGY STAR certified buildings. ■

project data

Facility Name: Tipton County Sheriff's Office and Correction Center

Facility Type: County Jail and Sheriff's Office

Location: 2300 W State Road 28, Tipton, Indiana

Construction Budget: \$14,399,087

Number of Beds: 80 in general population (26 two-person cells, one 24 bed dormitory, one 4-person mental health unit) (plus intake and medical beds approximately 20 beds)

Area (square feet): 36,000 sf

Start Date: Design: April 2018 – August 2018,

Construction: October 2018 – January 2020

Completion Date: January 21st, 2020

Owner/Operator: Tipton County Board of Commissioners / Tipton County Sheriff's Office

Owner Representative: William Shepler P.E. – PMSI.usa

Design-Builder: Performance Services, Inc., www.performanceservices.com

Architect: Joseph M. Mrak, AIA – Securitecture, LLC; Noblesville, IN

Structural Engineer: Lynch, Harrison, Brumleve, Inc. Indianapolis, IN

Mechanical Engineer: Byce and Associates, Inc.; Kalamazoo MI

Detention Equipment Contractor: Pauly Jail Building Company; Noblesville, IN

Security Electronics Contractor: Security Automation Systems; Indianapolis, IN

project data

Security Systems: Accurate Controls

Video Surveillance: Bosch Cameras

Video Visitation System: Turnkey/Reliance Phone

Intercom/Communications Systems: Multiple Manufacturers: Quam, Norcon, Harding

Touch Screen Access/Control Systems: Plannar Touch Screen

Jail Management System: HID Card Access System, Accurate Controls

Security Glazing: Global Security Glazing

Security Windows/Skylights: Kane Innovations, Wasko Sidelights

Security Cell Doors: Steel Cell of North America

Security Locks: RR Brink

Security Equipment: Space Saver/ DSM

Detention Accessories: BLE/Norix

Lighting Fixtures: Luminaire Detention Fixtures

Plumbing Fixtures: Willoughby

Fire Suppression System: Victaulic/Reliable

Smoke Detection System: Notifier

Roofing: Versico (EPDM)

Insulation: Versico/Owens Corning/ Firestone

Floor/Wall Systems: Multiple Manufacturers

Ceiling System: USG

Precast/Prefab/Modular Units: Wells Concrete

Interior/Exterior Finish: Vetter Stone = Exterior

Food Service Equipment: Multiple Manufacturers

Refrigeration Equipment: Thermal Rite

Laundry Equipment: Unimac/ Alliance Laundry

Correctional Furniture: Norix