

## 1.2 EXECUTIVE SUMMARY

### Project Purpose and Need

The purpose of the project is to provide:

- A new and/or improved detention facilities system that can absorb programs and inmate capacity that will be lost when Geiger Corrections Center closes.
- To alleviate overcrowded conditions within the present facilities.
- Provide additional capacity to accommodate the projected growth in inmate populations over the next 25 years.
- Permanent detention system and facilities that provide for the safety of the community, staff, and offenders while meeting the fiscal responsibilities of Spokane County.

The need for the project is primarily a result of the closing of Geiger Corrections Center (GCI) in 2013 due to the expiration of the property lease and the increasing demand for detention services. The County's detention facilities, the Jail and GCI, are managed under the Sheriff's Department.

### Project Overview

Spokane County, in October 2007, retained Integrus Architecture and their planning team including Jim Kolva of Jim Kolva Associates, David Bennett of David Bennett Consulting, Dennis Liebert of Liebert & Associates (L&A) and Bob Goble of Carter/Goble/Lee, Inc. to assist the county in Master Planning the long-term needs of the County Jail.

The Detentions Services Project is multifaceted in scope which has evaluated and tested the efficiencies of the existing correctional structures, as well as the Criminal Justice System as a whole. The following activities have been completed at this time to develop the Spokane County detention facility Master plan.

### Public Facility (EPF) Site Selection

With the assistance of Jim Kolva of Jim Kolva Associates and CH2M Hill the team conducted a site selection process in accordance with the Spokane County Regional Siting Process for Essential Public Facilities. Candidate sites were reviewed to develop a list of ten. With the ten sites a criteria for screening was developed to create a shortlist of three. Detailed examination of the final three sites was then completed to recommend the preferred site to the Board of County Commissioners.

### Needs Assessment

David Bennett of David Bennett Consulting led the team through a detailed examination of Spokane County's Justice System to develop a forecast of future needs. This analysis not only addressed future growth, but examined the availability of alternatives to incarceration and the flow of cases through the system. The end result included recommendations on the number of beds needed, the type of beds needed, the alternatives, and system adjustments that will best serve the Spokane County Justice System in the future.

## **Architectural Program**

Bob Goble of Carter/Goble/Lee, Inc. led the team through the development of the program space adjacencies and relationships. Square footage requirements were then applied to develop a complete picture of the capital construction component of the Master Plan.

## **Operational Program**

Dennis Liebert of Liebert & Associates led the team through the examination of current jail operations and the development of the operational future for the project. In conjunction with the Needs Assessment, programs, the number and type of jail beds, forecasts and estimates of future staffing and operating costs were developed.

## **Master Plan**

The Master Plan is the overview, culmination and coordination of all the above activities. Integrus Architecture has developed a conceptual design for the detention facility on the preferred site. Construction costs have been developed with the assistance of Roen Associates and MW Engineers.

## **JAIL EXPANSION AND REMODEL**

### **Narrative**

The new jail contains two elements, the construction of a new jail tower and the remodel of the existing jail. The new tower expansion and existing jail remodel will contain intake and release, medical clinics, food service and laundry, housing and staff support functions as outlined in the details of the Architectural Program.

### **Square Footage Summary**

Net Square Footage: 242,197  
Gross Square Footage: 398,289

### **Number of Beds Summary**

#### *Full Capacity:*

128 pre-classification beds  
128 mental health beds  
1,088 general population beds (17 housing units)  
1,344 new jail beds

Total beds in the corrections system:

1,344 new secure beds (not counting 18<sup>th</sup>. housing unit)  
462 existing beds (at design capacity in the current jail)  
256 new community corrections beds  
2,062 total corrections beds  
+ 64 beds (18<sup>th</sup>. housing unit, programmed in this document, could be shelled-in)  
2,126 new secure beds (93 beds above projected need)

*Future Expansion:*

An additional floor can be added to the planned tower. It is recommended that it be shelled-in during initial construction. This additional floor can provide 384 beds for a total of 2,510 beds.

*On Opening Day (2013):*

David Bennett's inmate population projections, for 2013, predict that the corrections system will need a total of approximately 1,619 beds. According to Mr. Bennett, 1,419 of those beds will need to be secure jail beds and 200 will be in community corrections.

**Preliminary Staffing Projections***Full Capacity:*

Preliminary jail staffing estimate for the expansion: 255 staff including administration, Corrections Deputies and civilian positions. 130 existing positions from the Geiger Facility and current booking area can be applied. Net number of new staff is 125.

*On Opening Day (2013):*

Preliminary jail staffing estimate for the expansion: 206 staff including administration, Corrections Deputies and civilian positions.

**Operational Cost Projections***At Full Capacity:*

Staffing costs per year (2008 Dollars): \$16,968,996 (255 positions) minus \$8,480,630 for 130 existing positions. Total new personnel costs: \$8,488,366.

Overall operational budget increase: **\$11,482,894.00** (2008 dollars)

*On Opening Day (2013):*

Staffing costs per year (2008 Dollars): \$13,796,920 (206 positions) minus \$8,249,956 for 126 existing positions. Total new personnel costs: \$5,546,964.

Overall operational budget increase: **\$7,981,714.00** (2008 dollars)

**Construction Cost Projections***New Jail Tower:*

Construction Cost Only (2008 Dollars):	\$113,655,410
Total Project Cost (Including all soft costs and escalation):	<b>\$170,483,115</b>

*Existing Jail:*

Construction Cost Only (2008 Dollars):	\$14,860,224
Total Project Cost (Including all soft costs and escalation):	<b>\$22,290,336</b>

*Geiger Demolition:*

Construction Cost Only (2008 Dollars):	\$1,371,686
Total Project Cost (Including all soft costs and escalation):	<b>\$2,057,529</b>

**COMMUNITY CORRECTIONS CENTER**

**Narrative**

The Community Corrections Center will be a standalone facility. It will serve as a means to move inmates out of jail into the community before release and provide them an avenue to address program and treatment needs. The CCC will contain counseling rooms, classrooms, housing and staff support functions as outlined in the details of the Architectural Program.

**Square Footage Summary**

*Community Corrections Center:*

Net Square Footage: 40,097

Gross Square Footage: 52,785

*Equipment warehouse and vehicle center:*

Net Square Footage: 68,600

Gross Square Footage: 77,723

**Number of Beds Summary**

*On Opening Day (2013):*

256 total beds.

*Future Expansion:*

300 total beds in the future.

**Preliminary Staffing Projections**

*At Full Capacity:*

Preliminary jail staffing estimate for the expansion: 67 staff including administration, Corrections Deputies and civilian positions. All 67 will come from existing positions from the Geiger Facility. Net number of new staff is 0.

**Operational Cost Projections**

*On Opening Day (2013):*

Staffing costs per year (2008 Dollars): \$4,587,972 (67 positions). Total new personnel costs: 0.

Overall operational budget for a new Community Corrections Center: **\$5,397,614** (2008 dollars)

**Construction Cost Projections**

*Community Corrections Center:*

Construction Cost Only (2008 Dollars): \$13,196,250

Total Project Cost (Including all soft costs and escalation): **\$19,794,375**

## PARKING STRUCTURE

### Narrative

To meet the needs of an expanded jail facility and provide replacement for existing parking displaced by the new facilities, a new parking structure will need to be provided. A new parking structure will be provided south of the County Courthouse and Broadway Avenue.

### Number of Parking Stalls

330	required for detention facilities
54	additional stalls required to provide for displacement of existing parking and total campus requirements
<u>252</u>	<u>displacement of parking at new structure location</u>
636	Total parking structure stalls

### Square Footage Summary

108,000	structure lower level	(entry from College Ave.)
108,000	structure 2 <sup>nd</sup> level	(entry from Broadway Ave. includes plaza)
<u>56,200</u>	<u>structure 3<sup>rd</sup> level</u>	
272,200	Total Gross Square Footage	

### Construction Cost Projections

#### *New Parking Structure:*

Construction Cost Only (2008 Dollars):	\$14,227,270
Total Project Cost (Including all soft costs and escalation):	<b>\$21,340,905</b>

## TOTAL PROJECT COST

#### *Geiger Demolition:*

Total Project Cost (Including all soft costs and escalation):	\$ 2,057,529
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#### *New Jail Tower:*

Total Project Cost (Including all soft costs and escalation):	\$170,483,115
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#### *Remodel Existing Jail:*

Total Project Cost (Including all soft costs and escalation):	\$ 22,290,336
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#### *Community Corrections Center:*

Total Project Cost (Including all soft costs and escalation):	\$ 19,794,375
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#### *New Parking Structure:*

Total Project Cost (Including all soft costs and escalation):	\$ 21,340,905
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#### *County Campus Relocation:*

Total Project Cost (Including all soft costs and escalation):	<u>\$ 9,378,438</u>
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<b>Total Estimated Project Cost</b>	<b>\$245,344,698</b>
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Note: See Section 5.1 for Total Cost Recap