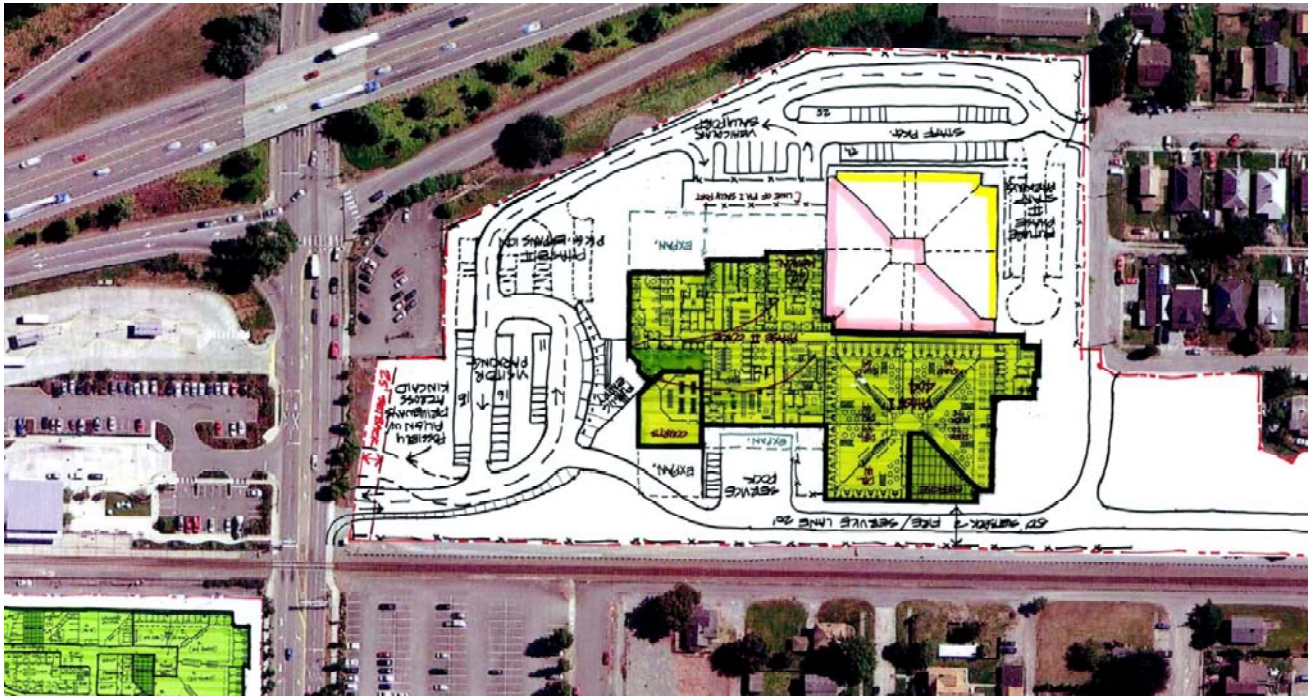





Skagit County Coordinating Council
December 13, 2012



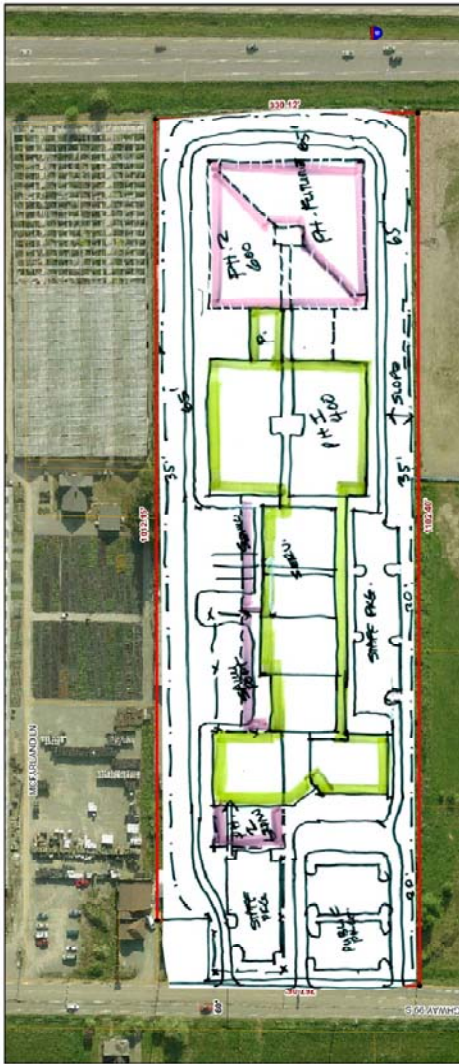




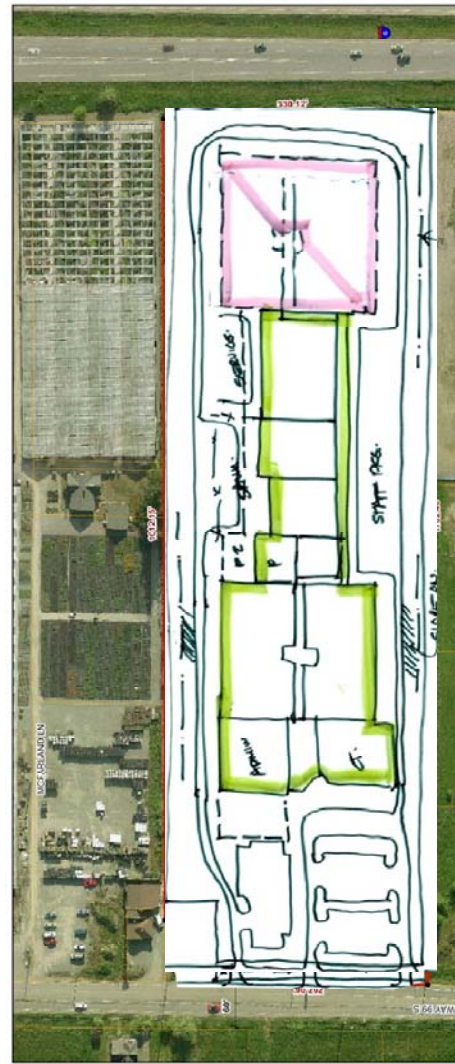
Christians Alf Seed Site

-  PHASE I
-  PHASE II
-  FUTURE EXPANSION





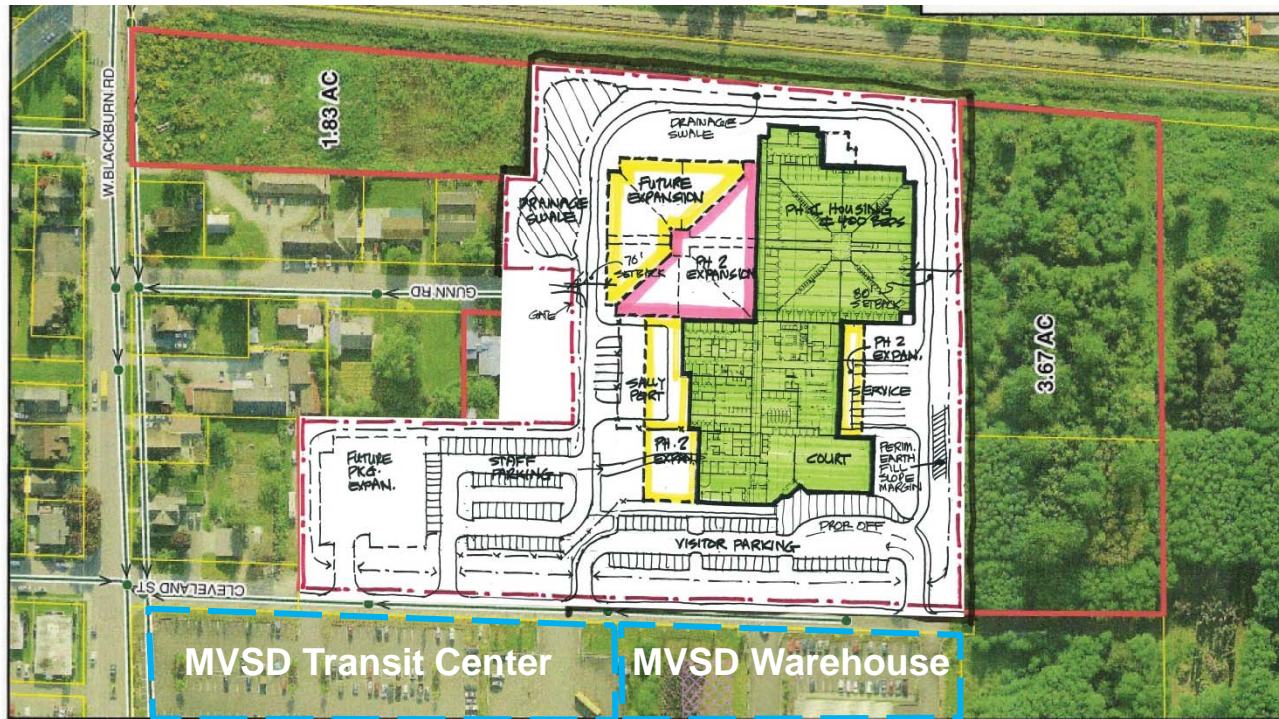
Truck City Site #1






Truck City Site #2

- PHASE I
- PHASE II
- FUTURE EXPANSION





Gunn Road Site

-  PHASE I
-  PHASE II
-  FUTURE EXPANSION



Feasibility Scenarios Comparison

Topic	Jail Expansion Phase I	New Jail Phase I
1) Appropriate Functionality	Yes, with reservations	Yes
2) Phase I Capability	370 beds	404 beds
3) Expansion Capability	492 beds max., no expansion capability beyond 2035	576 beds + future expansion capability beyond 2035
4) Existing Tenants	Sheriff, Coroner and District Courts move out	Tenants stay, evidence storage moves into existing jail
5) Parking	57 Phase I new spaces required in CBD region	All parking on-site
6) Kincaid Entry to City	Offering of building setbacks of 15'-20'	Landscaped setbacks from Kincaid and I-5
7) Construction Staging	Across Kincaid on existing parking lot	All construction activity on-site
8) Impact on On-Going Jail Operations	24 months construction inside the jail	No impacts
9) Construction Cost	\$37,041,536	\$39,771,000
10) Total Development	\$66M - \$70M	\$67.5M - \$72M

Feasibility Scenarios Comparison

Topic	Truck City	Gunn Road
1) Appropriate Functionality	Yes, with reservations	Yes
2) Phase I Capability	404 beds	404 beds
3) Expansion Capability	576 beds + future expansion capability beyond 2035	576 beds + future expansion capability beyond 2035
4) Existing Tenants	Tenants stay, evidence storage moves into existing jail	Tenants stay, evidence storage moves into existing jail
5) Parking	All parking on-site	All parking on-site
6) Site Geometry	Potential issues for storm water drainage, storm water retention, and raising of the building pad out of the 100 year floodplain	No potential issues for storm water drainage, storm water retention, and raising of the building pad out of the 100 year floodplain
7) Construction Staging	Some construction activities on-site	All construction activity on-site
8) Impact on On-Going Jail Operations	No impacts	No impacts
9) Construction Cost	\$40,492,000	\$39,771,000
10) Total Development	\$64M - \$68M	\$63M - \$67M

Size Scenario Comparison

	Direct & Indirect Supervision	Core Facilities Support	Staff (*)	Staffing Ratio	Facility Area (GSF)	Construction Cost (+)	Project Cost (#)	Yearly Staffing Cost
Expansion Phase I 306 Beds	Yes	400+ Beds	70	4.57	96,325	\$31,073,831	\$56M - \$59M	\$5,424,680
Expansion Phase I 346 Beds	Yes	400+ Beds	75	4.81	102,444	\$34,827,413	\$62M - \$65M	\$5,940,720
Expansion Phase I 370 Beds	Yes	400+ Beds	75	5.14	109,018	\$37,041,536	\$65M - \$68M	\$5,940,720
New Jail Phase I 296 Beds	Yes	400+ Beds	63	4.93	81,796	\$32,800,196	\$52M - \$55M	\$4,871,568
New Jail Phase I 348 Beds	Yes	400+ Beds	63 or 68	5.80 or 5.35	86,724	\$34,776,324	\$55M - \$58M	\$4,871,568 or \$5,386,608
New Jail Phase I 400 Beds	Yes	400+ Beds	68	6.15	92,044	\$36,909,644	\$58M - \$61M	\$5,386,608

(*) Dependent on when one of the 24/7 sergeant positions is brought on line.

(+) Assumes expansion will shell out 1 quad unit for 306 bed capacity, or shell out 1 double unit for 346 bed capacity.

(#) Project Cost Expansion includes Construction Cost, Soft Costs (A & E, WSST Permitting etc.), Staging, Parking Displacement, Sheriff's Office Relocation, Temporary District Court Relocation & a 5% Project Contingency.

(#) Project Cost New includes Construction Costs, Soft Costs (A & E, WSST Permitting etc.), Property Acquisition & a 5% Project Contingency



Skagit County Jail Jail Bed Outsourcing Potentials

General Assumptions

- Rental jail beds are available in the State of Washington.
- Skagit County has inmates in custody that are appropriate for outsourcing.
- Transport functions will be provided by the rental jail bed provider. The number of transports per week is yet to-be-determined.
- Services provided and costs from a rental jail bed provider are yet to-be-determined.

Outsourcing Criteria

Presentenced Felons

Assume approximately 10% are eligible for outsourcing based on:

- Next court date not within 5 days (may be adjusted based on transport frequency)
- Includes Presentenced Investigations (DOC)
- Get opinion of Prosecuting Attorney and Defense Attorney

Sentenced

- Minimum 5 day sentence
- No court appearances within 5 days (may be adjusted based on transport frequency)
- Males only – females are not to a critical number where it makes sense to outsource them.

Additional Considerations for Outsourcing Criteria

- RSAT (drug & alcohol program) – positive program that could be replicated by provider.
- Work Release / Work Crew – positive program that provides income for the County.
- Trustees – Required to maintain the Jail.
- Gang Members (unless provider will guarantee keep-separate from local gang members) – cross state gang connections could have significant consequences.
- Significant Medical – any inmate requiring more medical attention than the pill line. – Will cause an increased daily rate and/or liability for the County
- Mental Health inmates – have strong connection with community based resources that are integral to the coordination of services for release and ongoing support.

Staffing Impacts

Daily staffing will increase to manage classification and transfer coordination.

- Estimated staff required is 2 FTEs per 35-40 inmates that are outsourced.
- There may need to be daily staffing by Prosecuting Attorney and Defense Attorneys where they weigh in on who is designated eligible for outsourcing.

Physical Plant Impacts

Video Court/Visit functions will need to be installed locally, including:

- Defense attorney conference
- Court appearances
- Visiting

No bus access at sallyport

- A portion of the north or south parking lots will have to be secured with fencing to create a secure sallyport for bus transport.

Skagit County Jail Inmate Roster Snapshot October 27, 2012 6:00 AM

Description	Outsourcing Potential	#	%	Subtotal	Bed Need
Total Jail Roster		215			
Community Service	Not in Jail	5	2%	49	
Electronic Monitoring	Not in Jail	24	11%		
Western State Hospital	Not in Jail	3	1%		
Temporary Release	Not in Jail	4	2%		
Work Crew	Not in Jail	11	2%		
Other County Holds	Not in Jail	2	1%		
Presentenced & Court Appearance within 5 Days	None	49	23%	76	
Sentenced Less than 5 Days	None	8	4%		
Hold for Others	None	5	2%		
Trustee	None	14	7%		
Mental Health	Low	5	2%	26	76
Work Release	Low	21	15%		
RSAT (A&D Tx Program)	Medium	19	9%		102
Medical	Medium	8	5%	29	
Disciplinary	Medium	2	5%		
10% Presentenced Felons	High	9	4%	35	131
Sentenced	High	26	12%		
					166

Skagit County Coordinating Council
December 13, 2012

