

Adult Detention Facility Discussion

Friday December 22, 2023

9:30 am

Solid Waste Conference Room

1. King Property Purchase Update – Whitney
2. Financial Review – Amy
 - a. Jail Savings
 - b. Bond Scenario Calculations/Impacts
 - c. Target Cost Range?
3. State Needs Assessment and Masterplan Review & Discussion
 - a. Cost Estimate and Value Engineering Discussion – What items can be scaled back? - Whitney
 - b. Revised Staffing Levels – Jenny
4. Scope Discussion – Jail or Jail / Sheriff's Dept.
5. Next Steps
6. Public Awareness

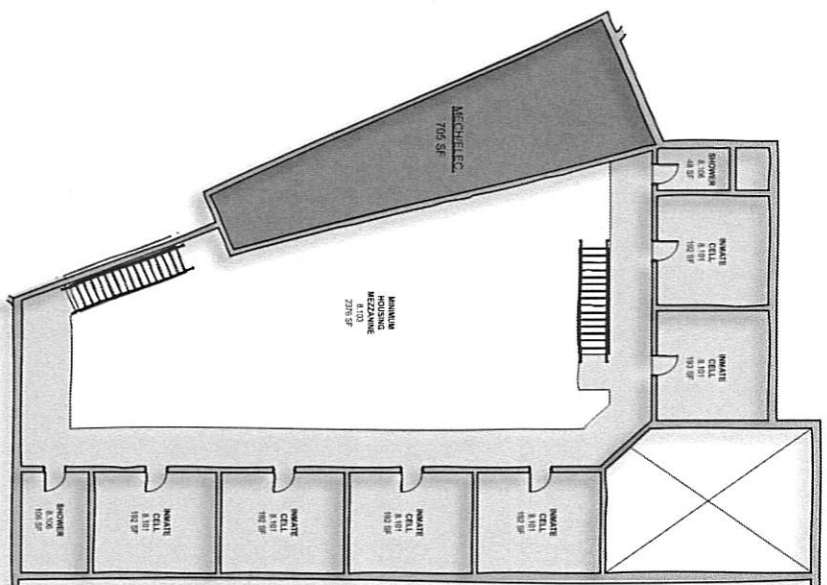
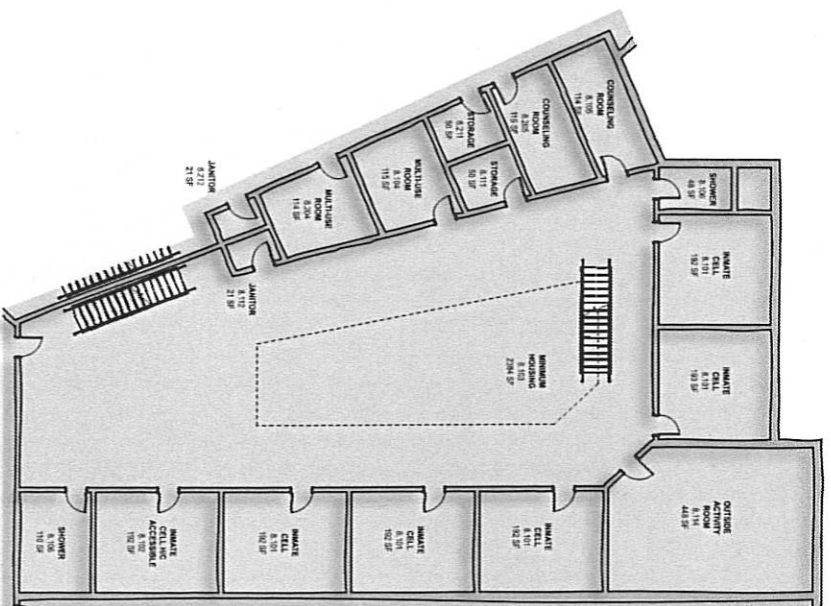
5.3.7 Housing Overview.

The housing is the largest department and is currently 77,325 square feet, for which some of the modules include a mezzanine level.

Each of the modules has its own recreation yard and internal program spaces.

5.3.8 8,000 – Housing – Minimum

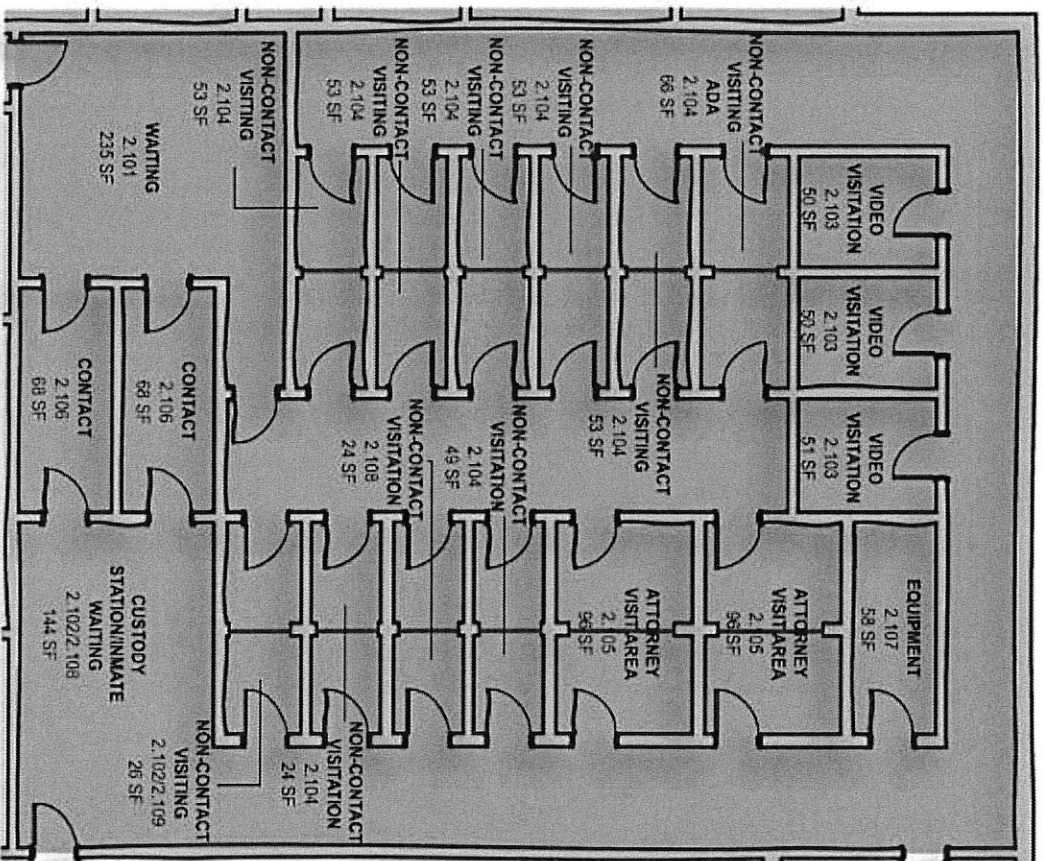
There would be (2) modules of minimum housing included in the design.



5.3.2 2.000 - Visitation

The visitation department is 2,795 square feet in size. It contains:

- (2) Contact Visitation Rooms
- (10) Non-Contact Visitation Rooms
- (3) Video Visitation Rooms
- (2) Attorney Visit Areas
- And all of the staging and circulation spaces required.



Jail Cost Analysis

Bond Amount	Annual Payment	Annual Cost PER					
		100k	200k	300k	400k	500k	600k
75 Million	9,348,051.50	25.33	50.65	75.98	101.31	126.64	151.96
100 Million	12,464,068.67	33.77	67.54	101.31	135.08	168.85	202.62
125 Million	15,580,085.84	42.21	84.42	126.64	168.85	211.06	253.27
135 Million	16,826,492.71	45.59	91.18	136.77	182.36	227.95	273.54

Scenarios assume a 5.5% bond rate and taxable value is based on FY 24.

Review of 4012

	Actuals					Budget				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Cash										
Jail Savings	1,318,683	2,808,683	7,618,767	11,608,767	13,848,767	16,338,767	18,828,767	21,318,767	23,808,767	26,298,767
North Building Savings	-	(12,750)	4,248,192	(431,295)	-	-	-	-	-	-
Courthouse West Savings	-	(1,250)	1,191,062	1,193,569	-	-	-	-	-	-
District Court Savings	-	-	634,885	591,205	-	-	-	-	-	-
Library Building Savings	-	-	-	-	50,000	100,000	100,000	100,000	100,000	100,000
Park Savings	-	-	-	-	-	250,000	250,000	250,000	250,000	250,000
Justice Center Parking Lost	-	27,713	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000
Unallocated Cash	-	-	1,713,791	2,763,872	3,102,890	3,202,890	3,202,890	3,202,890	3,202,890	3,202,890
Total Beginning Cash	1,318,683	2,822,396	15,626,697	15,946,118	17,221,657	19,891,657	22,381,657	24,871,657	27,361,657	29,851,657

Revenue										
FCEDA Loan Repayment	490,000	1,310,084	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000
PLUT Jail Savings	1,000,000	1,000,000	1,000,000	1,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
General Fund Jail Savings	-	2,500,000	2,500,000	750,000	-	-	-	-	-	-
Century Link Purchase	70,000	650,000	-	-	-	-	-	-	-	-
North Building Savings	-	5,191,231	1,180,344	-	-	-	-	-	-	-
Backup PSAP	-	-	-	442,204	-	-	-	-	-	-
Courthouse West Remodel Savings	-	1,216,272	590,000	550,000	-	-	-	-	-	-
District Court Remodel Savings	-	649,730	-	558,822	-	-	-	-	-	-
Library Building Savings	-	-	-	50,000	50,000	-	-	-	-	-
Park Savings	-	-	-	-	250,000	-	-	-	-	-
Justice Center Parking Lost	-	220,000	-	-	-	-	-	-	-	-
CARES Act Savings-Unallocated	-	1,670,864	-	-	-	-	-	-	-	-
General Fund-Unallocated	-	-	1,000,000	-	-	-	-	-	-	-
Interest	27,713	15,214	50,081	339,018	100,000	-	-	-	-	-
Total Revenue	1,587,713	14,423,395	6,810,425	4,180,044	2,890,000	2,490,000	2,490,000	2,490,000	2,490,000	2,490,000

Expenses										
Jail Expenses	-	-	-	-	-	-	-	-	-	-
Century Link Building Purchase	(75,000)	(668,276)	-	-	-	-	-	-	-	-
North Building Expenses (1107)	(7,750)	(912,013)	(5,417,627)	(10,909)	-	-	-	-	-	-
Back up PSAP	-	-	(442,204)	-	-	-	-	-	-	-
Courthouse West Expenses (1108)	(1,250)	(23,960)	(587,493)	(1,743,569)	-	-	-	-	-	-
District Court Expenses (1109)	-	(14,845)	(43,680)	(1,150,027)	-	-	-	-	-	-
Library Building Savings	-	-	-	-	-	-	-	-	-	-
Park Savings	-	-	-	-	-	-	-	-	-	-
Justice Center Parking Lot	-	-	-	-	(220,000)	-	-	-	-	-
Total Expenses	(84,000)	(1,613,094)	(6,491,004)	(2,904,505)	(220,000)	-	-	-	-	-

Ending Cash										
Jail Savings	2,808,683	7,618,767	11,608,767	13,848,767	16,338,767	18,828,767	21,318,767	23,808,767	26,298,767	28,788,767
North Building Savings	(12,750)	4,248,192	(431,295)	-	-	-	-	-	-	-
Courthouse West Savings	(1,250)	1,191,062	1,193,569	-	-	-	-	-	-	-
District Court Savings	-	634,885	591,205	-	-	-	-	-	-	-
Library Building Savings	-	-	-	50,000	100,000	100,000	100,000	100,000	100,000	100,000
Park Savings	-	-	-	-	250,000	250,000	250,000	250,000	250,000	250,000
Justice Center Parking Lost	-	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000
Unallocated Cash	27,713	1,713,791	2,763,872	3,102,890	3,202,890	3,202,890	3,202,890	3,202,890	3,202,890	3,202,890
Total Ending Cash	2,822,396	15,626,697	15,946,118	17,221,657	19,891,657	22,381,657	24,871,657	27,361,657	29,851,657	32,341,657

Balance Check Per GL 2,822,396 15,626,697 0 15,946,118 17,221,656 1



1470 North Roberts Street
Helena, Montana 59601
P | 406.457.0360

Project Name : FLATHEAD COUNTY DETENTION CENTER
Date : 7-Sep-2023

OPINION OF PROBABLE COST

(Note: This estimate is schematic in nature and is not intended to be a contractual budget amount. Line item costs provided are estimate is based on preliminary design. The information contained herein is only for use by the project owner. Actual cost may range between 10%-15% - plus or minus.)

DESCRIPTION	UNIT	QUANTITY	LOW UNIT COST	LOW TOTAL	HIGH UNIT COST	HIGH TOTAL
1000 - ADMINISTRATION	BGSF	7,534	\$ 445.68	\$ 3,357,753.12	\$ 519.96	\$ 3,917,378.64
2000 - VISITATION	BGSF	2,795	\$ 839.47	\$ 2,346,307.47	\$ 979.38	\$ 2,737,358.72
3000 - INTAKE/TRANSFER/RELEASE	BGSF	12,682	\$ 602.48	\$ 7,640,626.00	\$ 702.89	\$ 8,914,063.66
4000 - SECURITY OPERATIONS	BGSF	3,209	\$ 493.30	\$ 1,582,996.49	\$ 575.52	\$ 1,846,829.24
5000 - PROGRAM SERVICES	BGSF	4,226	\$ 650.56	\$ 2,749,249.66	\$ 758.98	\$ 3,207,457.93
6000 - MEDICAL SERVICES	BGSF	6,150	\$ 623.06	\$ 3,831,825.15	\$ 726.90	\$ 4,470,462.68
7000 - FOOD AND LAUNDRY SERVICES	BGSF	6,140	\$ 729.33	\$ 4,478,104.62	\$ 850.89	\$ 5,224,455.39
8000 - HOUSING	BGSF	77,325	\$ 648.32	\$ 50,130,957.38	\$ 756.37	\$ 58,486,116.94
9000 - COURTS	BGSF	10,461	\$ 713.65	\$ 7,465,450.81	\$ 832.59	\$ 8,709,692.61
CIRCULATION	BGSF	12,274	\$ 472.19	\$ 5,795,598.69	\$ 550.88	\$ 6,761,531.81
MECHANICAL	BGSF	1,957	\$ 414.43	\$ 811,043.42	\$ 483.50	\$ 946,217.33
FINISHED FLOOR SUBTOTAL		144,753	\$ 623.06	\$ 90,189,912.80	\$ 726.90	\$ 105,221,564.93
SITE WORK ALLOWANCE	G\$F	653,400	\$ 10.42	\$ 6,809,734.80	\$ 12.16	\$ 7,944,690.60
GENERAL CONDITIONS	MONTH	24	\$ 85,500.00	\$ 2,052,000.00	\$ 99,750.00	\$ 2,394,000.00
GROSS RECEIPTS TAX	%	1%	\$	\$ 990,516.48	\$	\$ 1,155,602.56
TOTAL CONSTRUCTION COST			\$ 691.12	\$ 100,042,164.07	\$ 806.31	\$ 116,715,858.09

SOFT PROJECT COST						
PROFESSIONAL DESIGN SERVICES			\$	8,003,373	\$	9,337,269
SURVEY ALLOWANCE			\$	20,000	\$	35,000
GEOTECH ALLOWANCE			\$	13,000	\$	20,000
PERMITTING			\$	320,427	\$	372,949
TESTING & INSPECTION			\$	50,000	\$	100,000
FF&E ALLOWANCE			\$	1,352,849	\$	1,578,323
OWNERS CONTINGENCY			\$	5,002,108	\$	5,835,793
SUBTOTAL			\$ 101.98	\$ 14,761,757	\$ 119.37	\$ 17,279,334
TOTAL PROJECT COST (\$F)			\$ 793 / SF	\$ 114,803,921	\$ 926 / SF	\$ 133,995,192

INFLATION CALCULATION						
3 YEAR INFLATION		4%	\$ 892.13 / SF	\$ 129,138,797	\$ 1041.27 / SF	\$ 150,726,367
5 YEAR INFLATION		3%	\$ 964.53 / SF	\$ 139,676,523	\$ 1126.23 / SF	\$ 163,025,639
10 YEAR INFLATION		3%	\$ 1173.98 / SF	\$ 169,937,847	\$ 1370.23 / SF	\$ 198,345,617

Flathead County Justice Center - Staffing Study

ID TAG	Title	Day Per Week	Existing Positions	New Positions	Day Shift	Evening Shift	Hours	Total	Relief Factor	Total Staff	Rounded Total
AD											
AD-01	Administration Commander	5 Days	1	0	1	1	9am-5pm	1	1	1	1
AD-02	Chief	5 Days	2	0	2	2	9am-5pm	2	1	2	2
AD-03	Financial Admin	5 Days	1	0	1	1	9am-5pm	1	1	1	1
AD-04	Training Officer	5 Days	0	1	1	1	9am-5pm	1	1	1	1
AD-05	Administrative Assistant	5 Days	0	1	1	1	9am-5pm	1	1	1	1
AD-06	Administrative Assistant	Future	0	0	0	0	9am-5pm	0	1	0	0
AD-07	Training Officer	Future	0	0	0	0	9am-5pm	0	1	0	0
	Sub Total		4	2	6	6	0	6		6	6
PS											
PS-01	Program Staff Program Coordinator		0	1	1	1	9am-5pm	1	1	1	1
	Sub Total		0	1	1	1	0	1		1	1
SS											
	Service Staff										
SS-01	RN	5 Days	1	0	1	1	9am-5pm	1	1	1	1
SS-01A	Nurse	7 Days	1	1	2	2	10hr shifts	2	1.6	3.2	3
SS-02	Mental Health Case Manager	5 Days	0	1	1	1	9am-5pm	1	1	1	1
SS-03	M.H Therapist	5 Days	0	2	2	2	10 hour	2	1	1	1
SS-04	IT	5 Days	0	1	1	1	9am-5pm	1	1	1	1
SS-05	Receptionist	7 Days	1	1	2	2	7am-7pm	2	1.6	3.2	3
SS-06	Maintenance	5 Days	0	1	1	1	9am-5pm	1	1	1	1
	Sub Total		3	7	10	10	0	10		11.4	11
SC											
	Security/Custody										
SC-01	Floor Sgt	7 Days	4	0	2	2	2 12 hour shifts	4	1	4	4
SC-02	Floor Cpl	7 Days	4	0	2	2	2 12 hour shifts	4	1	4	4
SC-03	Floor Officers										
SC-03A	Master Control	7 Days	4	0	2	2	2 12 hour shifts	4	1	4	4
SC-03B	Main Hsg Control North	7 Days	4	0	2	2	2 12 hour shifts	4	1	4	4
SC-03C	Main Hsg Control 2 South	7 Days	0	4	2	2	2 12 hour shifts	4	1	4	4
SC-03D	North HSG Floor Officers	7 Days	4	4	4	4	4 12 hour shifts	8	1	8	8
SC-03E	South HSG Floor Officers	7 Days	0	8	4	4	4 12 hour shifts	8	1	8	8
SC-03F	Booking Officers	7 Days	4	4	4	4	4 12 hour shifts	8	1	8	8
SC-03G	Medical Officer	7 Days	0	4	2	2	2 12 hour shifts	4	1	4	4
SC-04	Court Sgt	5 Days	1	0	1	1	9am-5pm	1	1	1	1
SC-05	Court Cpl	5 Days	1	0	1	1	9am-5pm	1	1	1	1
SC-06	Court Officers	5 Days	3	1	4	4	7am-7pm	4	1	4	4
SC-07	Transport Officers	7 Days	2	1	2	2	1 7am-7pm	3	1	3	3
SC-08	Relief Staff		5	5	5	5	5 Random	10	0	10	10
SC-09	Detention Public Screening	5 Days	0	2	2	2	0 Random	2	1	2	2
SC-10	Courts Public Screening	5 Days	0	2	2	2	0 Random	2	1	2	2
	Sub Total		36	35	41	30		71		71	71
SC-11	Additional Transports	If courts off site		3	3	3	7am-7pm	3	1	3	3
	Sub Total			3	3	0		3		3	3
	Total staff		43	45	58	30		88		89.4	89
	Civilian Staff		4	8	12	0		12		13.4	13
	Security/Custody Staff		39	37	46	30		76		76	76

9.0 Conclusion

9.1 Cost Reduction

After reviewing the Cost, we have outlined a few items that can help reduce some of the costs, including the following items:

1. Development of the wall types: The Master Plan wall types were developed as 8" or 12" thick. During the next level of design, these can be reduced to their accurate sizes. Doing so could reduce the area of the building by up to 3,000 square feet.
 - a. \$2,000,000 to \$3,000,000 in savings.
2. Reduce the cell area: The current cell size is 96 square feet. The minimum size for the two-person cell is roughly 80 square feet at the 156 cells, which is a reduction of 2,496 square feet.
 - a. \$1,750,000 to \$2,000,000 in savings.
3. Design Reduction: We also feel that up to 5% of the area could be reduced in further development of the rooms and design. This is 7,250 square feet in reduction.
 - a. \$5,000,000 to \$6,000,000 in savings.
4. Housing Pod Program Space Reduction: Two separate program spaces exist in each pod: 1) Multipurpose and 2) Counseling Room. Reducing these down to only one could save up to 1,840 square feet.
 - a. \$1,270,000 to \$1,500,000 in savings.
5. Reduction in Visitation Rooms: There are currently ten non-contact visitation, two attorney visitation, and two contact visitation rooms. However, removing 2 to 4 of the non-contact visitation rooms could be an option, which would reduce up to 455 square feet from the project.
 - a. \$314,000 to \$681,000 in savings.
6. Reduction in Intake holding cells: there are currently 14 holding cells in intake. These could be reduced by two to four cells, saving 650 to 1,344 square feet.
 - a. \$450,000 to \$1,083,000 in savings.
7. Reduce the number of courtrooms: There are currently two courtrooms included in this design. We could reduce this to one and save 4,175 square feet.
 - a. \$2,885,000 to \$3,365,000 in savings.

None of these cost savings would reduce the number of cells or capacity of the detention center. In addition, some of these functions could be added later if not included in this original scope of work. The sub-total of these cost-saving measures ranges from \$13,669,000 to \$17,629,000 in savings.

If it was determined that additional costs need to be implemented, there are a few other thoughts that could be considered. However, these modifications will reduce the facility's efficiency and capacity.

1. Remove individual outside activity areas and design 2 or 3 shared yards. This could reduce the area of the building by 6,000 square feet.
 - a. \$4,146,000 to \$5,844,000 in savings.

2. Reduce the number of pods and the number of beds from the scope of the project. This could reduce the area by 11,000 square feet.
 - a. \$7,601,000 to \$8,866,000 in savingsIf all of these cost savings measures were included in the next iteration of the design, the total cost savings for this project could range from \$25,416,000 to \$32,339,000

9.2 Next Steps

Once the site is selected and the budget the county would like this project to be constructed for is finalized. A revised master plan or a schematic design will need to be completed to finalize the design and layout of the building.

Building Area Legend

7,534 SF	1.000 - ADMINISTRATION
2,795 SF	2.000 - VISITATION
12,682 SF	3.000 - INTAKE/TRANSFER/RELEASE
3,209 SF	4.000 - SECURITY OPERATIONS
4,226 SF	5.000 - PROGRAM SERVICES
6,150 SF	6.000 - MEDICAL SERVICE
6,141 SF	7.000 - FOOD AND LAUNDRY SERVICES
77,325 SF	8.000 - HOUSING
10,461 SF	9.000 - COURTS
12,274 SF	CIRCULATION
1,957 SF	MECH/ELEC.

144,753 SF TOTAL

Legend	
	Public Entrances
	Secure/Staff Entry
	Service Entry
	Control Rooms

