

697
**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Executive Office

SUBMITTAL DATE:
 February 16, 2006

SUBJECT: Hub Jail Feasibility Report

RECOMMENDED MOTION: That the Board:

- 1) Receive and file the hub jail feasibility report;
- 2) Direct the Executive Office to develop a financing plan to be presented at the Capital Improvement Program workshop on May 15, 2006;
- 3) Direct the Corrections Working Group to present sites for consideration in the May workshop;
- 4) Direct the Corrections Working Group to develop Request for Proposals for a CEQA consultant to present in the May workshop; and,
- 5) Direct the Corrections Working Group to develop a Request for Proposal for pre-development engineering and design services to develop a project description needed for CEQA to present in the May workshop.

BACKGROUND: On October 25, 2005 (Item 3.5), the Board received the Correctional Facilities Master Plan, prepared by the County Executive office. On that same agenda (Item 3.55), the Board received a proposal from the Sheriff's department to increase custody capacity through a "Hub Jail" design concept. The Board directed the Capital Improvement Program team to work with the Sheriff's Department to explore options to expand jail capacity and report back with recommendations and potential cost impacts in 120 days. The correctional facilities master plan and hub jail report were integrated into this analysis.
 (Continued on page 2)

Bill Luna
 Bill Luna, County Finance Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

[Signature]

- Policy
- Policy
- Consent
- Consent

Dept's Recomm.:
 Per Exec. Ofc.:

Reviewed by
 CIP TEAM
 Departmental Concurrence

Background, Continued:

The Corrections Working Group Committee was assembled and it met bi-weekly over four months to develop options to:

- Increase jail capacity
- Evaluate the feasibility of the hub jail concept
- Consider site selection
- Estimate cost impacts

Summary of Recommendations

The hub jail concept is a departure from the traditional jail design in Riverside County in that it does not need to be immediately adjacent to a courthouse; that it is designed to be phased and expanded as population trends and custody demands dictate; and that it offers greater efficiencies in inmate transportation to and from the courts for those inmates who do not have immediate court appearances scheduled. For these reasons, the committee endorses the Sheriff's hub jail concept for increasing jail capacity.

Although no specific site recommendations were made, the committee developed criteria to help evaluate potential site locations and identify areas of interest.

The committee researched alternate construction approaches and determined that no significant savings in time or cost is associated with hub jail construction. However, by initiating planning and pre-design prior to any site selection, the construction time line could be accelerated.

The county's debt capacity was evaluated relative to the multi-year financing needs of the construction of the correctional facilities and other capital improvement program projects.

The county should have the financial capacity in 2009 to build the initial phase of one hub jail, which would consist of administrative and support functions, infrastructure and 1,200 beds. However, this capacity is only available if the financing of the second phase of 1,200 beds and other major capital improvement projects is deferred to 2014 (five years after the initial phase has begun). The major capital improvement projects that might be scaled back or funded by other means are the French Valley multi-agency building and the Riverside juvenile hall expansion. The committee estimated that \$50,000,000 annually will be required to fund jail operations for the first phase of 1,200 beds. Without new revenue, the county will be unable to fund future phases, or a second jail as requested by the Sheriff. A change to the county's financing policy, such as raising the debt ceiling from 7 percent to 8 percent of discretionary revenue might be necessary. Financing strategies developed by the Criminal Justice Planning Committee will be vital to the expansion of future jail capacity. A report of these strategies will be integrated into the financing plan for the Capital Improvement Program projects in the May 15 workshop.

COUNTY OF RIVERSIDE

STATE OF CALIFORNIA



COUNTY EXECUTIVE OFFICER'S

HUB JAIL FEASIBILITY REPORT

February 28, 2006

Prepared by

Larry Parrish
County Executive Officer

Background

On October 25, 2005 (Item 3.5), the Board received the Correctional Facilities Master Plan, prepared by the County Executive Office. This assessment indicated a correctional system bed deficit. On that same agenda (Item 3.55); the Board received a proposal from the Sheriff to increase custody capacity through a "Hub Jail" design concept.

The Board directed the Capital Improvement Program team to work with the Sheriff's Department to return with a report on options to:

- increase jail capacity
- evaluate the feasibility the hub jail concept
- consider site selection
- estimate cost impacts

This analysis integrates the Correctional Facilities Master Plan and Hub Jail report.

Committee

The Corrections Working Group committee was assembled, and it met bi-weekly over four months to produce this report. Members included:

Executive Office:

Bill Luna, County Finance Director/Chairman
Christopher Hans, Deputy County Executive Officer
Serena Chow, Management Analyst

Sheriff's Department:

Assistant Sheriff Bob Dotts
Chief Deputy Valerie Hill

Facilities Management

Tim Miller, Assistant Director
Jon Hutchison, Real Estate Division Deputy Director

Economic Development Agency, Strategic Planning Division

Kathy Thomas, Principal Development Specialist

This multi-disciplinary team had comprehensive and direct experience, as well as historical knowledge of the criminal justice corrections system, capital financing, planning, architecture, and real estate.

The committee utilized available resources such as the Geographic Information Systems (GIS), Sheriff's Department Hub Jail Concept report, the Capital Improvement Program's Correctional Facilities Master Plan, and the Criminal Justice Planning Committee consultant (Capital Partnerships Inc.), to develop its understanding of the issue and to prepare recommendations.

Hub Designation/Feasibility

The Sheriff's hub jail concept report of 10/25/05 described the hub concept as an option for adding jail capacity. The committee evaluated the feasibility of the hub jail as part of the broad strategy of increasing jail capacity in the corrections system. A matrix of elements of a hub jail was developed, to include major jail design components such as custody, intake/release, business and administration, housing units, security, transportation, medical, kitchen, staff areas, maintenance functions, and public areas.

After evaluating the list, the matrix was broken down into more detail: phased/non-phased; secured/non-secured, securable (See Attachment A). Alternative jail construction methods were investigated. The Corrections Standards Authority was consulted.

The committee determined that a hub jail had the best timing potential due to its phased growth but not necessarily any cost benefit. The proposal's elements include that it does not need to be immediately adjacent to a courthouse, the traditional design in Riverside County; that it is designed to be phased and expanded; and that it holds inmates who tend not to have immediate court appearances scheduled.

Choosing such sites assumes that jails adjacent to court facilities will house those inmates with scheduled court appearances. Hub jails would receive the overflow from these facilities -- as well as inmates who need longer-term custody -- and house them remotely. The hub jail then becomes the "crossroads" of the corrections system: transportation is coordinated through it, and inmate movement and placement is ranked according to need. Capacity can be expanded at the hub jail as custody needs increase.

In this regard, the hub jail concept makes sense for a growing county like Riverside. The county has traditionally built jails next to courts to simplify inmate transportation to and from the courts. A hub design allows inmates to be housed more efficiently based upon scheduled court appearances. The hub design has a footprint for developing additional custody units in phases and expanding the units as population trends and custody demands dictate.

A potential hub component is the central kitchen facility or "quick-chill" facility where food is prepared, packaged, and distributed weeks in advance until the meal is warmed and served at the facility. As the current adult and juvenile corrections facilities reach beyond maximum capacity, it becomes necessary to increase efficiencies by centralizing services. A central kitchen facility could affect long term operational costs system wide by:

- reducing recurring food preparation costs at each correctional facility
- reducing the dependency on inmate workforce
- serving the juvenile corrections system
- reconfiguring/reducing kitchen areas for other essential services

Construction values: Methodology and Time

Due diligence research was conducted to see if progressive construction methods could be utilized to save time and/or money in building a new jail. Methods that were investigated by the committee included pre-cast concrete cells, and steel modular cells. Prefabricated products purchased from vendors, including out-of-state vendors, offer potential cost savings over prevailing-wage requirements. The unit costs might represent some savings, but shipping costs and the price of steel and concrete could outweigh those benefits.

The committee did not discover significant savings associated with construction using these alternative systems. In our investigation, the Corrections Standards Authority indicated it was willing to consider innovative methods, but those methods are not well-tested in California and would have to pass the existing construction standards that are now in place. Our preliminary review of these methods did not indicate a significant savings.

Alternate construction delivery approaches, such as multiple prime contractors, also do not appear to offer significant time savings due to the complexity of jail construction. However, time would be saved by initiating design and plan development prior to any site being selected because site-specific design work generally trails 12 months into a development process.

Therefore, the hub design entails building a facility that handles inmates differently and perhaps more efficiently than in the past practice, but with no clear construction cost or time savings. We should therefore evaluate any development plan on those grounds.

Policy Issues

As the master plan indicates, the county is short of jail beds. This has led to the Sheriff's practice of releasing inmates from custody before they serve their complete sentences. Even after the 240 beds at Larry Smith Correctional Facility are completed, we estimate a 1,122 bed deficit. Hub jail construction therefore should be first sized to relieve immediate bed deficits and end early releases. We also have determined that building a hub jail will create space for overflow from other facilities. That would help improve bed management in jails adjacent to the courts, which would then serve the court facilities to a longer term.

We therefore endorse the hub jail concept, should the Board want to add jail beds.

What to build?

After endorsing a hub design, we must evaluate the data to determine how much capacity is needed. We must also determine our financial ability to build and operate one or more facilities.

The correctional facilities master plan indicates the current 1,122-bed deficit will increase to a projected bed need of 2,283 beds over the next 10 years. Increases in crime prevention programs, filing rates, law-enforcement staffing and other variables tend to increase the need for jail beds.

Unresolved is the policy question of how best to satisfy demand: Should we build a single central facility that can be expanded to address countywide bed deficits and overflow demands, or build at multiple sites? A single site is the intuitive answer, using the premise that the facility is phased and sized for expansion. It should meet immediate and long-term custody requirements.

In the committee work, the Sheriff has proposed building two jails. The first would be in the western county and would function as a hub jail. The Sheriff also proposed a second jail in the eastern county that would become the desert's booking and intake center.

The second hub is essentially a traditional jail construction project with booking facilities and other services that already are in place in the Indio Jail. The distinction is there would be an opportunity for phased development in a new construction project that does not exist at the current Indio facility. The existing Indio Jail would not be abandoned but reconfigured for custody beds adjacent to the Larson Justice Center. Intake and transportation functions would be removed.

The option of designing one facility does not exclude planning for another facility later. However, we must consider the immediate question of whether there are resources to build and phase two facilities and examine the cost of duplicating support services, the Sheriff's management staff requirements, central plant costs, and other redundancies. With land acquisition being one of the first steps in the planning process, resources will be needed to secure enough land to allow for build-out of future phases. The associated costs of environmental clearances (CEQA) must also be considered.

Where to build?

The committee developed criteria to help evaluate potential sites. Using site criteria from the hub jail report and the correctional facilities master plan and input from the committee, the siting criteria was listed in order of priority and phased according to need. The top four priorities are: western, eastern/Indio, expansion of inmate processing and holding cells at Robert Presley Detention Center, and relocating the criminal justice building/sheriff headquarters. A breakout by project was developed into a multi-year plan.

While no specific site recommendations are made, these criteria allow a mechanism for evaluating potential sites. This list can be expanded for other priorities the Board might wish to include. Based on the criteria and using GIS mapping, areas of interest that met the entire criteria can be identified (see

Attachment B). Areas in white are determined to be prime locations; areas in yellow (located within a city's sphere of influence) might also be considered.

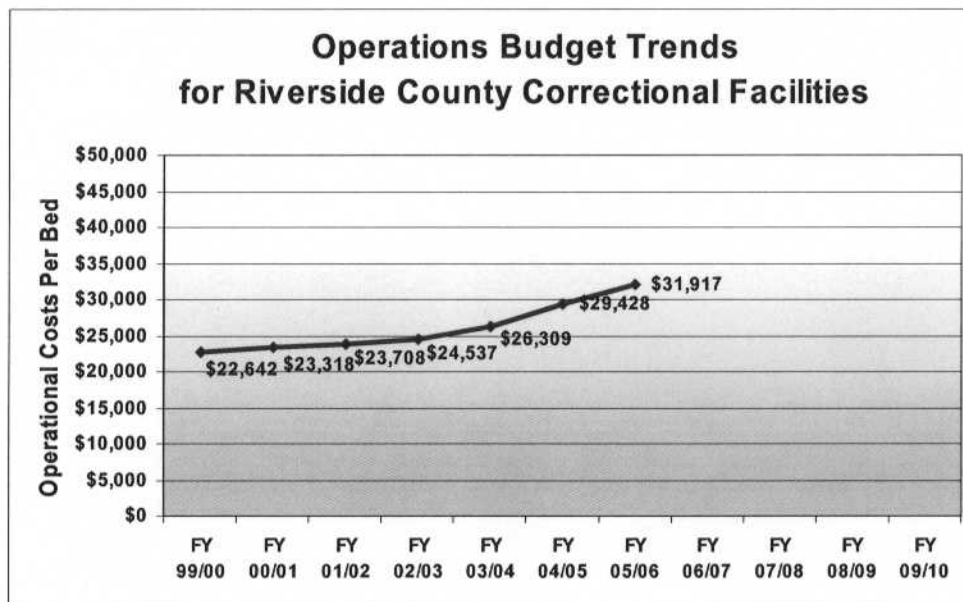
These location criteria include:

- Unincorporated area of the county
- Sufficient size for future expansion 40 – 70 acres
- County-owned
- Minimize political/environmental opposition (non-urbanized, outside sensitive environmental areas, less environmental clearances needed)
- Less than 10 miles from a centralized freeway corridor
- Availability and/or reasonable cost of infrastructure improvements or cost of privately-owned land
- Travel distance from courts, other correctional facilities and hospitals

What can we afford?

Both construction financing and operations funding must first be identified before the county can responsibly initiate new construction. Board policy currently sets the limit of general fund net debt below 7 percent of discretionary revenue. Operations funding is limited by the growth of discretionary revenue and by the needs of competing Board priorities.

Operations costs are estimated to inflate at 5 percent per year, and construction costs at 12 percent per year. The construction cost of an example 100 million project will increase \$1 million for every month of delay. Once a project is approved (and financing and funding are identified), every effort should be made to establish and follow the shortest reasonable construction time line.



Constructing a new jail will be one of the single largest capital investments for Riverside County to date. A comparative analysis of jail projects in other counties shows that facility costs have escalated significantly since the 2001 addition to the Southwest Detention Center (see Attachment C). Infrastructure costs associated with vacant, undisturbed land are potentially significant. The project cost summary table shows the magnitude of project scope and cost factors. The quantities will be filled in as the project is further defined.

The county's debt capacity was evaluated relative to the multi-year financing needs of the construction of the correctional facilities and other Capital Improvement Program projects. We have prepared an analysis of our current debt financing profile, overlaid it against existing or expected capital projects, and indexed it against our current policy of debt held below 7 percent ceiling of general fund discretionary revenue. For comparison, an 8 percent ceiling was also included (see Attachment D).

A preliminary review of the debt capacity chart reveals the sheer magnitude of the two jail phases depicted in the model. These two phases require over half of the county's debt capacity. Note in Attachment D how we are able to construct both jail phases but not all currently-approved or expected projects within our debt ceiling.

The huge operational cost of jails is also worthy of further discussion. Operational costs are estimated at \$32,000 per bed as of FY 05/06, after staffing the Smith Correctional Facility expansion. Therefore, we estimate the annual cost to operate each hub jail phase with 1,200 beds to be at least \$50 million in 2009. These costs go up with any inflation if another jail is constructed simultaneously. In the year that the first jail phase opens, we estimate total discretionary revenue will increase only \$31 million. In the year that the second jail phase opens, total discretionary revenue is estimated to increase only \$40 million. To fund operations we must begin to earmark approximately \$7 million of ongoing revenue from Prop. 172 funds, the general fund, or a combination of the two, every year.

The committee concluded that the findings and recommendations of the Criminal Justice Planning Committee should be included in the financing options. This report is expected in April 2006, from the Criminal Justice Planning Committee consultant Capital Partnerships Inc.

As indicated, without new revenue, we would exceed our policy ceiling.

Summary of recommendations

The hub jail concept is a departure from the traditional jail design in Riverside County in that it does not need to be immediately adjacent to a courthouse; that it is designed to be phased and expanded as population trends and custody demands dictate; and that it offers greater efficiencies in inmate transportation to and from the courts for those inmates who do not have immediate court

appearances scheduled. For these reasons, the committee endorses the Sheriff's hub jail concept for increasing jail capacity.

Although no specific site recommendations were made in this report, the committee developed criteria to help evaluate potential site locations and identify areas of interest.

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The county's debt capacity was evaluated relative to the multi-year financing needs of the construction of the correctional facilities and other capital improvement program projects.

The county may have the financial capacity in 2009 to build the initial phase of one hub jail, which would consist of administrative and support functions, infrastructure and 1,200 beds. However, this capacity is only available if the financing of the second phase of 1,200 beds and other major capital improvement projects is deferred to 2014 (five years after the initial phase has begun). The major capital improvement projects that might be scaled back or funded by other means are the French Valley multi-agency building and the Riverside juvenile hall expansion. The committee estimated that \$50,000,000 annually will be required to fund jail operations for the first phase of 1,200 beds. Without new revenue, the county will be unable to fund future phases, or a second jail as requested by the Sheriff. A change to the county's financing policy, such as raising the debt ceiling from 7 percent to 8 percent of discretionary revenue may also be necessary. Financing strategies developed by the Criminal Justice Planning Committee will be vital to the expansion of future jail capacity. A report of these strategies will be integrated into the financing plan for the Capital Improvement Program projects in the May 15 workshop.

The next step in this process is to continue project (feasibility) planning with an update in the Capital Improvement Program workshop on May 15, 2006 to include:

1. Development of a financing plan;
2. Refinement of the search areas and identification of potential sites;
3. Preparation of a Request For Proposal for consulting services to investigate CEQA compliance requirements; and
4. Preparation of a Request For Proposal for predevelopment engineering and design services to develop a project description needed for CEQA.

Attachment A

Jail Component Matrix

Component:	Build Now	Phase in later	Secure	Non-Secure	Securable	Comments
Custody Arrival / Departure	▪				▪	No public access
▪ DUI investigation area	▪				▪	Blood, Breath, Urine collection area
▪ Medical pre-screening area	▪				▪	
▪ Parking	▪				▪	
▪ Document Preparation area	▪				▪	
▪ Custody Seating	▪				▪	
Intake/Release	▪					Duplicate side for Females
▪ Sobering cells	▪		▪			
▪ Holding & Pre-Housing cells	▪		▪			
▪ Safety cells	▪		▪			
▪ Inmate Processing & Property storage	▪		▪			
▪ Supply storage	▪		▪			
▪ Medical office	▪		▪			
▪ Fingerprint/photograph room	▪		▪			
▪ Interview Booths	▪		▪			O.R. and such
▪ Classification Staff offices	▪		▪			Includes Supervisors
Business Office	▪				▪	
▪ File storage area	▪				▪	
▪ Open office work stations	▪				▪	
▪ Supervisor/Manager offices	▪				▪	

Component:	Build Now	Phase in later	Secure	Non-Secure	Securable	Comments
Housing Units						Mental Health, Females, Administrative Segregation, Protective Custody, Rehabilitation Programs, & General Population
▪ Housing cells		▪	▪			
▪ Dayrooms		▪	▪			
▪ Recreation yard		▪	▪			
▪ Program rooms		▪	▪			
▪ Medical office		▪	▪			Several needed, variety of sizes
▪ Supply storage		▪	▪			
▪ Housing control room		▪	▪			
▪ Inmate Side Visiting Area		▪	▪			
▪ Attorney/L.E. Interview Booths		▪	▪			
▪ Housing Operations Offices		▪	▪			For Supervisors / Managers

Administration						
▪ Open office work stations	▪			▪		
▪ Administrator and supervisor offices	▪			▪		
▪ File storage	▪			▪		
▪ Conference room	▪			▪		

Transportation						
▪ Holding cells		▪				
▪ Supervisor / Staff office(s)		▪	▪			
▪ Storage		▪	▪			Supplies, Restraints, Court Clothing
▪ Briefing		▪		▪		

Component:

Sheltered Housing Unit (Medical beds)	Build Now	Phase in later	Secure	Non-Secure	Securable	Comments
▪ Cells		▪	▪			Also depends upon how functional we want it.
▪ Negative pressure rooms		▪	▪			Dorms, Single occupant, Double occupant
▪ Housing Control Room		▪	▪			For inmates with airborne contagious diseases
▪ Supply Storage		▪	▪			
▪ Pharmacy		▪	▪			
▪ Medical Administration offices		▪		▪		
▪ X-Ray area		▪	▪			
▪ Dental area		▪	▪			
▪ Medical records storage		▪		▪		
▪ Nurses station		▪	▪			
▪ Medical Exam areas		▪	▪			
▪ Holding (pre-exam) cells		▪	▪			
▪ Safety Cells		▪	▪			
▪ Mental Health Admin Offices		▪		▪		

Emergency Response Team Bay	▪		▪			
▪ Secure Storage	▪		▪			Weapons and Munitions
▪ Storage	▪		▪			Supplies and Equipment
▪ Crash Cart Storage	▪		▪			
▪ Dress-out area	▪		▪			
▪ Briefing	▪		▪			

Employee Locker Rooms	▪			▪		
▪ Employee Weight Room	▪			▪		

Component:

Build Now	Phase in later	Secure	Non-Secure	Securable	Comments
▪			▪		

Mail Room

▪			▪		
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Supply Warehouse/Loading Dock

▪		?	?		Location depends upon whether Inmate Workers will be used for this function
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Laundry

					Location depends upon whether Inmate Workers will be used for this function.
▪		?	?		There will have to be some type of food preparation and storage area at the facility, regardless of whether the Department uses an on site food service or a remote site food service
▪		?	?		Location depends upon whether Inmate Workers will be used for this function
▪		?	?		Location depends upon whether Inmate Workers will be used for this function
▪		?	?		Location depends upon whether Inmate Workers will be used for this function
▪		?	?		Location depends upon whether Inmate Workers will be used for this function
▪		?	?		Location depends upon whether Inmate Workers will be used for this function
▪		▪			Location depends upon whether Inmate Workers will be used for this function
▪		?	?		Location depends upon whether Inmate Workers will be used for this function

Kitchen

▪ Food preparation area

▪ Dry storage room

▪ Cold storage

▪ Freezer

▪ Dishwashing area

▪ Inmate worker break room

▪ Staff office

Component:	Build Now	Phase in later	Secure	Non-Secure	Securable	Comments
Public Lobby	▪			▪		
▪ Visiting Sign-up	▪			▪		

Programs Administration & Staff Office	▪			▪		
▪ Law Library	▪		▪			

Other Primary Components

▪ Facility Control Room	▪		▪			Central Control
▪ Staff Briefing	▪			▪		
▪ Staff Dining	▪			▪		
▪ Live Line-up area	▪		▪			
▪ Morrissey Rooms	▪		▪			
▪ Video Court	▪		▪			Discussion regarding whether the Courts will go back to using this process is needed. With Inmate Side
▪ Public / Atty. Side Visiting Area	▪				▪	
▪ Staff POV Parking	▪				▪	

Maintenance	▪			▪		FM, MASK type contractor, and Sheriff
▪ Storage	▪			▪		
▪ Offices	▪			▪		
▪ Fabrication areas	▪			▪		
▪ Physical Plant	▪			▪		
▪ Electrical Rooms	▪			▪		

Component:

IT equipment areas	Build Now	Phase in later	Secure	Non-Secure	Securable	Comments
▪ Computers	▪			▪		
▪ Communications	▪			▪		
▪ CCTV / Cable TV	▪			▪		
▪ Telephones	▪			▪		

Notes:

1. This hasn't really been taken into account function and component adjacencies.
2. More information regarding the Final Site location; type of facility, single, double, or multistory configuration is needed to best determine phasing. For example, building a Tower may change phasing as phasing construction may be impractical if the phased components aren't on the ground floor or the site has very limited acreage.
3. These components also assume that certain staff needs will be addressed at a later time, such as restrooms and staff break areas.

Definitions:

Build Now:

Indicates that this is a functionality that is necessary for the running of the facility from inception to complete build out. It is recommended that these be initially scaled to meet the needs for the facilities planned final capacity. These are generally the CORE functional areas.

Phase in Later:

Indicates that this is a functionality that doesn't need to be fully built before the facility can operate.

Secure:

Within the Detention Construction portion of the facility, inside of the salley port.

Non-Secure:

Connected in some manner to the secure portion of the facility, but built to Essential Services specifications, but not necessarily to detention specifications.

Securable:

An area within a secure perimeter, may be connected to, but not within the secure construction portion of the facility, such as a walled and gated parking area with access controlled by the facility

Attachment B

Western Riverside Availability of Vacant Land for Jail Siting

Coachella Valley Availability of Vacant Land for Jail Siting

Note: The white areas are determined to be prime locations and areas in yellow (within cities' sphere of influence) might also be considered.

Western Riverside Availability of Vacant Land for Jail Siting



- ### LEGEND
- Fault Lines
 - Water Bodies
 - Flood Zones
 - Liquefaction Zones
 - Slope More Than 25%
 - Slope 20 - 25%
 - Slope 15 - 20%
 - Slope 10 - 15%
 - Slope 101 - 9999
 - Cities
 - Cities Sphere of Influence
 - MCHCP Criteria Areas
 - Parks
 - Specific Plans
 - Tribal Lands
 - Communities
 - Highways
 - County-owned Vacant Parcels
 - Hospitals



This map was made by the Inland Empire Council of Governments, a special district created by the County of Riverside, California, and the County of San Diego, California. The map was prepared by the County of Riverside, California, and the County of San Diego, California. The map is for informational purposes only and does not constitute a contract. The County of Riverside, California, and the County of San Diego, California, are not responsible for any errors or omissions on this map. The County of Riverside, California, and the County of San Diego, California, are not responsible for any damages or losses resulting from the use of this map. The County of Riverside, California, and the County of San Diego, California, are not responsible for any actions taken based on this map. The County of Riverside, California, and the County of San Diego, California, are not responsible for any actions taken based on this map.

Attachment C

FACILITY COST COMPARISON			
	Southwest Detention Center (1992 and 2001) Riverside County	Apple Valley Detention Center (2006 proposed) San Bernardino County	Santa Barbara Jail (2006 proposed) Santa Barbara County
Number of beds	1111	3000	808
Square Feet	216,723	760,000	328,928
Total Project Cost:	\$27,000,000 (1992)	\$380,000,000	\$150,500,000
• Improvements	\$26,600,000 (2001)		
• Building			
• Soft Costs	\$110,300,000 (2006 escalated)		
Per SF Cost*	\$508 per square foot	\$500 per square foot	\$457 per square foot
Acreage	60 acres	90 acres (estimate)	50 acres
*Does not include land acquisition cost			

PROJECT COST SUMMARY					
		Acres	SF	\$/SF	Budget
ACQUISITION BUDGET		40-70		\$6 - \$9	
CONSTRUCTION BUDGET					
	Site Construction Budget			\$6	
	Inmate Services Building Budget			\$300-\$350	
	Housing Units Construction Budget			\$450-\$500	
	Contingency Budget			20%	
	Sub-Total Construction Budget				
SOFT COSTS BUDGET					
	Equipment F,F&E			8.0%	
	Consultant Fees			9.5%	
	Project Administration - County			4.3%	
	Const. Mgt - CM + Test + Insp.			6.5%	
	Escalation			5%	
	Sub-Total Soft Costs Budget				
TOTAL PROJECT BUDGET					
TOTAL BEDS		Beds		\$/Bed	

