



STEVENS COUNTY JUSTICE CENTER FEASIBILITY STUDY

COLVILLE, WASHINGTON

PREPARED FOR:

BOARD OF COMMISSIONERS
STEVENS COUNTY, WASHINGTON
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RS SECURITY, LLC
PROJECT NO. 20070.00

FINAL REPORT
AUGUST 4, 2023

SECTION 1

Introduction

Stevens County Commissioners commissioned RS Security to develop an updated Feasibility Study for the county's Jail and Justice Center. Late 2021 the consultant team commenced work to include 1) evaluate existing facilities, 2) define current jail capacity based on industry standards, 3) forecast county's population and project future jail population, 4) review the need for additional bed capacity, 5) compare options for developing needed space and develop options for renovation, expansion, and possible new construction.

This study is based in the team's findings observed during the existing facilities evaluation, current jail capacity and projected jail bed analyses. This process considered existing and national operating principles for the planning process and development of a detailed space program along with functional adjacency diagrams.

The future Stevens County Justice Center is planned to provide a safe and secure environment meeting all State and professional standards as well as reflecting best practices relating to contemporary jail operations and design. Planning efforts include appropriate housing and classification for detainees, treatment, and services necessary to address the needs of the inmate population. Close attention was given to staff efficiencies while enhancing safety and security for staff, inmates and public.

While the operational and architectural program may address some, or even a substantial portion of these requirements, these programs are in no way intended as an exhaustive identification of code and regulation issues. Future efforts will be required to ensure that all legal design requirements are met.

Future architectural design efforts will ultimately be responsible for satisfying all applicable Washington codes, regulations, and laws including, but not limited to building codes, zoning requirements, life safety codes, OSHA regulations, and Washington environmental laws as well as the following standards and regulations:

American Correctional Association's (ACA) Performance-Based Standards for Adult Local Detention Facilities

- Health Insurance Portability and Accountability Act (HIPAA)
- National Commission on Correctional Health Care (NCCHC) standards
- Prison Rape Elimination Act (PREA) standards
- U.S. Department of Justice's Americans with Disabilities Act (ADA) Standards for Accessible Design

Existing Condition Recap

For more than ten years, Stevens County's Jail capacity has been repeatedly pushed to the brink and beyond. The jail was originally built in 1978 to house 22 inmates and two juveniles. In 2000, the bed capacity was increased to 43 by double bunking and differing juveniles to outside facilities. Despite these efforts, Stevens County's inmate population continues to outpace its ability to house them. Over the past 10 years, Stevens County has established contracts with surrounding counties to house Stevens County inmates when the jail is overcrowded. This yearly expenditure has reached up to \$250,000.00 a year.

The following statements and recommendations are the consensus of the Detention Facility Needs Citizen Advisory Committee:

- The existing Detention Center is overcrowded to the point the County expends up to \$250,000 a year for out-of-county detention housing.
- Existing Detention Center is not compliant with current codes and life safety regulations.
- Facility needs to address the increasing mental health population.
- Staff inefficiencies need to be addressed to include observation, sightlines, movement, control, classification, and separation.
- The existing Detention Center is unsafe. Propose a facility that supports the Jails mission statement in providing a safe / secure facility for staff, detainees, and public.
- The existing Detention Center creates a liability for the county. Propose a safe and secure facility that meets the standard of care established by national and local jail standards.
- Existing Courts, Court Support Spaces and Detention Center does not fully meet the needs of the criminal justice system.
- The county will need 112 – 120 detention / correctional beds by the year 2040 to accommodate the projected jail population increase. Explore options to expand proposed facility to address future needs without great expense to the county and county taxpayers.
- The county should utilize more Alternatives to Incarceration. It was felt that a goal of 25% of those incarcerated should be placed on Alternatives such as Work Release, Electronic Home Monitoring, Drug Court, additional use of County Probation and others.
- Future development should proceed based upon development of Option 4 which includes a new 112-bed detention / correctional facility with all support components built on a site to the south of the courthouse. Option 4 also includes needed court services and the opportunity for future expansion within the proposed building envelope.

Findings of this report illustrate that based on the Average Daily Population “ADP” of 56 inmates, the existing facility exceeds the current recommended capacity based on national standards. It has become common practice to use dayroom areas for temporary holding until transport is arranged to an overflow facility, which puts the inmate population at a number that exceeds the existing bed count. Based on the findings of this report it is recommended that the existing facility house no more than 30 inmates.

STEVENS COUNTY DETENTION FACILITY - CAPACITY STUDY								
STUDY TITLE	CELL COUNT	ACA STANDARDS CAPACITY						COMMENTS
Single Cell Configuration	Bed Count	Cell size	Fixture Count	Day Space	Natural Light	ADA	Recreation	
Woman's Dorm	2	No	Yes	No	No	No	No	
North Wing	9	No	Yes	No	No	No	No	
West Wing	9	No	Yes	No	No	No	No	
Segregation	1	No	No	No	No	No	No	
Trusty	2	No	Yes	No	No	No	No	
Protective Cust	2	No	Yes	No	No	No	No	
Bed Count	25							CAPACITY NON COMPLIANT
Double Cell Configuration	Bed Count	Cell size	Fixture Count	Day Space	Natural Light		Recreation	
Woman's Dorm	4	No	Yes	No	No	No	No	
North Wing	14	No	No	No	No	No	No	
West Wing	15	No	No	No	No	No	No	
Max	2	No	No	No	No	No	No	
Segregation	1	No	No	No	No	No	No	
Trusty	4	No	Yes	No	No	No	No	
Protective Cust	3	No	Yes	No	No	No	No	
Bed Count	43							CAPACITY NON COMPLIANT
CAPACITY FACTORS								
	ACCESS TO NATURAL LIGHT 3 SQ. FT. WITH EXTERIOR VIEW PER OCCUPANT							
	CELL SIZE - 30 SQ. FT OF UNENCUMBERED SPACE							
	ALOCATED SPACE - 35 SQ. FT. PER OCCUPANT							
	ADA - AMREICAN WITH DISABILITIES - ACCESSABILITY							
	FIXTURE COUNTS - 1 PER OCCUPANT (SHOWERS, TIOLETS, LAVITORIES)							
EXISTING FACILITY LIMITATIONS								
	KITCHEN CAPACITY							
	LIMITED PROGRAMS							
	MENTAL HEALTH CARE							
	STAFF INTENSIVE DESIGN							

Existing Capacity Study

Recommendation

Based on the following factors

- Existing facility conditions
- Population projections
- Option studies
- Estimated construction cost
- Staff Efficiencies
- Operational obligations

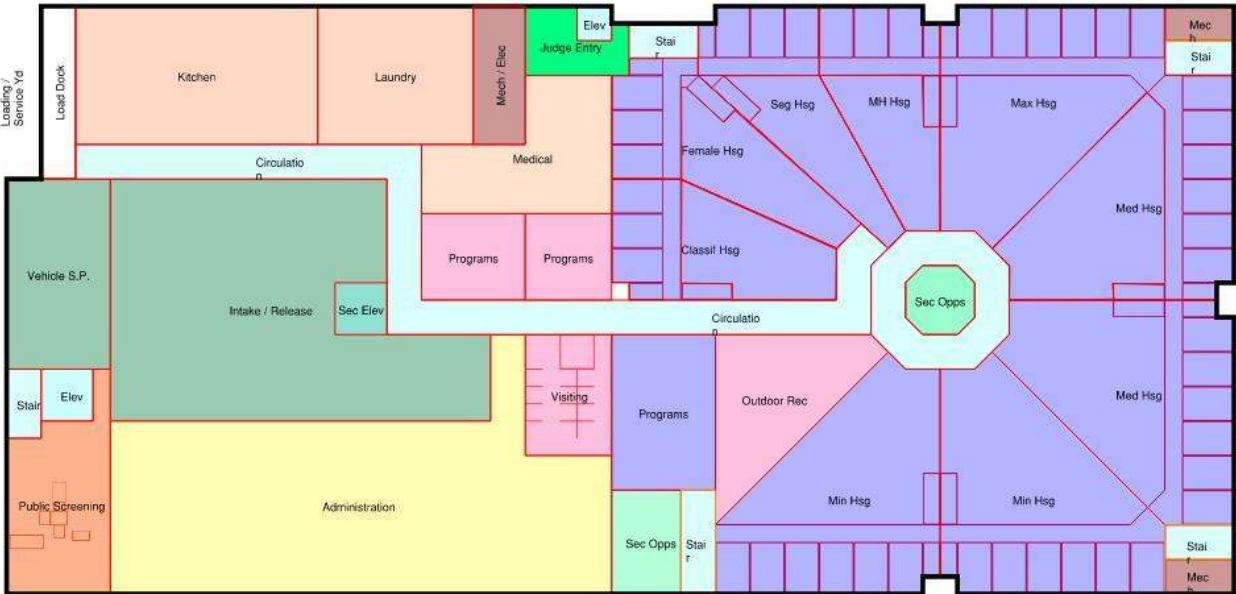
and the mission to address extreme conditions of the existing Stevens County Jail it is the recommendation to plan for a new Stevens County Justice Center that will be designed to provide a safe and secure environment, meeting all State and professional standards. Design that reflecting best practices relating to contemporary jail operations and design. Including appropriate housing, treatment, and services necessary to address the needs of the inmate population. This recommendation considers projected average daily population, special needs, staff efficiencies, and judiciary services. This Stevens County Justice Center – Feasibility Study concludes Option 4 best address the counties goals to provide public safety for the Stevens County community.

Impact considerations.

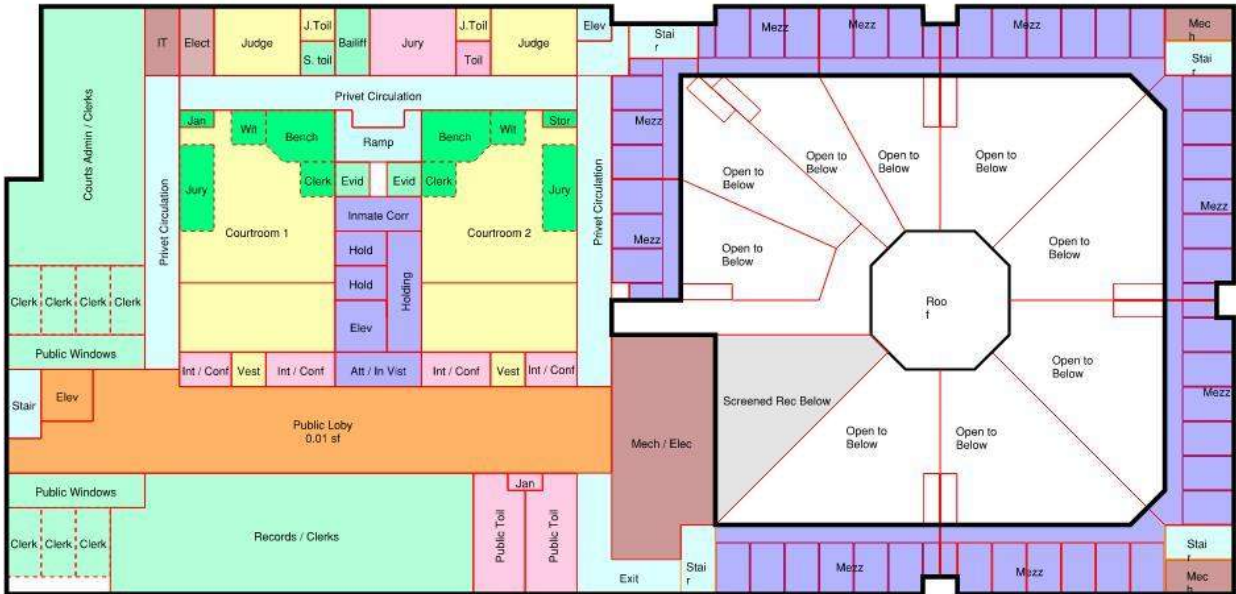
- Displacement of existing commissioner’s offices.
- Staff efficiencies with single level housing a pod design.
- Court services located within the same building.
- Clear and separate circulation between inmate, public and judiciary
- New construction and building systems.
- Meets the projected bed count and support space.
- Opportunity for future expansion within proposed building footprint.
- Facility longevity.
- Limits future capital improvement bonds to address existing courts and judiciary deficiencies and expansion.



Program Test Fit



New Construction Justice Center - Main Level
38,112 Gross Sq. Ft.



New Construction Justice Center - Second Level
26,752 Gross Sq. Ft.



New Construction Justice Center - Third Level
20,335 Gross Sq. Ft.

85,200 Total Gross Sq. Ft.
2,600 Unassigned Space

Capacity Evaluation

HOUSING OPTION RECAP									
Housing		No. Cell	Des Cap	Des Exp	Emrg Cap				
Option 4 - New Justice Center									
12 MIN	12 MIN	24	36	42	48				
5,744	SQ.FT.								
12 MED	12 MED	24	36	42	48				
5,744	SQ.FT.								
12 MAX		12	12	18	18				
2,872	SQ.FT.								
6 FEMALE	6 CLASIF	12	16	20	24				
3,198	SQ.FT.								
RATED CAPACITY		72	100	122	138				
6 SEG	6 MH	12	12	12	12				
3,048	SQ.FT.								
TOTAL CAPACITY		84	112	134	150				

Option 4 - New Justice Center									
0.100	Courts	38,832							
1.000	Admin/Sup	4,911							
2.000	Visit	809							
3.000	ITR	6,663							
4.000	SEC Opp	902							
5.000	Programs	1,731							
6.000	Med	861							
7.000	Food / Laund	3,043							
8.000	Housing	25,125	112	134	150				
	Build Gross	2,323							
Program Gross SQ.FT.		85,200							

Cost Analyses

Phase	OPTION 4 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	85,200	BGSF	\$786.27	\$66,990,204
2	Sitework	57,800	GSF	\$14.49	\$837,522
3	General Conditions & Support Service	20	MO	\$50,000	\$1,000,000
Total Estimated Construction Cost		85,200		\$808	\$68,827,726
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$68,827,726	\$6,194,495
					\$75,022,221
	Estimated Soft Costs (25-65%)	30%		\$75,022,221	\$22,506,666
Q3 2023 Estimated Project cost					\$97,528,888
5	Escalation to Q4, 2024	8%		\$75,022,221	\$6,001,777.71
					\$81,023,999.05
	Estimated Soft Costs (25-65%)	30%		\$81,023,999	\$24,307,199.71
Q4 2024 Estimated Project cost					\$127,837,865.16
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

Projected Staffing

ID	Title	Location	Position	Day	Evening	Night	Other	Hours	Total	Relief	Total	
TAG				Shift	Shift	Shift				Factor	Staff	
AD	Administration											
AD-01	Captain	Admin Office 1.42	1				1	800 -1700	1	1	1	1
AD-02	Lieutenant	Admin - Office 1.43	1				1	800 -1700	1	1	1	1
AD-03	Accounting Tech	Law and Justice Center.	1				1	800 -1700	1	1	1	1
	Sub Total		3	0	0	0	3		3		3	3
PS	Program Staff											
PS-01	24/7 Program Coordinator	Control 2.113	0.75				1	800 -1700	1	1	1	1
PS-02	Public Coordinator	Reception 1.146	1				1	800 -1700	1	1	1	1
PS-03	Compliance Specialist	Law and Justice Center	1	0.5	0.5				1	1	1	1
	Sub Total		2.75	0.5	0.5	0	2		3		3	3
SS	Service Staff											
SS-01	Mental Health Therapist	Office 0.121	1				1	900 -1800	1	1	1	1
SS-02	Mental Health Case Manager	Office 0.121	1	1					1	1	1	1
SS-03	Physician Assistant	Clinic 1.141	1				1	1000 -1700	1	1	1	1
SS-04	Nursing	Clinic 1.141	2	1	1				2	1	2	2
SS-05	Maintenance	Shop	1	1					1	1	1	1
	Sub Total		6	3	1	0	2		6		6	6
SC	Security/Custody											
SC-01	Shift Supervisor	Control - 1.107	3	1	1	1			3	1.6	4.8	5
SC-02	Security Rovers	One main level, One 2nd level	6	2	2	2			6	1.6	9.6	10
SC-03	Master control	Relocated to Control - 1.107	3	1	1	1			3	1.6	4.8	5
SC-04	Housing control	Control 2.113 and 2.114	6	2	2	2			6	1.6	9.6	10
SC-05	Direct supervision	Work Station 1.127	3	1	1	1			3	1.6	4.8	5
SC-06	Booking Officer	Work Station 0.101	6	2	2	2			6	1.6	9.6	10
SC-07	Escort officer/ Rovers	Escorts for intake, food service	6	2	2	2			6	1.6	9.6	10
SC-08	Relief Staff/Escort	Provides relief for control posts	3	1	1	1			3	1.6	4.8	5
SC-09	Transport officer	Off 0.122	3	2	1				3	1.16	3.48	4
SC-10	Court Officers	Off 0.122	2	2					2	1	2	2
SC-11	Program Coordinator	Control 2.113	1	1					1	1	1	1
SC-12	Training Sergeant	Control 2.114	1	1					1	1	1	1
	Sub Total		43	18	13	12	0		43		65.08	68
	Total staff		54.75						55		77.08	80
	Civilian Staff		9.75						10		10	10
	Security/Custody Staff		45						45		67.08	70

SECTION 2

Existing Facility Observations and Evaluation

Mission Statement

“The purpose of the Stevens County Jail is to provide a safe place of incarceration for people arrested by law enforcement or sentenced to commitment by the court. We will strive to provide this service in the most humane and efficient manner possible, taking into consideration our obligation to public safety and the inmate’s Constitutional Rights.”

Overview

Stevens County Jail – Located at the corner of Oak Street and Astor Street in Colville, Washington. The current Stevens County Jail is located in the basement of the Stevens County Courthouse addition. The original two-story courthouse was built in 1938 with the annex being completed 1978. This addition was designed to hold approximately 24 inmates in “linear” housing arrangements. In 2000, 19 additional beds were added by double-bunking the already undersized single cell, which brought the total bed count to 43.

Based on current State and Federal standards the approximate 6,700 square foot jail allocating approximately 156 square feet per inmate for housing and support services. This is one-third of the required space based on industry standards. Due to subsequent modifications for double and triple bunking over previous years, the jail now has a capacity that far exceeds the intent of the original design and allowed by current codes.

Existing Facility Organization

All detention functions of the jail are located at the basement level of the courthouse annex except for the vehicle sallyport and two holding rooms, which are located at the first-floor level. There is no Outdoor Recreation area, which means that the jail can be used only as a 90-day holding facility per State of Washington Jail Standards.

The main pedestrian entrance to the jail is via an exterior stairway; many of all deliveries are made using either this entry or through the courthouse and elevator. The floor plan is organized off a central secure corridor with jail functions to either side of the corridor. There are basically two housing units to the north and northwest, one small segregation area to the southeast and one small inmate worker area at the southwest. All housing areas are located at the exterior edges of the jail (to incorporate some day lighting into the areas). The two main exits from this level are through the main entrance exterior stairway or through an interior staircase to the main lobby exit of the courthouse.

Arrestee & officer intake entrance is via the vehicle sallyport and down an interior set of stairs. At the basement level, the arrestee is taken to a central booking area, which is open to the secure corridor, for booking, fingerprint & photo/ID. After booking the arrestee is taken to the dress-out area for change out/storage of street clothes. The inmate will then be housed in one of the housing pods for a maximum period of 90 days. Should an inmate’s sentence be longer than 90 days, the inmate will be transported to a neighboring county jail facility with outdoor recreation facilities for a 30-day period then returned to Steven’s County Jail for another 90-day stay or the balance of their sentence. If an inmate’s felony sentence is longer than 364 days, then that inmate will be housed in a state prison facility and not in jail.



Vehicle Sallyport

Security

It was observed, during visits to Steven's County Jail that the facility's primary security asset is the staff. The Jail maintains a minimum staffing level of two officers at all times. Jail staff manages to maintain and operate a facility that is antiquated and overcrowded most times. These issues tend to pose severe security and safety problems.

This facility was built to the standards of its time. However, new developments in detention operations and design since this facility was built provide opportunities to significantly reduce the liability risks for the county jail staff and county government. Intermittent supervision is considered inferior at preventing suicides and assaults between prisoners in comparison to the two alternatives currently available: direct and indirect supervision. Jail staff has made some attempts to add sufficient surveillance equipment to approximate indirect supervision, but due to the configuration of the existing jail it would be inefficient to try and view all aspects of the floor plan by indirect means. So far, the staff has been able to compensate for the limitations posed by the facility; the risk continues, nevertheless.

In discussions with Jail staff the following items pose the most serious security and safety issues:

- Blind corners at the North Wing Housing Unit. Overall, sight lines are poor from jail staff areas to and through inmate housing units. When jail staff does not have direct view into an area, they cannot establish the nature of potential problems without direct contact with the inmate.
- Consistent inmate over-population leads to heightened uncooperative and aggressive inmate behavior.
- All jail staff are required to carry every key to the facility during their shift, due to the jail configuration and its operation. This could mean that an inmate could obtain full access to the Jail by over-powering any one jail staff.
- There is a high rate of jail staff injury in the jail due to inadequate physical security separations. The ability to staff the jail is sometimes compromised.
- Escorting of inmates downstairs to the booking area is problematic and has led to jail staff injuries. An uncooperative inmate that is in restraints must be taken outside and around the sidewalk to enter the courthouse through the east side entry to access the elevator to the basement level.
- Secure corridor is too narrow for escorting inmates. Typical escorting procedure is to have jail staff walk on either side of an inmate when moving from one area to another within the facility. This is problematic and has led to many jail staff injuries during confrontation with violent inmates.

- The Intake/Booking space has staff and inmate visiting traffic through the area which makes searching and weapons or contraband seizure difficult.
- There is only one cell that can be used for suicide prevention. It is located within one of the male housing units, which creates a problem when using the cell for female inmates.
- Sight and sound separation between jail staff and inmate population affects incident response times.
- Inmates have direct access to weapons and potential weapons during booking procedures, as there is presently no physical separation between jail staff and inmates.
- Potential confidentiality issues due to lack of sight and separation between jail staff/medical staff/inmates.
- Inmate flow between court and jail and back is problematic due to direct contact between inmates and the public at public lobbies and in the elevator.
- There is potential for inmate access to the kitchen area through the main corridor; kitchen has knives and other food preparation tools housed in the area. This has led to jail staff injury when inmates have obtained access to the kitchen area. In addition, the protective custody cells are located adjacent the kitchen compounding the security issues, as this is the area where high risk or violent inmates are housed.
- Since the public is allowed entrance to the same corridor, as inmates for visitation, there are potential public safety issues should jail staff lose control of an inmate within this area.
- Inadequate air movement. In some incidents, aggressive inmates have needed to be subdued by jail staff with pepper spray. Jail staff were still affected by the pepper spray in different areas of the jail up to 3 hours later.
- The jail does not have an intercom system for staff to communicate with inmates. Currently staff must talk through the cell doors or dayroom bars.
- Fire alarm annunciates (sounds) in each housing unit whenever the fire alarm is initiated. This leads to confusion, aggressive behavior and panic from the inmate population.
- There is no adequate area to evacuate the inmate population in case of an emergency, that would not possibly lead to a public safety issue.
- There are inadequate consultation/interview rooms for attorney's, clergy and mental health staff to utilize when dealing with inmates.

Jail Administration

It appears from the original plans that there was never a provision for jail administration in the building. The current location hampers private communications and requires the chief to move to other areas or leave the jail for many of their functions.

Booking

This function starts in an enclosed garage, rather than a secure vehicle sallyport which is missing at this jail facility. Newer detention facilities have a secure vehicle yard for the arresting officer to park prior to bringing an arrestee into the facility. Frequently, there are traffic backups in the garage as it is "one-way" traffic and transports are loading the same time as an arrestee is being brought in by law enforcement.

Cramped quarters create injury risks to staff, arresting officers and arrestees. Only one person can be booked at a time at the booking counter.

Circulation space is tight in the booking area and there is no space for the arresting officer to prepare paperwork or finish paperwork out of sight from the arrestee. This area is a place where frequent fights break out. Booking is also a staff workspace which contains many weapons and contraband items if taken by inmates.

Property storage is located in a converted storage room, which also houses the dress-out function. There is not adequate storage space or ventilation for the inmate property.



Booking / Control

Housing

The housing areas are laid out along the corridor and require staff to move down the central corridor to observe the housing areas. The following issues were observed in the housing areas:

- Square foot per inmate does not meet American Correctional Association (ACA) Standards for Adult Detention Facilities.
- Poor lighting.
- Poor ventilation, fresh air intake is located adjacent the courthouse designated smoking area and the parking lot which brings in smoke and automobile exhaust.
- Inmates are fed within the housing unit dayrooms and individual cells if an inmate is confined to their cell.
- Plumbing is antiquated and frequently floods in the jail area.
- Numerous blind areas that cannot be supervised due to the physical plant layout.
- All personal hygiene requirements are accommodated within the individual housing unit dayrooms. Inmates are allowed 5 hours per day out of their cells in the dayroom areas.
- Only one maximum security holding cell is available for isolation of troubled inmates or new arrivals requiring observation, these do not have video surveillance.
- Walls have holes in them from construction which allow inmates to hide contraband.

The following is a breakdown of allowable bed counts in the jail illustrates compliance / non-compliance with ACA "American correctional Association" (Local Detention Standards) and Washington State Jail Standards. This takes into account cell size, access to natural light, day space allocation, fixture count and access to recreation space.

STEVENS COUNTY DETENTION FACILITY - CAPACITY STUDY								
STUDY TITLE	CELL COUNT	ACA STANDARDS CAPACITY						COMMENTS
Single Cell Configuration	Bed Count	Cell size	Fixture Count	Day Space	Natural Light	ADA	Recreation	
Woman's Dorm	2	No	Yes	No	No	No	No	
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	ADA - AMREICAN WITH DISABILITIES - ACCESSABILITY							
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EXISTING FACILITY LIMITATIONS								
	KITCHEN CAPACITY							
	LIMITED PROGRAMS							
	MENTAL HEALTH CARE							
	STAFF INTENSIVE DESIGN							

Existing Capacity Study

The findings of this report illustrate that based on the Average Daily Population “ADP” of 56 inmates, the facility exceeds the current recommended capacity based on national standards. It has become common practice to uses dayroom areas for temporary holding until transport is arranged to an overflow facility, which puts the inmate population at a number that exceeds the existing bed count.

Food Service

While the kitchen manages to generate the meals necessary for an average daily population of 53, a severe lack of space results in extremely difficult working conditions. The lack of space is evident in how storage has been cribbed throughout the kitchen, an old dayroom has been converted to a storage room, adding to the awkwardness of functioning in inadequate space. Dry storage is located outside the kitchen area in remote locations.

The quality of finishes is not up to the requirements of a commercial kitchen, much less one with the intensity of use this one receives.

Deliveries from vendors come through the courthouse lobby and down the public elevator. The vendors then move the food supplies through the central corridor to storage rooms.



Kitchen

General Storage

Storage has been cribbed into corridors and various functional areas, as described in other sections. Storage in the corridors restricts corridor widths, access to doorways and paths of travel for the disabled. Additional storage space is needed in the jail areas.



Storage

Medical

There are accommodations for medical visits outside of the individual housing units at the basement level. Inmates are allowed medical visits on Wednesday evenings when medical staff is present for 1-1/2 hours; jail staff is with the medical staff at all times during medical visits. There are no facilities for isolation of a sick inmate; if they are sick enough, they will be transferred to the hospital.

A gurney cannot fit flat into the elevator that serves the jail floor, which could be an issue in an emergency. This may also be a liability issue for the county.



Medical Exam

Laundry

Laundry facilities are adjacent the west housing unit at the end of the central corridor. This necessitates inmate workers moving the laundry in carts past the housing unit which could allow contraband to be passed. The laundry room is also part of the facility fire exiting plan and is frequently blocked with piles of dirty laundry and carts causing a liability to the county.



Laundry

Visiting

Visitation areas are centrally located within the floor plan. Inmates are individually escorted to non-contact visitation booths through the main corridor and into the open booking area, which accesses the booths. Public visitors come to the main entrance door and notify jail staff of their presence via intercom.

Jail staff will greet the visitors at the entrance sallyport, where visitors will be held until they can be escorted to the conference room abutting the visitation booths. Visitors will be screened by jail staff with a metal-detecting wand to detect metal objects; personal valuables will be stored in the cook's office. Communication between visitors and inmates is via visitation phones. Staff have been discussing utilizing video visiting to remove the public from inside the jail perimeter and any possibility of drugs and contraband being brought into the facility.

Jail trustees are allowed some contact visitations within the conference room, but this is problematic for jail staff due to contraband issues. Inmates are allowed up to 3 visitations per week.



Visitation

Recreation

Outdoor recreation is not available to inmates housed in this facility. Indoor recreation is tight and small enough that inmates must utilize the room 1 or 2 at a time without fresh air or ventilation. The room contains a single piece of exercise equipment which fills most of the space.

Support

There are no staff support spaces in the jail facility for employee lockers, changing of clothing after blood splashes or pepper spray, staff training, employee break room and facility maintenance.

Court Movement & Transport

For court appearances, inmates are escorted to the elevator at the basement level. Courtrooms are at the upper level of the courthouse. Corrections staff are unarmed and without protective vests when escorting inmates via the public elevator through public lobbies to the courtrooms. There is no physical separation between the inmate, victim's families and the general public at certain times during the inmate's transport to court.

Site

The facility is located close to the court facilities and attorneys for easy access. Currently there is adequate parking on the adjacent streets for vehicles, although the City of Colville is concerned about the number of employees that utilize public parking areas. However, there are numerous "American with Disabilities Act (ADA) violations on the site and within the courthouse.



Jail Access

Building Code Issues

The Steven's County Jail was likely designed and constructed in compliance with governing building codes of the times. Currently, due to increased jail population demands and when compared to current code requirements, the jail will not adequately meet fire and life safety issues sufficiently to protect the county from certain liability risks. The following are general areas of non-compliance that may lead to safety issues:

- Jail occupant load exceeds that acceptable for the use.
- Overall jail exiting appears sufficient, but numbers of exits from some individual housing units are not acceptable. Other exiting requirements (dead-end corridors) are non-compliant.
- Jail floor / ceiling assembly should be verified for acceptability as an Underwriters Laboratory (UL), 2-hour fire-rated assembly.
- Exit corridor does not fully comply as an accepted Underwriters Laboratory (UL), 1-hour fire-rated assembly.
- Doors and other openings do not fully comply as an accepted Underwriters Laboratory (UL), 45-minute fire-rated assembly.
- Utility shaft penetrations do not fully comply as an accepted Underwriters Laboratory (UL), 2-hour fire-rated assembly.
- Occupancy separations do not fully comply as an accepted Underwriters Laboratory (UL), 4-hour fire-rated assembly.
- Overall, the facility does not comply with the Unifor Building Code Chapter 11 for handicap accessibility.
- The jail facility does not have a fire sprinkler system.

SECTION 3

Facility Program Space List

Overview

In 2021, the consultant team commenced work on Phase 2 Feasibility Study, which involved development of a detailed space program and functional adjacency diagrams for Stevens County Justice Center (SCJC). Much of the information relative to the development of space programs emanated from current industry standards, the 2020 population forecast analyses⁶, workshops conducted with subject matter experts, and documents received during work effort. This program will serve as a foundation for the development of concepts and the future design efforts.

The future Stevens County Justice Facility will be designed to provide a safe and secure environment meeting all State and professional standards as well as reflecting best practices relating to contemporary jail operations and design. Appropriate housing, treatment, and services necessary to address the needs of the inmate population will be provided; more specifically:

- General population - Male Minimum, Medium and Maximum security Housing
- Special Management - Segregation and Mental Health Housing
- Female housing
- Classification housing

To facilitate processing of new inmates the intake operation will be designed to maximize workload efficiencies and minimize the time an inmate is detained in this area – either pending release from custody or assignment to a housing area

The SCJC Program reflects the operational and space standards / regulations contained within the:

- American Correctional Association's (ACA) Performance-Based Standards for Adult Local Detention Facilities¹
- Health Insurance Portability and Accountability Act (HIPAA)²
- National Commission on Correctional Health Care (NCCHC) standards³
- Prison Rape Elimination Act (PREA) standards⁴
- U.S. Department of Justice's Americans with Disabilities Act (ADA) Standards for Accessible Design⁵

SCJC is planning for a future average daily population of 74 inmates⁶ that with peaking and classification factors applied will require 112 beds. Based on developing standardized configurations for housing pods based on efficiencies and constructability coupled with our programming and bed allocations discussions with the client team, it was determined that the future SCJS will have a total of 84 cells beds (72 Rated Cells), with a rated Design Capacity of 100 general population beds. The program effort took into account future expansion of 22 additional beds without significant CIP (Capital Improvement Funds). This will lessen future public and county cost. Along with the 100 planned rated beds, 24 beds are provided to address the Special Needs population and Mental Health.

Future Considerations – The base program was based on best practices and national norms for a facility of this size. During the planning process, hard decisions were made in the attempt to reduce the overall building size requirements to lessen the counties financial burden given the difficult times and inflated construction costs. With this reduction of 12,000 square feet in building size, the reader will note highlighted items in the space lists that follows, where the county still felt the facility could be operated safely and securely. As the average length of stay is 13 days, there is less of an opportunity to provide meaningful programs requiring dedicated space. Some reductions include, Visitation, dedicated Release, Staff Support, Clinic / Infirmary, and decentralized programs / recreation identified for housing.

¹ ACA Performance-Based Standards for Adult Local Detention Facilities, 4th Ed. June 2004. ACA 2016 Standards Supplement. November 2016.

² HIPAA - Public Law 104-191; 1996.

³ NCCHC. Standards for Health Services in Jail. 2018.

⁴ Prison Rape Elimination Act – Prisons and Jail Standards. 2012.

⁵ ADA Standards for Accessible Design. 2010.

⁶ Population forecast for the year 2040.

Architectural Program - Summary

2/3/2023

		Component	Net Useable Square Feet	Departmental Gross Square Feet
Stevens County Planning Space Program				
Program Element Recap				
0.000		Courts	24,128	38,832
1.000		Administration	3,508	4,911
2.000		Visitation	578	809
3.000		Intake/Transfer/Release	4,299	6,663
4.000		Security Operations	644	902
5.000		Inmate Program Services	1,282	1,731
6.000		Medical Services	615	861
7.000		Food and Laundry Services	2,434	3,043
8.000		Housing	16,750	25,125
		44,045		
		Subtotal NSF	54,238	
		TOTAL DGFSF		82,877
		Building Gross @5%	6,509	6,509
		GRAND TOTAL BGFSF		89,385

		Site Influences		
		Staff Parking and Shift change allocation	15 @ 300 Sq. Ft.	4,500
		Public Parking Allocation	25 @ 300 Sq. Ft.	7,500
		Service Yard Allocation	LS 400	400
		TOTAL SITE ALLOCATIONS		12,400

		Displaced / Renovation Influences		
		Demolition	???? Sq. Ft.	????
		Tennent improvements	???? Sq. Ft.	????
		Site and Utilities	LS ?????	????
		TOTAL SITE ALLOCATIONS		-

Architectural Program - Courts

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
0.000 Courts						
0.100 Public						
0.101	Weather Vestibule	NA	1	120	120	ADA Access
0.102	Queuing	6	1	120	120	
0.103	Weapon Storage		1	50	50	Gun Locker (6)
0.104	Screening Station		1	300	300	
0.105	Recovery and Secondary Screening	3	1	60	60	
0.106	Exit Path	6	1	120	120	Exit separate from entry
0.107	Public Restrooms	6	2	270	540	ADA accessible
0.108	Public Lobby / Waiting	40	3	20	2400	Split between court floors
0.109	Public Elevator	6	3	120	360	Split between court floors
Subtotal (NSF)					4,070	

0.200 Judiciary						
0.201	Courtrooms	50	4	2000	8000	Restraints in cabinets
0.202	Vestibule	4	4	60	240	Courtroom Entry
0.203	Attorney / Client Conference, Mediation	4	4	100	400	Located outside courtroom off public waiting
0.204	Victim / Client Waiting	4	4	100	400	Located outside courtroom off public waiting
0.205	Judges Chamber	6	4	200	800	Close proximity to courtroom with small conf table
0.206	Judges Toilet / Changing	1	4	60	240	Accessible from judges chamber w/ closet
0.207	Coffee Counter	0	4	12	48	Counter w/ coffee maker, sink, mini fridge
0.208	Temp Evidence Storage	0	4	50	200	Adjacent to courts
0.209	Jury	13	2	320	640	Off Privet Circulation
0.210	Jury Toilet Room	1	2	60	120	Off Privet Circulation
0.211	Bailiff	4	2	130	260	Off Privet Circulation
					0	
Subtotal (NSF)					11,348	

0.300 Custody Holding						
0.301	Security courtroom access	6	2	130	260	
0.302	Holding cells	2	4	90	360	Concrete bench, toilet
0.303	Custody / Attorney Visiting	2	2	130	260	Communications, document pass
0.304	Security elevator	6	2	120	240	Confirm holding cage in cab
Subtotal (NSF)					1,120	

Architectural Program - Courts

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
0.000 Courts						

0.600 Adult Probation							
0.601	Office	4	2	120	240	Seating for 4	
0.602	File Storage	1	1	100	100		
0.603	Interview	3	1	100	100		
0.604	Waiting	4	1	100	100		
0.605	Copy	1	1	50	50		
0.606	Coffee bar	1	1	20	20		
0.607	Staff Toilet	1	1	60	60	Could use central toilets	
					Subtotal (NSF)	670	

0.700 Juvenile Processing / Probation							
0.701	Office	4	2	120	240	Seating for 4	
0.702	File Storage	1	1	100	100		
0.703	Interview	3	1	100	100		
0.704	Waiting	4	1	100	100	Cuff bench	
0.705	Work station	1	1	80	80		
0.706	Copy	1	1	50	50		
0.707	Staff Toilet	1	1	60	60		
0.708	Holding cell	1	1	80	80	Concrete bench, toilet	
0.709	Booking / Processing	2	1	100	100		
					Subtotal (NSF)	910	
					Total Dept. (NSF)	24,128	
					Unassigned	1,760	
					Sub Total	25,888	
					Grossing Factor @ 50%	12,944	
					TOTAL DEPT. GSF	38,832	

Architectural Program - Administration

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
1.0 ADMINISTRATION						
1.100	Entry Lobby					
1.101	Vestibule	1	1	80	80	
1.102	Receptionist	1	1	80	80	
1.103	Public Restrooms	1	1	30	30	
1.104	Mail/Package/Receiving Room	1	1	70	70	
1.105	Security Screening Station	1	1	35	35	
1.106	Display Case	1	1	60	60	
1.107	Vending	1	1	60	60	
1.108	Public Lockers	8	1	3	24	
Subtotal (NSF)					355	

1.200	Administrative Offices					
1.201	Commander	4	1	35	140	
1.202	Sergeants	2	2	50	200	
1.203	Administration Captain	1	1	0	0	
1.204	Administration Support	2	2	0	0	
1.205	Business Manager	1	1	100	100	Workstation - Locate business office near public lobby
1.206	Conference Room	20	1	20	400	
1.207	Armory	N/A	N/A	N/A	N/A	Not associated with the Jail
1.208	Security Equipment Storage	1	1	144	144	Emergency response equipment, radio storage/issue, tactical equipment
1.209	Storage Room	N/A	N/A	N/A	N/A	Not associated with the Jail
1.210	Staff Training Classroom	20	1	15	300	
1.211	Secure File Room	1	1	100	100	
1.212	Locksmith	1	1	0	0	Work bench and equipment, key control
1.213	Storage/Supplies/Copy Room	1	1	100	100	Work table/counter, copier, fax machine, supplies, lockable files
1.214	IT Equipment Room and Storage	1	1	100	100	Lockable storage area @ 60 SF
1.215	Staff Toilet	1	2	60	120	ADA-compliant
1.216	Janitor's Closet	1	1	35	35	Service sink, mop rack, shelving
1.217	Staff Break Room	5	1	25	125	Sink, coffee maker, under-counter refrigerator, storage cabinets
1.218	Storage Closet	1	1	100	100	
1.219	Computer Server Room	1	1	144	144	UPS
1.220	Smoking Area	1	1	0	0	Outdoor patio - Covered - @50%
1.221	Small Conference	4	1	40	160	Shared area
Subtotal (NSF)					2,268	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
1.0 ADMINISTRATION						
1.300	Staff Services					
1.301	Male Staff Locker Room, Showers, Toilet, Lav.	15	1	25	375	Mix of locker sizes
1.302	Fem. Staff Locker Room, Showers, Toilet, Lav.	7	1	25	175	Mix of locker sizes
1.303	Staff Workout and Physical Training	12	1	0	0	Training equipment, mats
1.304	Janitor's Closet	1	1	35	35	
1.305	Storage	1	2	150	300	
1.306	Training Office	2	1	0	0	Workstation
				Subtotal (NSF)	885	
				Total Area (NSF)	3,508	
				Dept. Gross @ 40%	1,403	
				TOTAL AREA (DGSF)	4,911	

Architectural Program - Visiting

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
2.0 VISITATION						
2.100	Visitation					
2.101	Lobby and Waiting	10	1	25	250	Foyer, open seating Adjacent to entry lobby
2.102	Custody Station	1	1	48	48	
2.103	Video Visit Booths	2	4	20	160	Individual open booths w/ sound isolation
2.104	Non-contact visiting	2	3	20	120	3 total, 1 ADA compliant - Adjacent to Video Visiting
2.105	Attorney Visit Area	4	2	20	0	(2) Non-Contact w/paper pass
2.106	Officer Station	0	1	100	0	
2.107	District Court Arraignment/Parole	0	1	40	0	
2.108	Circuit Court Motions	0	1	40	0	
2.109	Waiting - Inmate	0	2	15	0	
2.110	Conference Room	0	1	20	0	
2.111	Media	0	1	20	0	
2.112	Equipment Storage	0	2	100	0	Adjacent courtrooms
2.113	Staff Toilet	0	2	60	0	ADA Compliant
2.114	Inmate Search/Restroom	0	1	60	0	(1) ADA Compliant
2.115	Security Vestibule	0	1	80	0	For Court Access
2.116	Janitor's Closet	0	1	35	0	Service sink, mop holder, storage shelving
2.117	Judge's office and support	0	2	35	0	Office, clerical, toilet
2.118	Group Holding	0	2	30	0	Secure toilet - Bench seating
2.119	Single Holding cell	0	1	65	0	Secure toilet - Bench Seating
2.120	Public Restrooms	0	2	60	0	(ADA) Adjacent lobby/Waiting - Design may offer opportunity to combine with main Public Lobby restrooms
				Subtotal (NSF)	578	
				Dept. Gross @ 40%	231	
				TOTAL AREA (DGSF)	809	

Architectural Program - Intake / Transport / Release

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.0 INTAKE / TRANSFER / RELEASE						
3.100	Reception / Transport Area					
3.101	Vehicle Sally Port	NA	1	1200	1200	2 drive through lanes for transport vehicles
3.102	Gun Locker	1	1	20	20	On outside wall of Vehicle Sally Port
Subtotal (NSF)					1,220	

3.200	Transport Team					
3.201	Equipment Storage	1	1	60	60	Restraints in cabinets
3.202	Report Writing / Staging	6	1	20	120	Open counter
Subtotal (NSF)					180	

3.300	Intake Processing					
3.301	Secure Vestibule / Sally Port	6	2	20	240	
3.302	Photo ID Station	2	1	30	60	Open counter with 3 stations
3.303	Finger Print Station	2	1	25	50	
3.304	Group Holding Cell	6	2	25	300	Fixed wall bench, cuffing rings
3.305	Individual Holding Cell	1	4	60	240	Fixed wall bench, cuffing rings
3.306	Inmate Toilet	1	2	60	0	ADA-compliant, 1-male, 1-female
3.307	Intake Station	1	2	60	120	Interview counter w/ privacy partitions; back up to records section
3.308	Medical/Mental Health Screening and Exam	3	1	35	105	Desk/workstation, exam table, sink, shelving
3.309	Interview	2	1	65	130	
3.310	Intake/Transfer/Release Officer	1	1	65	65	Workstation, view of booking area
3.311	Storage Closet	1	2	35	70	1-restraint equipment storage, 1-forms storage
3.312	Staff Toilet	1	2	60	120	ADA-compliant, 1-male, 1-female
3.313	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
Subtotal (NSF)					1,535	

3.400	Inmate Records					
3.401	Inmate Records Storage	1	1	144	144	Compact shelving - Consider reduction due to electronic records.
3.402	Reproduction	1	1	40	40	
Subtotal (NSF)					184	

Architectural Program - Intake / Transport / Release

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.0 INTAKE / TRANSFER / RELEASE						

3.500 Inmate Property / Dress						
3.501	Showers / Dress - Male	1	2	35	70	Separated drying area, one ADA-compliant. Pass window to Property Storage
3.502	Showers / Dress - Gender neutral	1	1	60	60	Separated drying area, ADA-compliant; adequate separation from male area. Pass window to Property Storage
3.503	Inmate Property Storage	150	1	5	750	Stacked rail and shelf storage system. Contains inmate valuables storage, bulk items storage, collection / distribution passes to dressing/shower areas.
3.504	Inmate Issue Storage	60	1	5	300	Shelving, work counter, adjacent to property storage areas
Subtotal (NSF)					1,180	

3.600 Release / Transfer Area						
3.601	Pre-Trial Release Counter	1	2	60	0	Interview counter w/ privacy partitions (1) ADA
3.602	Group Holding Cell	10	1	25	0	Fixed wall bench, cuffing rings
3.603	Small Holding Cell (1-3 person)	1	1	50	0	Fixed wall bench, cuffing rings
Subtotal (NSF)					0	
Total Dept. (NSF)					4,299	
Grossing Factor @ 55%					2,364	
TOTAL DEPT. GSF					6,663	

Architectural Program - Security Operations

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
4.0 SECURITY OPERATIONS						
4.100	Security Operations Command					
4.101	Operations Office (LT)	2	1	0	0	Located in the area of focus IE intake, housing,
4.102	Watch Commanders - Capt. (WC)	2	1	0	0	Shared office, 2 workstations
4.103	Watch Command Work Room	1	1	0	0	Copy and support
4.104	Storage Room	1	1	0	0	
4.105	Briefing	10	1	0	0	Staff signs in and out here
4.106	Staff Report Writing Station	1	3	0	0	Computer Stations - Located in Briefing
					Subtotal (NSF)	0

4.200	Control Center					
4.201	Central Control Room	2	1	80	160	Complex exterior control; building interior control; raised area, transaction drawer to corridor, view of adjacent circulation; CCTV monitors; may have up to 2 staff
4.202	Security Vestibule	1	1	80	80	Interlocked doors
4.203	Security Equipment Room	1	1	200	200	Security electronics; adjacent to/accessed from Control Room
4.204	Mechanical Equipment Room	1	1	144	144	Separate system for Control Room; adjacent to Security Equipment Room
4.205	Toilet	1	1	60	60	Accessed from Control Room; ADA-compliant
					Subtotal (NSF)	644
					Total Dept. (NSF)	644
					Dept. Gross @ 40%	258
					TOTAL AREA (DGSF)	902

Architectural Program - Inmate Program Services

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
5.0 INMATE PROGRAM SERVICES						
5.100	Program Services - Central					
5.101	Programs Office	1	1	100	100	Workstation
5.102	Copy / Work Room	4	1	25	100	
5.103	Storage Room	1	1	100	100	
5.104	Work Room - Library	1	1	144	144	Copy, fax, work table, storage shelving, lockable storage cabinets, counter w/ sink
5.105	Book Storage Stacks	1	1	144	144	Book shelving - (Note: Does <u>not</u> include law library)
5.106	Law Library Book Storage	1	1	144	144	Book shelving - Provide kiosks in housing dayrooms
5.107	Classroom	10	2	20	400	Book shelving - Provide kiosks in housing dayrooms
5.108	Religious Services Storage	3	1	50	150	For religious books, pamphlets, vestments
				Subtotal (NSF)	1,282	
				Dept. Gross @ 35%	449	
				TOTAL DEPT. GSF	1,731	

Architectural Program - Medical Services

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments	
6.0 MEDICAL/MENTAL HEALTH SERVICES							
6.100 Staff and Support Areas							
6.101	Medical Provided	3	1	60	180	Combined office; w/ desk/workstations, 2 guest chairs,	
6.102	Mental Health Provider	1	1	80	80	Work Stations	
6.103	Med Storage	1	1	100	100	Secure area w/ pharmaceuticals storage, refrigerator, carts staging, sink, work table	
					Subtotal (NSF)	360	

6.200 Clinic							
6.201	Inmate Waiting	0	1	15	0	Control and view from security officer station	
6.202	Interview Room	0	1	20	0	Good acoustic separation	
6.203	Inmate Toilet	0	1	60	0	ADA compliant	
6.204	Exam/Treatment Room	4	1	30	120	Exam table, sink, desk/ small workstation, cabinets	
6.205	Dental Operatory	0	1	40	0	1 dental chairs and stations, counter w/ sink, cabinets, workstation	
6.206	Dental Storage	0	1	100	0	Dental supplies and equipment; lockable; compressor	
6.207	Janitor Closet	1	1	35	35		
6.208	General Storage	1	1	100	100		
					Subtotal (NSF)	255	

6.300 Infirmary							
6.301	Isolation Room	0	2	180	0	Negative air pressure, toilet and lavatory; shower	
6.302	Isolation Vestibule	0	1	180	0	Sink, Shower	
6.303	Shower	0	2	35	0	2 male; ADA-compliant	
6.304	Nursing Station	0	1	100	0	No. of area dependent on design	
6.305	Clean Linen Room	0	1	80	0	Shelving, small table	
6.306	Soiled Linen Room	0	1	50	0	Linen carts, small table	
					Subtotal (NSF)	0	
					Total Area (NSF)	615	
					Dept. Gross @ 40%	246	
					TOTAL AREA (DGSF)	861	

Architectural Program - Food Service / Laundry

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
7.0 FOOD SERVICE / LAUNDRY						
7.100	Food Services					
7.101	Loading Dock	1	1	144	144	Open, covered; area calculated at 50%
7.102	Secure Sally Port	2	1	75	150	Supports secure movement
7.103	Receiving Area	1	1	100	100	
7.104	Dry Storage	1	1	100	100	
7.105	Cold Storage	1	1	100	100	Refrigerators and freezers
7.106	Production Area	1	1	60	60	
7.107	Tray Assembly	1	1	60	60	Refrigerator, ambient storage, tray line
7.108	Cart Holding	1	1	120	120	
7.109	Tray / Dish wash	1	1	100	100	
7.110	Cart Wash	1	1	60	60	
7.111	Can Wash	1	1	60	60	Locate adjacent to Loading Dock and staging
7.112	Waste Holding	1	1	100	100	Refrigerated, locate adjacent to Loading Dock and staging
7.113	Chemical Storage	1	1	30	30	
7.114	Scullery	1	1	100	100	3-compartment sink; clean pot rack
7.115	Clean Cart Depot	1	1	60	60	
7.116	Dish / Tray Storage	1	1	60	60	
7.117	Toilet	1	2	60	120	ADA-compliant, one to serve staff dining, one in kitchen area
Subtotal (NSF)					1,524	

7.200	Laundry Services					
7.201	Wash Machine	1	3	70	210	2 machines, 1 space for expansion
7.202	Dryer	1	3	70	210	2 machines, 1 space for expansion
7.203	Soiled Cart Staging	1	1	100	100	Cart staging, work tables
7.204	Folding Area	1	1	80	80	Folding tables
7.205	Sorting Area	1	1	100	100	Sorting tables
7.206	Clean Linen Storage	1	1	90	90	Shelving
7.207	Clean Cart Staging	1	1	80	80	
7.208	Chemical/Cleaning Supply Storage	1	1	40	40	Safety cabinets, vented
Subtotal (NSF)					910	
Total Dept. (NSF)					2,434	
Dept. Gross @ 25%					609	
TOTAL AREA (DGSF)					3,043	

Architectural Program - Housing

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 HOUSING						
8.100	Male Minimum Housing - 2 Modules of 12 Cells (36 rated beds)					
8.101	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker
8.102	Inmate Cells - H/C Accessible	1	1	80	80	ADA-compliant, wet cell, writing desk and stool, storage locker
8.103	Day Room	18	1	35	630	Fixed tables w/ attached stools
8.104	Multi-Use Room	8	0	20	0	
8.105	Interview / Counseling Room	3	0	35	0	Individual counseling
8.106	Showers	1	3	30	90	1 H/C accessible
8.107	Officer's Station	1	1	80	80	Included in Day Room - Elevated
8.108	Library Resource	1	1	20	20	Book stacks, casual seating
8.109	Video Visitation	1	1	25	25	2 Video Visitation Booths (1) ADA Compliant
8.110	Medical Room	3	0	30	0	Sick call and med distribution
8.111	Storage Room	1	1	60	60	Inmate property and general storage
8.112	Janitor's Closet	1	2	35	70	Service sink, mop holder, shelving; oversize for supplies.
8.113	Beverage Counter	1	1	20	20	Area included in Day Room
8.114	Outside Activity Area	12	1	85	500	Individual separated exercise modules
					Subtotal (NSF)	2,455
					Subtotal (NSF) 2 Modules	4,910 1000.00
					Dept. Gross @ 50%	2,455 550.00
					Total	7,365 1550.00

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 HOUSING						
8.200	Male Medium Housing - 2 Modules of 12 Cells (36 rated beds)					
8.201	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker
8.202	Inmate Cells - H/C Accessible	1	1	80	80	ADA-compliant, wet cell, writing desk and stool, storage locker
8.203	Day Room	18	1	35	630	Fixed tables w/ attached stools
8.204	Multi-Use Room	8	0	20	0	
8.205	Interview / Counseling Room	3	0	35	0	Individual counseling
8.206	Showers	1	3	30	90	1 H/C accessible
8.207	Officer's Station	1	1	80	80	Included in Day Room - Elevated
8.208	Library Resource	1	1	20	20	Book stacks, casual seating
8.209	Video Visitation	1	1	25	25	2 Video Visitation Booths (1) ADA Compliant
8.210	Medical Room	3	0	30	0	Sick call and med distribution
8.211	Storage Room	1	1	60	60	Inmate property and general storage
8.212	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.213	Beverage Counter	1	1	20	20	Area included in Day Room
8.214	Outside Activity Area	12	0	85	0	Individual separated exercise modules
					Subtotal (NSF)	1,920
					Subtotal (NSF) 2 Modules	3,840 0.00
					Dept. Gross @ 50%	1,920 0.00
					Total	5,760 0.00

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 HOUSING						
8.300	Male Maximum / Swing Housing - 1 Modules of 12 Cells (12 rated beds)					
8.301	Inmate Cells	1	11	80	880	Wet cell, writing desk and stool, storage locker
8.302	Inmate Cells - H/C Accessible	1	1	80	80	ADA-compliant, wet cell, writing desk and stool, storage locker
8.303	Day Room	18	1	35	630	Fixed tables w/ attached stools
8.304	Multi-Use Room	8	0	20	0	
8.305	Interview / Counseling Room	3	0	35	0	Individual counseling
8.306	Showers	1	2	30	60	1 H/C accessible
8.307	Officer's Station	1	0	80	0	Included in Day Room - Elevated
8.308	Library Resource	1	1	20	20	Book stacks, casual seating
8.309	Video Visitation	1	1	25	25	2 Video Visitation Booths (1) ADA Compliant
8.310	Medical Room	0	1	30	0	Sick call and med distribution
8.311	Storage Room	1	1	60	60	Inmate property and general storage
8.312	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.313	Beverage Counter	1	1	20	20	Area included in Day Room
8.314	Outside Activity Area	12	0	85	0	Individual separated exercise modules
					Subtotal (NSF)	1,810
					Subtotal (NSF) 2 Modules	3,620 0.00
					Dept. Gross @ 50%	1,810 0.00
					Total	5,430 0.00

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 HOUSING						
8.400	Female / Classification housing - 2 Modules of 6 Cells (16 rated beds)					
8.401	Inmate Cells	1	5	80	400	Wet cell, writing desk and stool, storage locker
8.402	Inmate Cells - H/C Accessible	1	1	80	80	ADA-compliant, wet cell, writing desk and stool, storage locker
8.403	Day Room	9	1	35	315	Fixed tables w/ attached stools
8.404	Multi-Use Room	8	0	20	0	
8.405	Interview / Counseling Room	3	0	35	0	Individual counseling
8.406	Showers	1	2	30	60	1 H/C accessible
8.407	Officer's Station	1	1	80	80	Included in Day Room - Elevated
8.408	Library Resource	1	1	20	20	Book stacks, casual seating
8.409	Video Visitation	1	1	25	25	2 Video Visitation Booths (1) ADA Compliant
8.410	Medical Room	0	0	30	0	Sick call and med distribution
8.411	Storage Room	1	1	60	60	Inmate property and general storage
8.412	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
8.413	Beverage Counter	1	1	20	20	Area included in Day Room
8.414	Outside Activity Area	12	0	85	0	Individual separated exercise modules
				Subtotal (NSF)	1,095	
				Subtotal (NSF) 2 Modules	2,190	0.00
				Dept. Gross @ 50%	1,095	0.00
				Total	3,285	0.00

Architectural Program - Housing

2/3/2023

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 HOUSING						
8.500	Special Management (Seg/MH) / Swing Housing 2 modules at 6 cells (12 non-rated beds)					
8.501	Inmate Cells	1	5	80	400	Wet cell, writing desk and stool, storage locker
8.502	Inmate Cells - H/C Accessible	1	1	80	80	ADA-compliant, wet cell, writing desk and stool, storage locker
10.503	Day Room	9	1	35	315	Fixed tables w/ attached stools
10.504	Multi-Use Room	8	0	20	0	
10.505	Interview / Counseling Room	3	0	35	0	Individual counseling
10.506	Showers	1	2	30	60	1 H/C accessible
10.507	Officer's Station	1	1	80	80	Included in Day Room - Elevated
10.508	Library Resource	1	1	20	20	Book stacks, casual seating
10.509	Video Visitation	1	1	25	25	2 Video Visitation Booths (1) ADA Compliant
10.510	Medical Room	0	0	30	0	Sick call and med distribution
10.511		1	1	60	60	Inmate property and general storage
10.512	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
10.513	Beverage Counter	1	1	20	20	Area included in Day Room
10.514	Outside Activity Area	12	0	85	0	Individual separated exercise modules
					Subtotal (NSF)	1,095
					Subtotal (NSF) 2 Modules	2,190
					Dept. Gross @ 50%	1,095
					Total	3,285
	Combined Housing Totals					
					TOTAL HOUSING (NSF)	16,750
					TOTAL HOUSING (GSF)	25,125

SECTION 4

Feasibility Options

An essential step in the planning process was to evaluate expansion options to determine the best way to move forward in addressing the jail's current safety and security concerns, the continued overcrowding, the ageing building infrastructure and operational space to manage the county's inmate population.

Four options were considered to address current deficiencies along with the proposed impact and cost.

Feasibility Option 1

Overview

Option 1 took a look at renovating the existing Annex Building and expanding adjacent to the existing historic Courthouse. This included demo and displacement of existing court services. Housing would be distributed within the annex perimeter on three available floors. Jail support services would be located within the southern portion of the existing courthouse with building expansion for intake services, kitchen, laundry and loading.

Impact considerations.

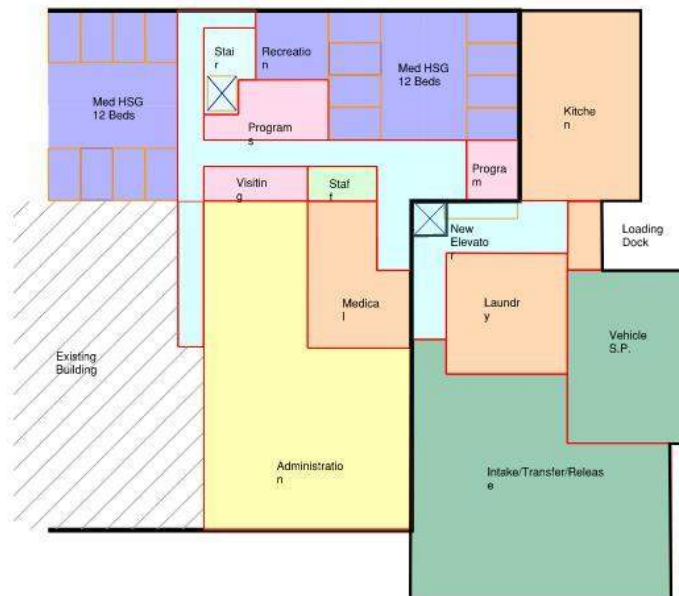
- Displacement of existing court services located in the courts annex.
- Displacement of existing court services located at the south end of courts building.
- Historic preservation of the existing courthouse.
- Staff inefficiencies with secure jail housing on three separate levels.
- Increases cost for hardening of windows and wall of the annex building.
- Limited operational space.
- Does not meet the projected bed count and support space.
- No opportunity for future expansion.



Program Test Fit



Annex Renovation / Expansion - Basement Level
5,945 Gross Sq. Ft.



Annex Renovation / Expansion - Main Level
15,320 Gross Sq. Ft.



Annex Renovation / Expansion - Upper Level
4,871 Gross Sq. Ft.
26,136 Total Gross Sq. Ft.

Capacity Evaluation

HOUSING OPTION RECAP									
Housing		No. Cell	Des Cap	Des Exp	Emrg Cap				
Option 1 - Annex Renovation Building / Expansion									
8 MIN	8 MIN	16	24	26	28				
2,638	SQ.FT.								
8 MED	8 MED	16	24	26	28				
2,638	SQ.FT.								
8 MAX		8	12	14	14				
1,319	SQ.FT.								
8 FEMALE		8	10	10	10				
850	SQ.FT.								
RATED CAPACITY		48	70	76	80				
4 SEG	4 MH	8	8	8	8				
1,319	SQ.FT.								
TOTAL CAPACITY		56	78	84	88				
9,565									
PROGRAM OPTION RECAP									
Option 1 - Annex Renovation Building / Expansion									
1.000	Admin/Sup	2,830							
2.000	Visit	200							
3.000	ITR	3,928							
4.000	SEC Opp	384							
5.000	Programs	1,937							
6.000	Med	694							
7.000	Food / Laund	2,216							
8.000	Housing	9,565	78	84	88				
	Build Gross	4,382							
Program Gross SQ.FT.		26,136							

Cost Analyses

Phase	OPTION 1 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	26,136	BGSF	\$644.94	\$16,856,152
2	Sitework	28,000	GSF	\$18.25	\$511,000
3	General Conditions & Support Service	16	MO	\$30,000	\$480,000
Total Estimated Construction Cost		26,136		\$683	\$17,847,152
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$17,847,152	\$1,606,244
					\$19,453,396
	Estimated Soft Costs (25-65%)	30%		\$19,453,396	\$5,836,019
Q3 2023 Estimated Project cost					\$25,289,414
5	Escalation to Q4, 2024	8%		\$19,453,396	\$1,556,271.64
					\$21,009,667.15
	Estimated Soft Costs (25-65%)	30%		\$21,009,667	\$6,302,900.14
Q4 2024 Estimated Project cost					\$33,148,585.94
Note:	Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax				

Feasibility Option 2

Overview

Option 2 considered expansion adjacent to the existing historic Courthouse. This option looked at developing a building expansion on the southwest of the current site.

Impact considerations.

- Historic preservation of the existing courthouse.
- Staff inefficiencies with secure jail housing on multiple floors.
- Increases cost for hardening of windows and wall of the existing courthouse.
- Elimination of exterior windows and views from the historic courthouse
- Does meet the projected bed count and support space.
- No opportunity for future expansion.



Program Test Fit



Renovation / Expansion - Main Level
20,880 Gross Sq. Ft.



Renovation / Expansion - Second Floor and Mezzanine 22,592 Gross Sq. Ft.
43,472 Total Gross Sq. Ft.

Capacity Evaluation

HOUSING OPTION RECAP									
Housing		No. Cell	Des Cap	Des Exp	Emrg Cap				
Option 2 - Jail Expansion on Existing Site									
12 MIN	12 MIN	24	36	42	48				
5,120	SQ.FT.								
12 MED	12 MED	24	36	42	48				
5,120	SQ.FT.								
12 MAX	12 FEMALE	24	30	42	48				
5,120	SQ.FT.								
6 CLASIF		6	8	10	12				
1,728	SQ.FT.								
RATED CAPACITY		78	110	136	156				
6 SEG	6 MH	12	12	12	12				
3,456	SQ.FT.								
TOTAL CAPACITY		90	122	148	168				

Option 2 - Jail Expansion on Existing Site									
1,000	Admin/Sup	4,160							
2,000	Visit	320							
3,000	ITR	4,896							
4,000	SEC Opp	768							
5,000	Programs	2,176							
6,000	Med	896							
7,000	Food / Laund	2,288							
8,000	Housing	20,544	122	148	168				
	Build Gross	7,452							
Program Gross SQ.FT.		43,500							

Cost Analyses

Phase	OPTION 2 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	43,500	BGSF	\$800.45	\$34,819,575
2	Sitework	28,000	GSF	\$18.83	\$527,240
3	General Conditions & Support Service	24	MO	\$30,000	\$720,000
Total Estimated Construction Cost		43,500		\$829	\$36,066,815
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$36,066,815	\$3,246,013
					\$39,312,828
	Estimated Soft Costs (25-65%)	30%		\$39,312,828	\$11,793,849
Q3 2023 Estimated Project cost					\$51,106,677
5	Escalation to Q4, 2024	8%		\$39,312,828	\$3,145,026.27
					\$42,457,854.62
	Estimated Soft Costs (25-65%)	30%		\$39,312,828	\$11,793,848.51
Q4 2024 Estimated Project cost					\$66,045,551.63
Note:	Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax				

Feasibility Option 3

Overview

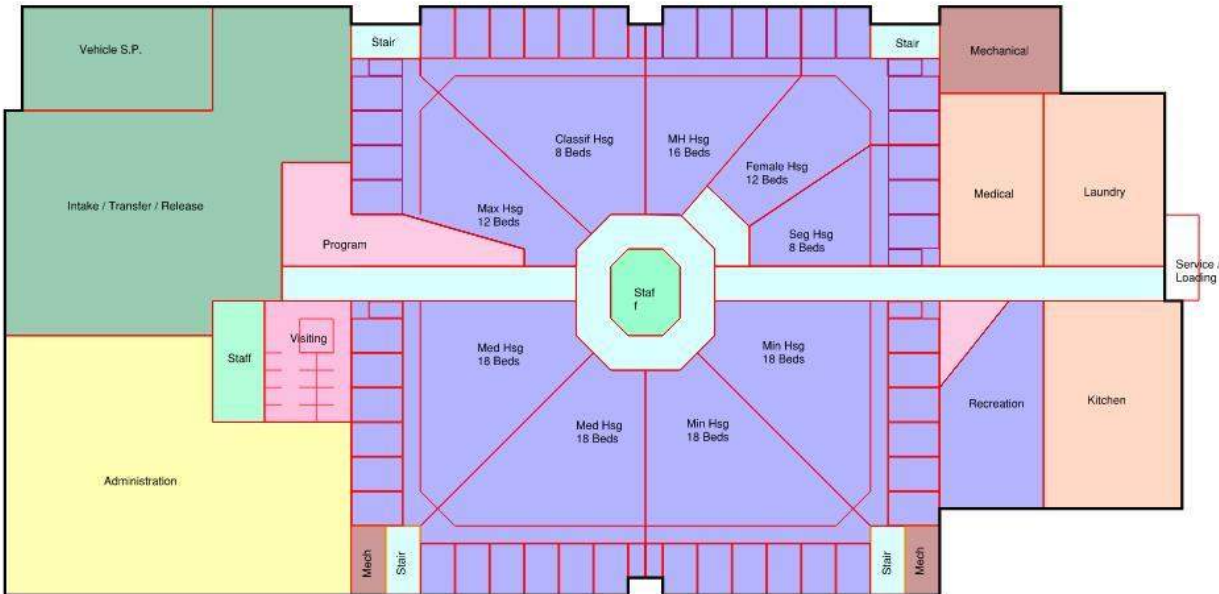
Option 3 was developed to study the impacts of building a new jail and support services that meets the identified program requirements. Site consideration was given to county owned site at the southeast corner of Oak Street and Birch Avenue.

Impact considerations.

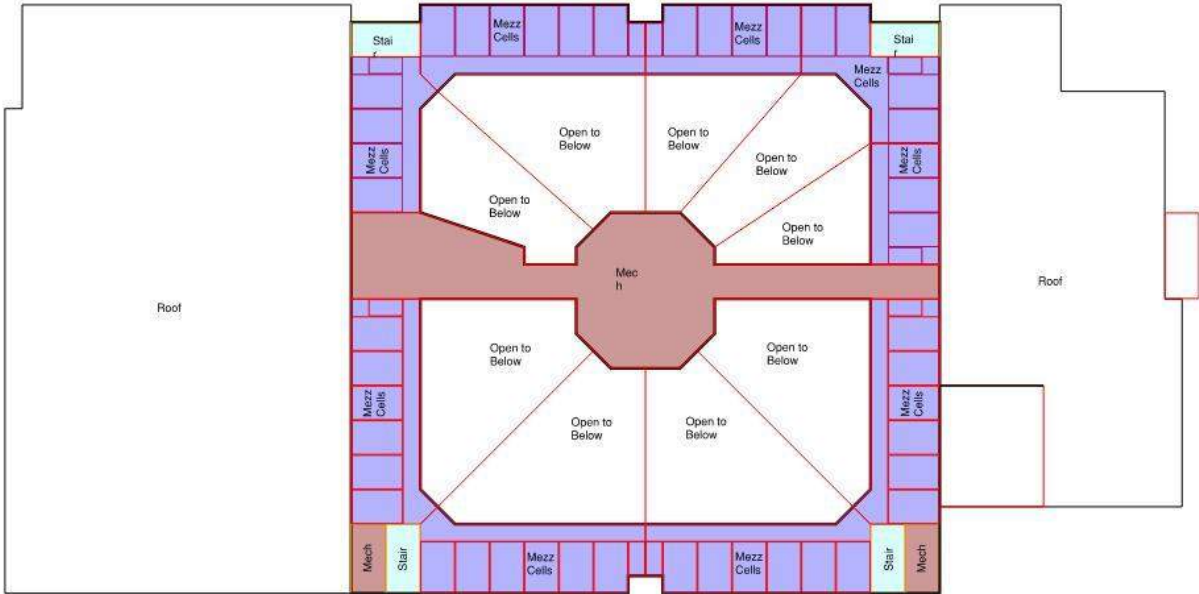
- Displacement of existing commissioner's offices.
- Staff efficiencies with single level housing a pod design.
- Detainees will need to be transported to court facilities across the street.
- New construction and building systems.
- Meets the projected bed count and support space.
- Opportunity for future expansion within proposed building footprint.
- Facility longevity.



Program Test Fit



New Construction Detention Center - Main Level
34,831 Gross Sq. Ft.



New Construction Detention Center - Mezzanine
Level 9,408 Gross Sq. Ft.
44,239 Total Gross Sq. Ft.

Capacity Evaluation

HOUSING OPTION RECAP									
Housing		No. Cell	Des Cap	Des Exp	Emrg Cap				
Option 3 - New Standalone Jail									
12	12	24	36	42	48				
MIN	MIN								
5,840	SQ.FT.								
12	12	24	36	42	48				
MED	MED								
5,840	SQ.FT.								
8	8	16	24	28	28				
MAX	FEMALE								
3,898	SQ.FT.								
12		12	18	20	24				
CLASIF									
2,779	SQ.FT.								
RATED CAPACITY		76	114	132	148				
6	6	12	12	12	12				
SEG	MH								
3,455	SQ.FT.								
TOTAL CAPACITY		88	126	144	160				
21,812									

HOUSING OPTION RECAP									
Option 3 - New Standalone Jail									
1.000	Admin/Sup	4,911							
2.000	Visit	809							
3.000	ITR	6,663							
4.000	SEC Opp	902							
5.000	Programs	1,731							
6.000	Med	861							
7.000	Food / Laund	3,043							
8.000	Housing	25,125	126	144	160				
	Build Gross	194							
Program Gross SQ.FT.		44,239							

Cost Analyses

Phase	OPTION 3 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	44,239	BGSF	\$807.92	\$35,741,573
2	Sitework	57,800	GSF	\$14.76	\$853,128
3	General Conditions & Support Service	18	MO	\$50,000	\$900,000
Total Estimated Construction Cost		44,239		\$848	\$37,494,701
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$37,494,701	\$3,374,523
					\$40,869,224
	Estimated Soft Costs (25-65%)	30%		\$40,869,224	\$12,260,767
Q3 2023 Estimated Project cost		44,239		\$924	\$53,129,991
5	Escalation to Q4, 2024	8%		\$40,869,224	\$3,269,537.92
					\$44,138,761.88
	Estimated Soft Costs (25-65%)	30%		\$44,138,762	\$13,241,628.56
Q4 2024 Estimated Project cost		44,239		\$998	\$69,641,157.63
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

Feasibility Option 4

Overview

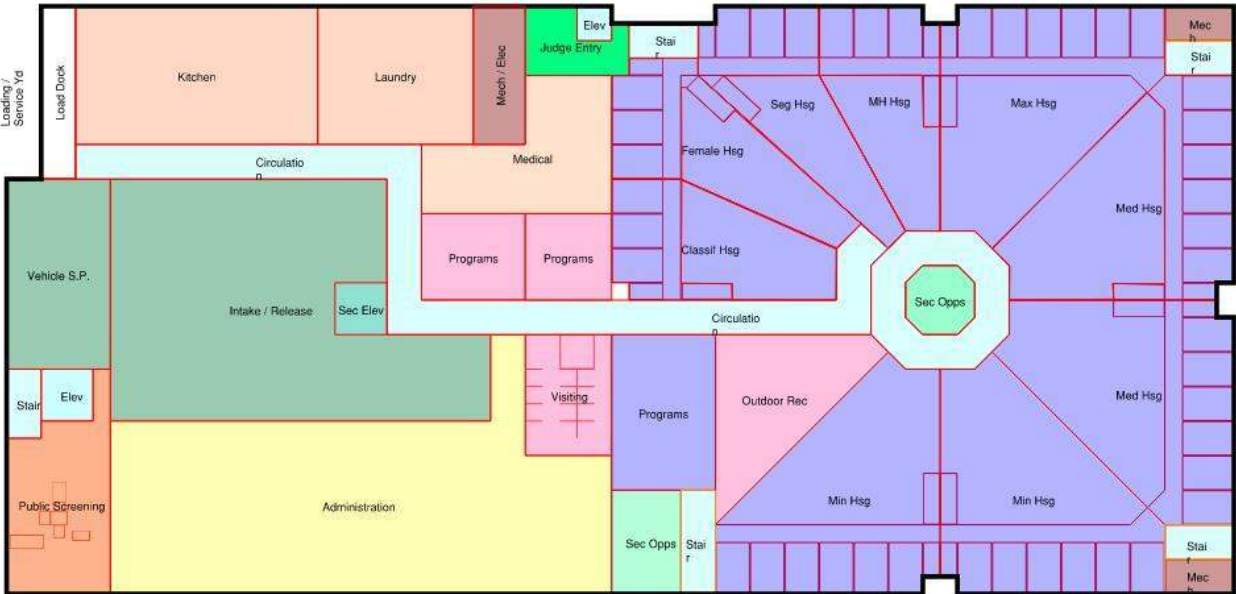
Option 4 took into account and was developed to study the impacts of building a new jail and support services that meets the identified program requirements and address future judiciary needs. Site consideration was given to county owned site at the southeast corner of Oak Street and Birch Avenue.

Impact considerations.

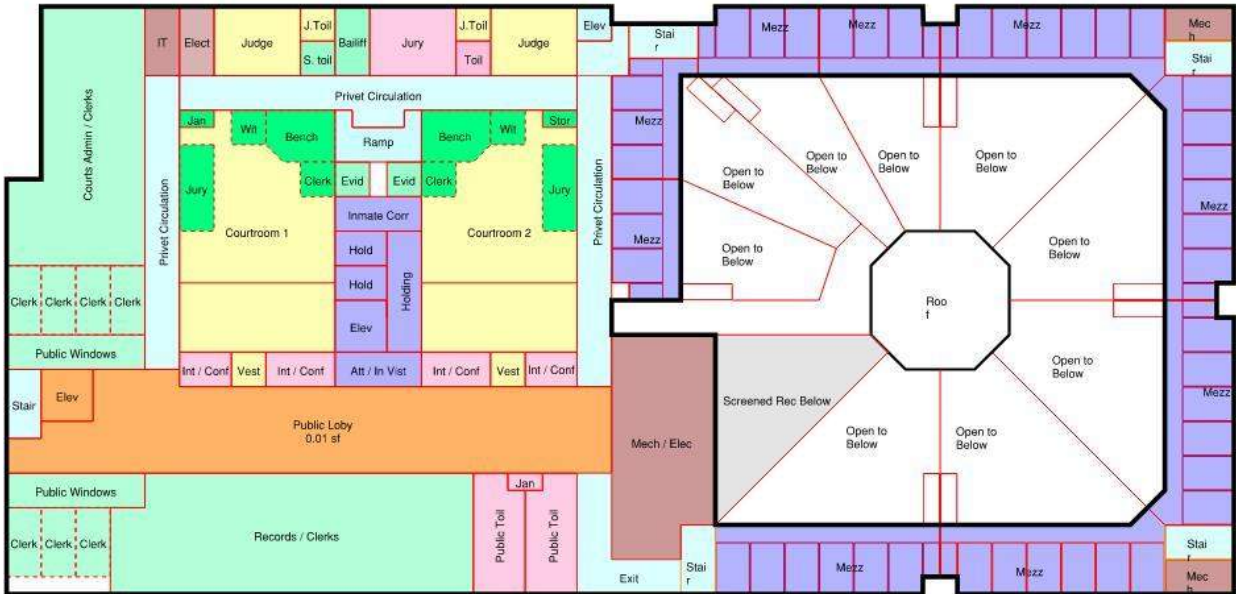
- Displacement of existing commissioner's offices.
- Staff efficiencies with single level housing a pod design.
- Court services located within the same building.
- Clear and separate circulation between inmate, public and judiciary
- New construction and building systems.
- Meets the projected bed count and support space.
- Opportunity for future expansion within proposed building footprint.
- Facility longevity.
- Limits future capital improvement bonds to address existing courts and judiciary deficiencies and expansion.



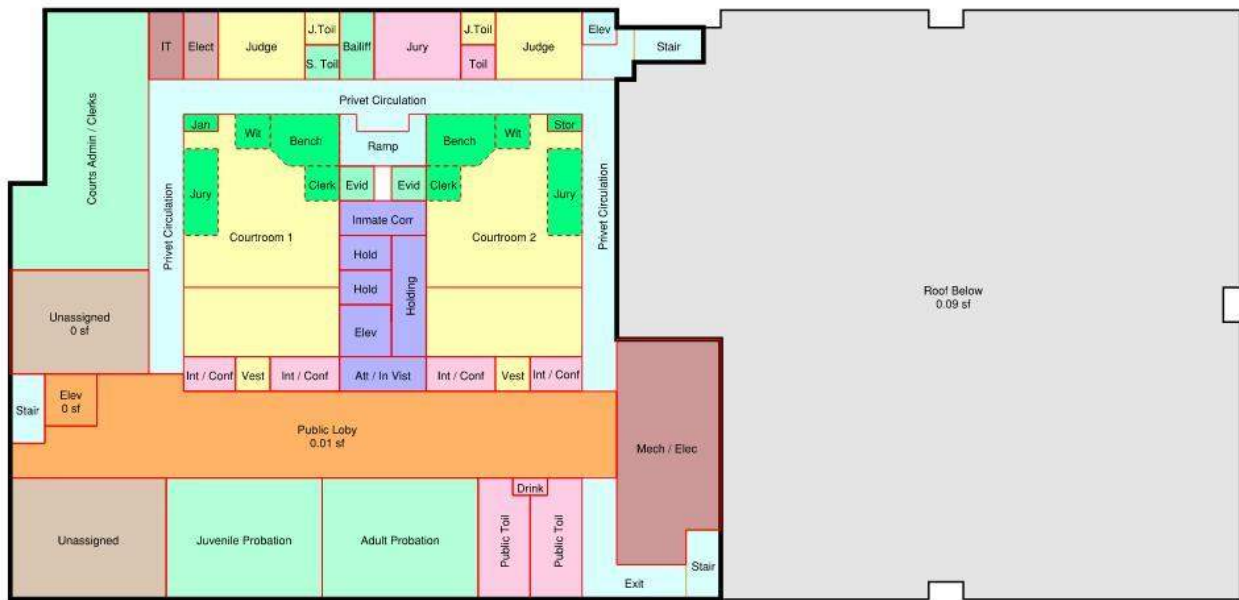
Program Test Fit



New Construction Justice Center - Main Level
38,112 Gross Sq. Ft.



New Construction Justice Senter - Second Level
26,752 Gross Sq. Ft.



New Construction Justice Center - Third Level
 20,335 Gross Sq. Ft.

85,200 Total Gross Sq. Ft.
 2,600 Unassigned Space

Capacity Evaluation

HOUSING OPTION RECAP									
Housing		No. Cell	Des Cap	Des Exp	Emrg Cap				
Option 4 - New Justice Center									
12 MIN	12 MIN	24	36	42	48				
5,744	SQ.FT.								
12 MED	12 MED	24	36	42	48				
5,744	SQ.FT.								
12 MAX		12	12	18	18				
2,872	SQ.FT.								
6 FEMALE	6 CLASIF	12	16	20	24				
3,198	SQ.FT.								
RATED CAPACITY		72	100	122	138				
6 SEG	6 MH	12	12	12	12				
3,048	SQ.FT.								
TOTAL CAPACITY		84	112	134	150				

Option 4 - New Justice Center									
0.100	Courts	38,832							
1.000	Admin/Sup	4,911							
2.000	Visit	809							
3.000	ITR	6,663							
4.000	SEC Opp	902							
5.000	Programs	1,731							
6.000	Med	861							
7.000	Food / Laund	3,043							
8.000	Housing	25,125	112	134	150				
	Build Gross	2,323							
Program Gross SQ.FT.		85,200							

Cost Analyses

Phase	OPTION 4 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	85,200	BGSF	\$786.27	\$66,990,204
2	Sitework	57,800	GSF	\$14.49	\$837,522
3	General Conditions & Support Service	20	MO	\$50,000	\$1,000,000
Total Estimated Construction Cost		85,200		\$808	\$68,827,726
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$68,827,726	\$6,194,495
					\$75,022,221
	Estimated Soft Costs (25-65%)	30%		\$75,022,221	\$22,506,666
Q3 2023 Estimated Project cost					\$97,528,888
5	Escalation to Q4, 2024	8%		\$75,022,221	\$6,001,777.71
					\$81,023,999.05
	Estimated Soft Costs (25-65%)	30%		\$81,023,999	\$24,307,199.71
Q4 2024 Estimated Project cost					\$127,837,865.16
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

SECTION 5

Jail Population Analysis and Projections

Overview

This jail population analysis takes into account historic data, trends, general population projections, alternative to incarceration and other key factors to determine the counties expected average daily population for jail housing and support services.

Key findings

- Stevens County violent crime has been trending down. Consistent with national trends
- Stevens County jail Average Daily Population (ADP) has shown slight increases.
- Average yearly bookings have been stable. Effected by available county beds.
- Out standing warrants are not being process. Effected by available county beds.
- ADP has been trending up based on increased court filings and backlog. Tri County Court District has been outperforming other state averages.
- Female jail population has been trending up and equates to 15% of the ADP.
- Stevens County projected ADP is 74 rated beds with a operational capacity of 112 beds to address classification, special needs and mental health.

Stevens County WA

Jail Population Analysis and Projections

Final Report June 2020



Law & Policy Associates Portland OR
Teri K. Martin Ph.D.

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Study Framework

Goal: Develop data-based average daily jail population projections for Stevens County from 2020 through 2040.

Objectives:

- Interview county officials and justice system decision-makers regarding past and future policy or program factors they believe have influenced or could affect jail population size or characteristics.
- Gather historic data on Stevens County Jail average lengths of stay (ALOS), bookings, average daily populations (ADP), and available inmate demographics, for at least ten years. Determine the ADP of Stevens County inmates housed in other county jails for the past five years.
- Examine historic trends in key criminal justice system factors, including those highlighted by Stevens County interviewees, to determine which are observably aligned with trends in jail ALOS average stays or ADP.
- Obtain Stevens County general population projections through 2040 that County decision-makers have determined to be most credible.
- Develop baseline projections of county jail ADP through 2040.
- Document existing alternatives to incarceration described by Stevens County criminal justice decision-makers and substance abuse and behavioral health treatment providers.
- Assemble information about alternatives to incarceration of interest to County justice system decision-makers and treatment providers.

Factors Considered for Jail ADP Projection Model

Jail population projection models should take into account factors thought to affect jail populations in the past or anticipated to influence their size or characteristics in the future. In this section, we discuss four factors we considered, but did not use, to develop future jail population projections:

1. Number of reported crimes,
2. Arrest warrant backlog,
3. Superior Court case filings, and
4. Jail bookings and average length of stay (ALOS).

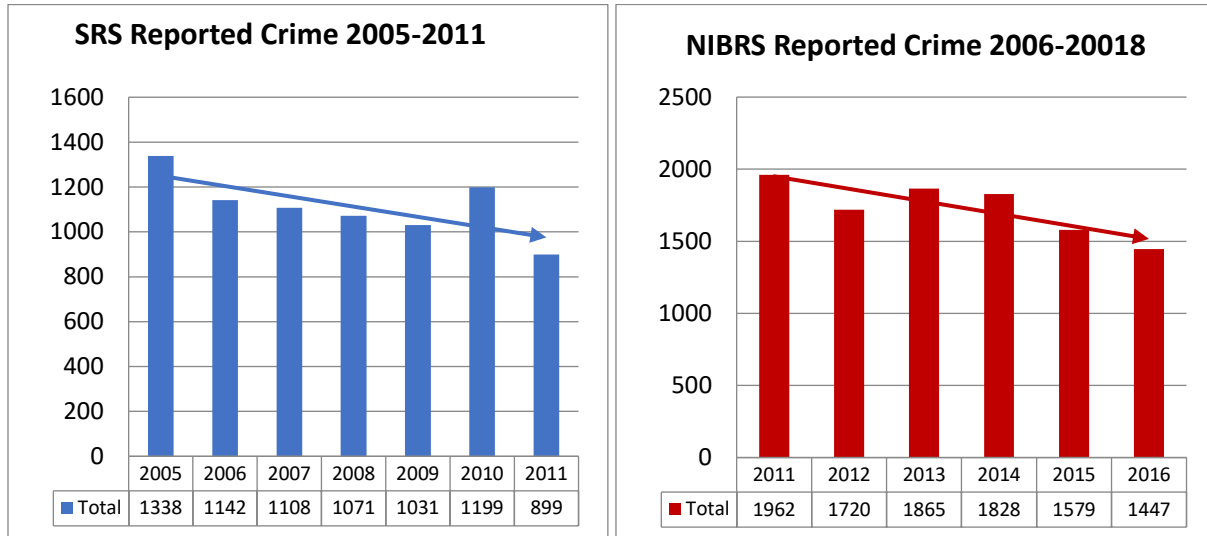
The first three were cited by some Stevens County justice system interviewees as factors that might increase future jail inmate populations beyond projections based on current justice system policies and practices. Jail bookings and ALOS have often been relied upon as the basis for developing jail population projections, and were used by consultants in 2003 to project jail ADP through 2025.

Reported Crime 2005-2018

Rising crime is often cited as a primary driver of jail population growth. Some interviewees echoed this concern.

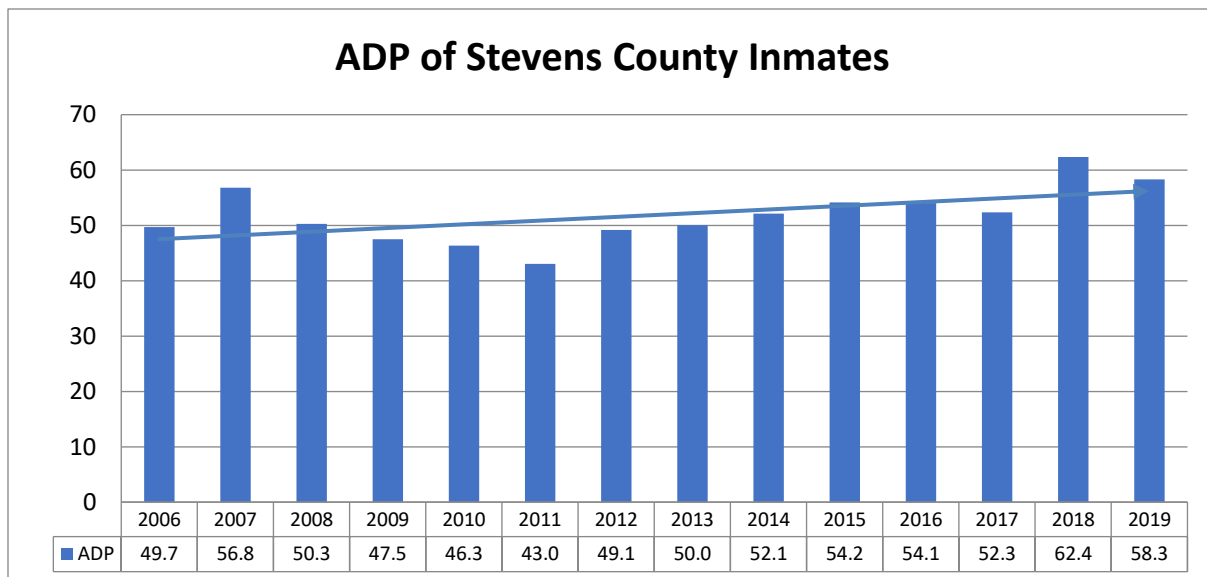
The Washington Association of Sheriffs and Police Chiefs (WASPC) archives data on reported crimes for each county. Until 2012, law enforcement agencies in the state used the SRS (Standard Reporting System) of the FBI's Uniform Crime Reporting system. The agencies collected data for eight "index crimes" that came to their attention. The SRS ranks crimes in order of severity and reports only the most serious crime for each criminal incident. In 2012, Washington switched to NIBRS (the National Incident Based Reporting System), asking that law enforcement agencies collect data on a much wider variety of crimes, and permitting them to record and report up to 10 separate offenses per incident.

SRS data and NIBRS data are therefore not comparable. However, both data sources indicate that the number of reported crimes for Stevens County's has been trending down since 2005.



This downturn is consistent with national trends.

Over roughly the same period (2006-2019), the detention population has been trending up.



Clearly, reported crime is not correlated with jail ADP in Stevens County.

Arrest Warrants 2010 to 2019

The Sheriff noted a significant backlog of unserved warrants. We were told that to reduce the number of inmates in the county jail due to the Covid-19 pandemic, the Sheriff stopped arresting persons on non-violent warrants in March 2020. On May 12, there were 784 open warrants on 623 individuals. Of the active warrants, 82% were for failures to appear. The Sheriff suggested that reducing the accumulated warrant backlog by pursuing those with outstanding warrants would significantly increase jail bookings.

The table below summarizes Sheriff's Office data on warrants issued from 2010 through 2019. On average, the court issued 1071 warrants per year during this ten-year period. The number of warrants issued rose from 932 in 2010 to a peak of 1311 in 2016, and has declined since then. Although the number of warrants disposed by arrest declined slightly over the last three years, the proportion of warrants disposed by arrest actually increased over the same period.

Year	Warrants issued	Warrants disposed	Disposed by arrest		Persons arrested
			#	%	
2010	932	891	563	63	434
2011	971	968	582	60	451
2012	1000	989	629	64	457
2013	1031	1024	654	64	478
2014	1115	1073	654	61	495
2015	1216	1170	715	61	540
2016	1311	1274	807	63	558
2017	1244	1240	848	68	606
2018	1054	1118	753	67	550
2019	843	914	632	69	497

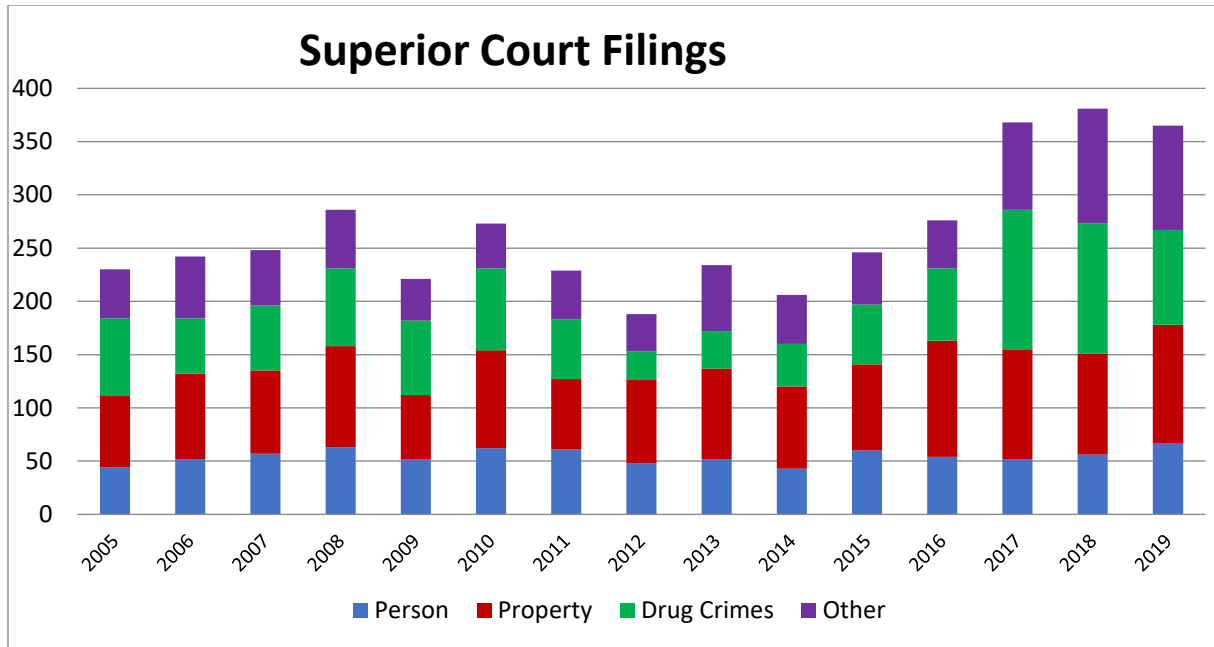
If additional jail space becomes available and the Sheriff aggressively pursues the backlog of warrants, the impact on ADP will be short-term, lasting only until the backlog is cleared. Because addressing the backlog of unserved warrants will not significantly impact the 2040 jail ADP that a new facility must be designed to accommodate, LPA did not include this factor in its projection model.

Superior Court Case Filings

When interviewed, Superior Court judges noted that the court's criminal case filings have increased substantially in recent years, and they speculated that if this trend continues, it could contribute to sustained growth in the jail ADP. Growing criminal case workloads can increase the average time to case resolution. Since pretrial inmates make up most of the jail's population (83% in 2019), increases in court workload can lead to increases in ALOS and ADP.

The Washington Administrative Office of the Courts (AOC) reports workload information for the Stevens County Superior Court. The chart below shows that while the number of case filings for person crimes¹ has remained relatively stable for the past fifteen years, the total number of criminal case filings has grown significantly in the most recent three years. This recent rise has been driven primarily by an increase in the number of drug cases and other filings (primarily uncharged proceedings).

¹ Person crimes are defined by the AOC as homicide, sex crimes, robbery and assault.



As noted earlier, the Stevens County Sheriff’s Office reports that average length of stay has increased over the last 3 years, which supports the judges’ concern that rising numbers of case filings could lead to increases in jail populations.

AOC tracks time from case filing to resolution. Standards developed by the Board of Judicial Administration recommend that 90% of all criminal cases be adjudicated within 4 months of filing, 98% within 6 months, and 100% within 9 months. These standards are clearly aspirational. No Washington Superior Court fully met them in 2019, though the Tri-County Court District consistently performs well above the state average. AOC also calculates the ratio of pending to resolved cases as an indicator of case backlog.

We compared these measures of case processing for the years 2014-2016, when annual criminal case filings averaged 243 per year, to those for 2017-2019, when annual filings averaged 371.

Superior Court Criminal Case Processing Performance

Time Standard	90% within 4 mos.	98% within 6 mos.	100% within 9 mos.	Pending to Resolved Ratio
Avg. 2014-16	65.1%	80.8%	90.5%	0.32
Avg. 2017-19	66.9%	79.4%	90.4%	0.46

This comparison suggests that the increasing caseload has not had a significant impact on case processing times, although the backlog of unresolved cases has increased.

The AOC employs a model to estimate Superior Court Judicial Needs on the basis of court caseload. That model documented a growing gap from 2017 to 2019 between the judicial resources available to the Tri-County Court District and the court's estimated need.

Judicial Resources Required and Available 2017-2019

Year	Projected Need	Judges	Magistrates	Resources Available	Gap
2017	2.90	2	.38	2.38	.80
2018	3.18	2	.38	2.38	.52
2019	3.73	2	.80	2.80	.93

The judges reported that an additional judicial position has been added to the Tri-County Court to address this gap.

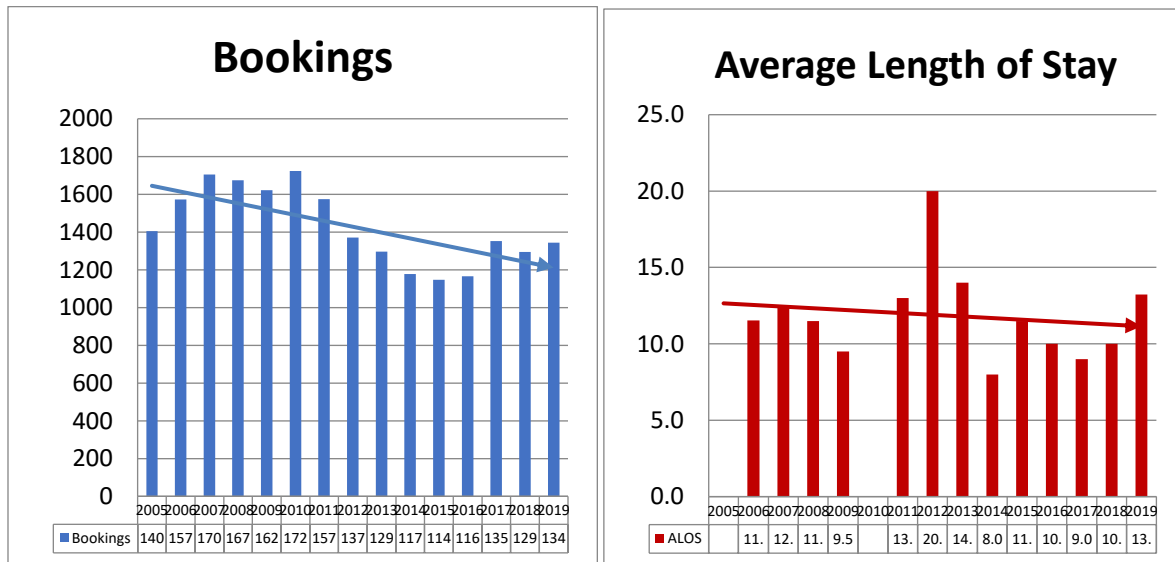
Since the state employs a system to match judicial resources to court caseloads, the impact of increasing case filings on court backlogs, and potentially on jail ADP, will very likely be cyclical - increasing until a new judicial position is approved and then readjusting downward after a new

judge is added. Therefore, LPA did not include the number of court filings as a factor in its long-range projection model for jail ADP.

Jail Bookings and ALOS

In 2003 Stevens County contracted with Robert Glass & Associates to produce projections of jail ADP through 2025. This firm used data on jail bookings and average length of stay (ALOS) to calculate a county incarceration rate which it then applied to projected county populations to develop projections of future jail ADP.

Reports generated from the jail information system indicate that both bookings and average length of stay have been trending down since 2005, but show recent increases.



We were unable to confirm the reliability of this information. Calculation of annual ADPs using these bookings and average length of stay figures fell well short of reported ADP. LPA concluded we could not rely on reported bookings and ALOS to calculate the incarceration rate.

Baseline Projections 2020-2040

LPA's baseline jail ADP projections are founded on four assumptions:

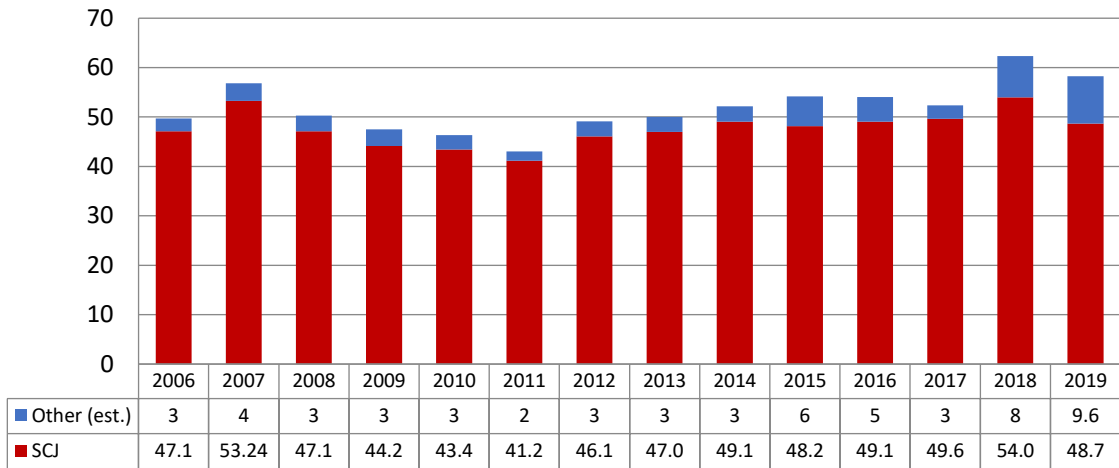
1. Current justice system practices will continue through 2040.
2. The impact of those practices on jail ADP is best reflected by the county's average jail incarceration rate over the past five years, including inmates housed in other county jails.
3. Since males aged 20-49 comprise the vast majority of the county jail population, the incarceration rate should be calculated based on that "population-at-risk."
4. Future jail ADP should be projected by applying that incarceration rate to projections of the population-at-risk.

Stevens County Jail Inmate Profile

The Stevens County Jail was designed in the early 1970's to house 22 inmates. In 2000, bunks were added to increase the facility's rated capacity to 40. Since 2005, the jail's annual ADP, charted below, has consistently exceeded that capacity. County elected officials and justice system decision-makers interviewed for this report expressed serious concerns about the challenges of safely operating the existing jail facility, given its chronic overcrowding and outdated design.

Since at least 2006, Stevens County has housed some of its inmates in other county jails. To estimate the ADP of inmates housed in other counties during the past five years, LPA calculated the average housing cost per inmate-year based on 2019 billings. We divided this cost into annual out-of-county housing expenditures reported by Stevens County for 2015-2019. We reduced the average housing cost slightly for 2011-2015 and again for 2006-2010, and estimated out of county ADP by dividing reported expenditures for out of county jail housing by the estimated cost to house a single inmate for a year.

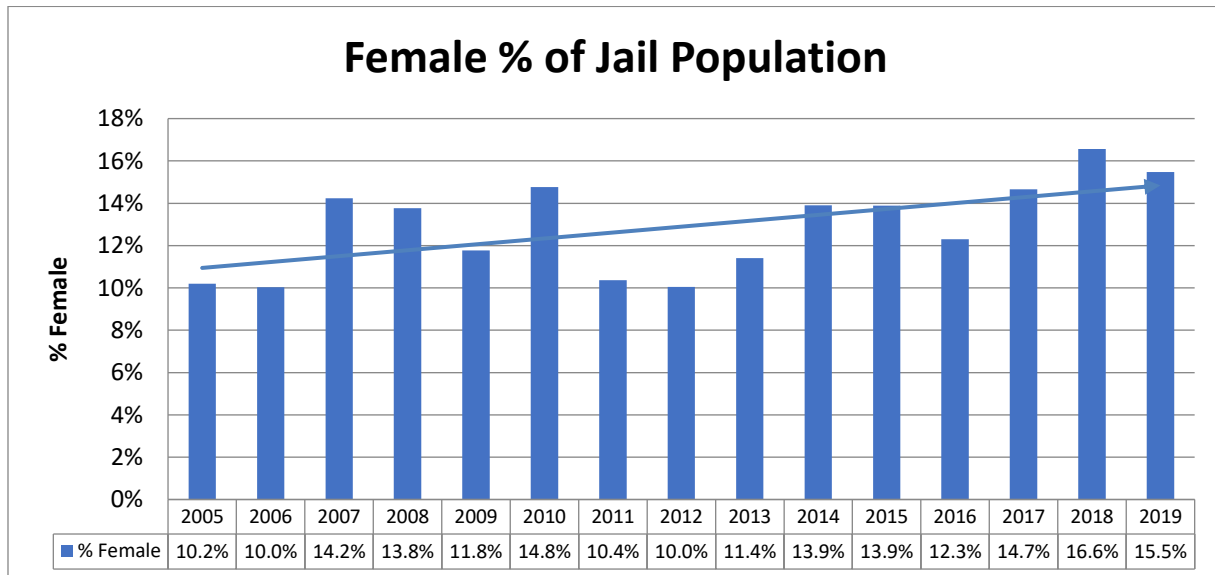
Total ADP - Stevens Co. & Other Jails



The total ADP of county inmates in the Stevens County Jail and other county jails has ranged from a low of 43 in 2011 to a high of 62 in 2018. Over the most recent five years, it has averaged 56.2.

The proportion of the ADP comprised of female inmates has been growing. Between 2015 and 2019, it averaged 15%.

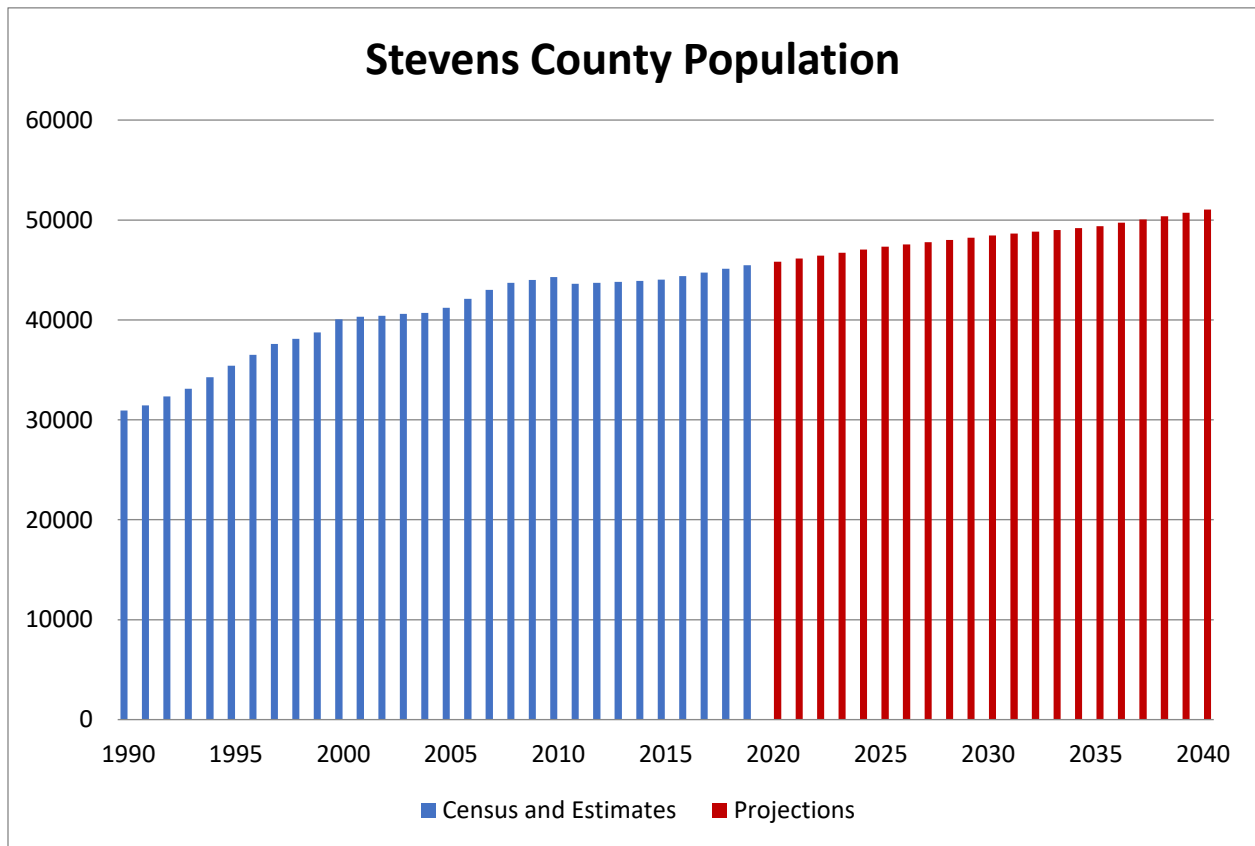
Female % of Jail Population



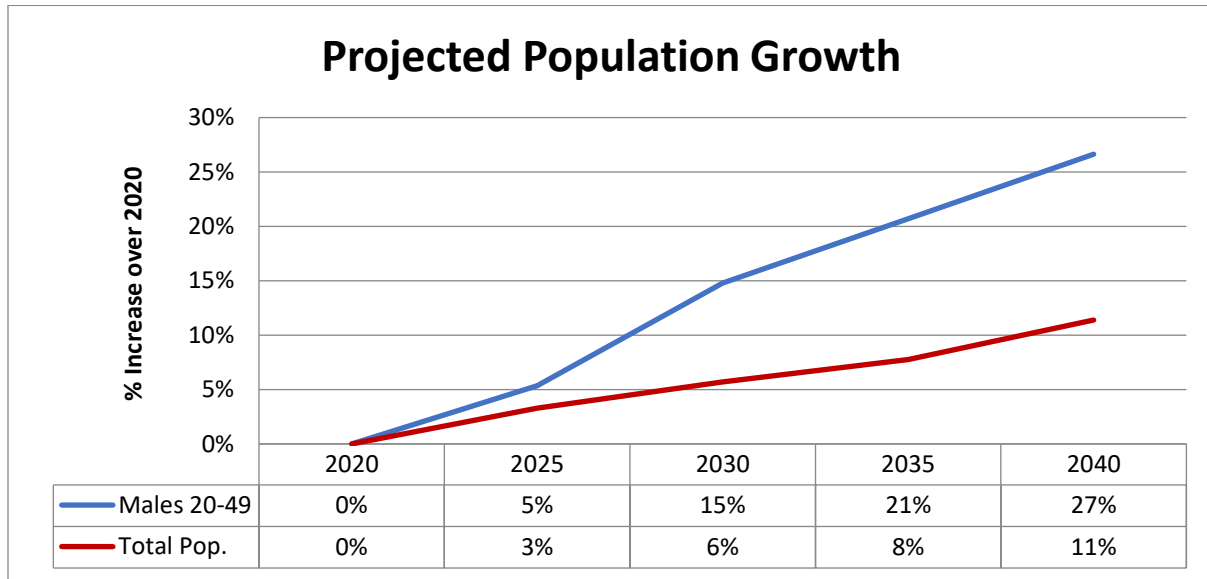
Data on inmate age was available only for inmates housed in the Stevens County Jail. That data indicates that inmates between the ages of 20 and 49 made up 88% of the jail ADP.

County Population Projections 2020 to 2040

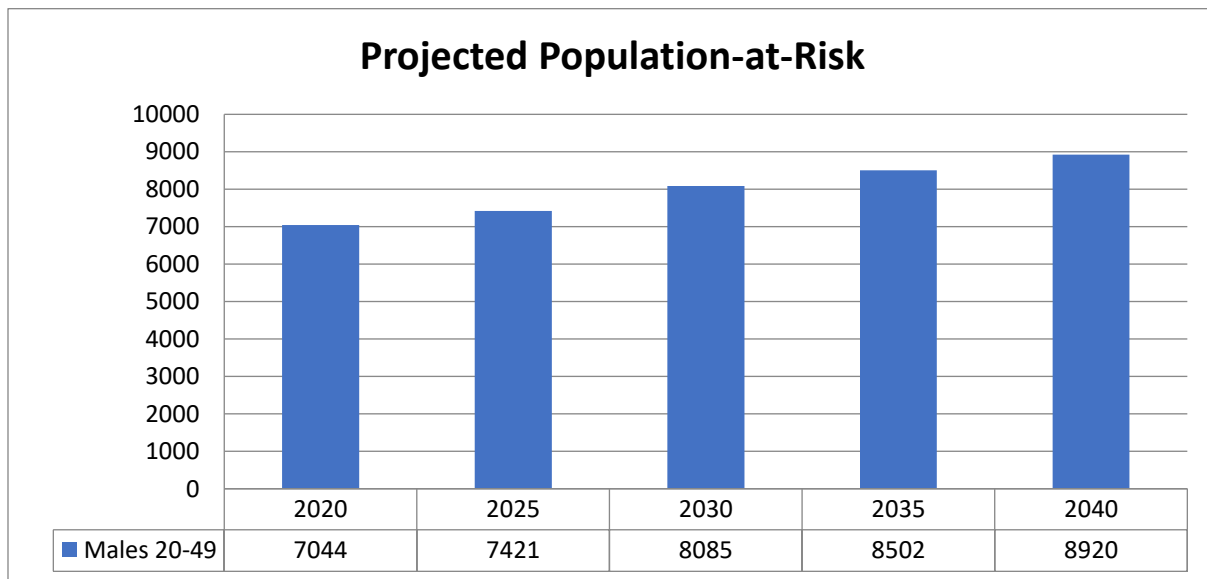
Washington’s Office of Financial Management (OFM) prepares low, medium and high population growth projections for each county. Stevens County policymakers selected the OFM’s most recent medium series projections for use in its planning processes. Between 2020 and 2040, this OFM model forecasts that total county population will grow by 11.4%.



However, as illustrated in the chart below, the population-at-risk (males 20-49) is projected to grow much more rapidly than the general population over the period 2020-2040.

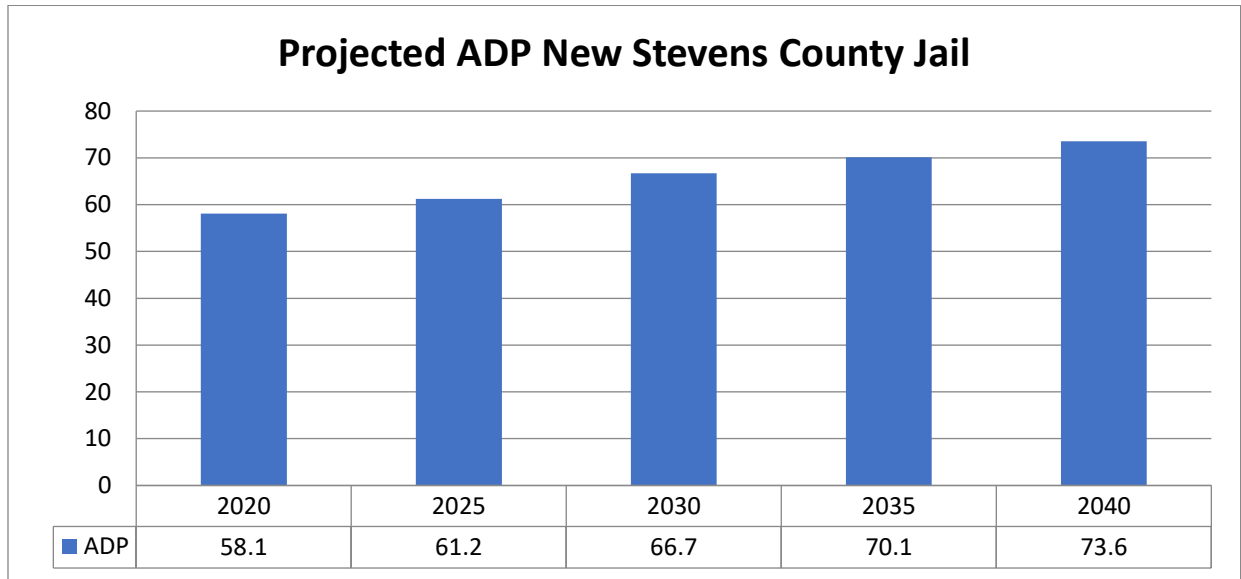


Because the population-at-risk is projected to grow much more rapidly, LPA based its projections of jail ADP on projected growth in the population most at risk of going to jail.



Baseline Jail ADP Projection Results and Methods Summary

LPA projects that total ADP to be housed in the Stevens County Jail will rise to 66.7 in 2030 and 73.6 by 2040, with 15% the ADP being female.



LPA’s assumptions, and the data and methodology used to develop this baseline projection are recapped here:

Assumptions

1. Current justice system practices will continue through 2040.
2. The impact of those practices on jail ADP is best reflected by the county’s average jail incarceration rate over the past five years, including inmates housed in other county jails.
3. Since males aged 20-49 comprise the vast majority of the county jail population, the incarceration rate should be calculated based on that “population-at-risk.”
4. Future jail ADP should be projected by applying that incarceration rate to projections of the population-at-risk.

Data Elements

1. Stevens County medium series population projections from 2020 through 2040 for males age 20-49.
2. Average daily Stevens County inmate population, including estimates of the number housed in other counties’ jails, from 2015 through 2019.
3. Average incarceration rate (inmates per 1000 people) for 2015 to 2019, calculated to be 8.25 per 1,000.

Computing Projected ADP

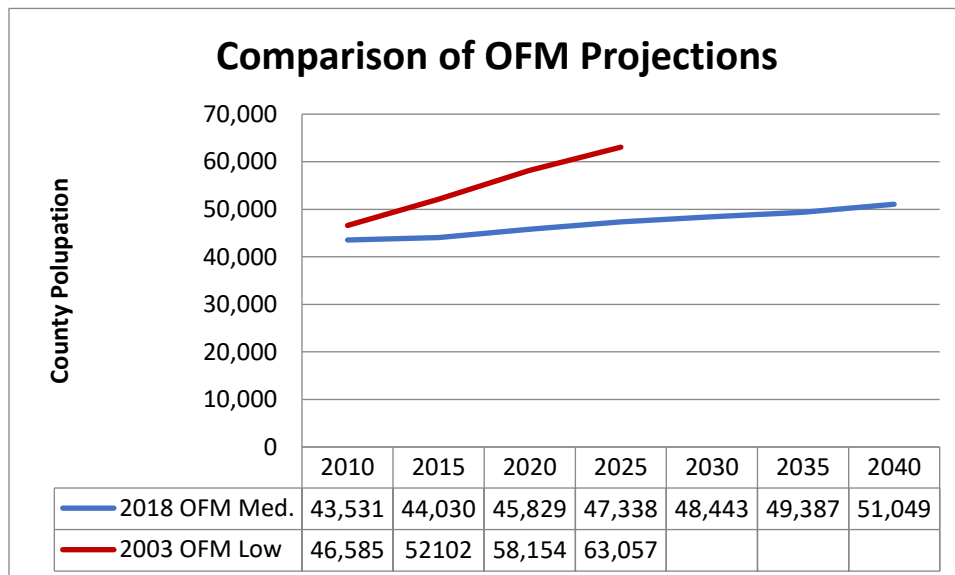
Multiplying the projected at-risk populations by the 2015-19 average incarceration rate yields projected jail ADPs for 2015, 2030, 2035 and 2040, as summarized on the previous page.

RS Security, LLC will work with County decision-makers to determine peaking, classification and other operational factors that should be applied to LPA's baseline ADP projection to develop an operating bedspace capacity that will accommodate projected jail ADP through 2040.

Differences Between 2003 and 2020 Projections

In 2003, Robert Glass & Associates delivered a jail ADP projection of 90.2 by the year 2025, substantially above the 61.2 projected by LPA for 2025. The data and methodology used by LPA differ significantly from that used by the 2003 consultant. The most important differences are:

1. The Washington Office of Financial Management (OFM) has significantly reduced its growth projections for Stevens County.



In 2003 jail ADP projections were based on OFM's low projections because county leaders thought the medium and high projections were

unreasonable. That skepticism is validated by the 2018 projections. With the benefit of new data, including the 2010 census, OFM has significantly reduced its projections of Stevens County growth. County leaders currently use the 2018 OFM medium series projections of growth for planning purposes, and those are the projections LPA used in its model.

2. As seen in earlier graphs, reported bookings and average length of stay in jail, which together determine ADP, have declined significantly.
3. Although the 2003 report noted that the population-at-risk (defined in that report as people 18-50) was projected to decline through 2025, it projected jail ADP based on significant increases in the total population. In contrast, LPA bases its projections on the projected growth in the population at highest risk of being jailed (males aged 20-49), which is projected to grow more than twice as fast as the total population through 2040.

Taken together, these changes in population projections, justice system performance, and methodologies explain the differences between the Robert Glass & Associates and LPA jail ADP projections

Revisiting Projections

These understandable differences underscore the importance of revisiting any projection of future jail populations. As planning for jail renovation or replacement moves forward, analysts should consider several factors that could affect the projected jail ADP, including:

- Changes in OFM's population projections as a result of the 2020 census,
- Changes in law enforcement arrest practices that may result in a sustained increase in jail bookings
- Significant and sustained increases in the number of FTA warrants issued by the courts

- Changes in the use of existing alternatives to incarceration that decrease or increase jail admissions or average length of stay
- Changes in the use of alternatives to incarceration that reduce jail admissions or average length of stay (see below for suggested options).

To facilitate such analyses, Stevens County should continue to collect comprehensive and detailed data on:

- arrests by all law enforcement agencies in the County,
- admissions, ALOS and ADP of the Stevens County jail,
- female ADP, and
- ADP and ALOS in presentence status.

Going forward, the County should also collect data on:

- the ADP and characteristics (especially gender and legal status) of Stevens County inmates housed in other counties' jails, and
- the use of existing and any newly implemented alternatives to incarceration.

LPA's baseline jail ADP projection provides a current-practice benchmark for defining future jail capacity requirements. It will be essential to document and assess how changes in justice system policies and practices affect jail admissions and/or ALOS.

Alternatives to Jail

Stevens County can realize significant long-run cost savings by avoiding building and operating a jail facility with bedspace capacity larger than is required to accommodate the projected 2040 inmate population. During the next several years, while jail facility planning and capital funding initiatives are in process, the County has a time-critical opportunity to:

- invest in proven community-based alternatives to incarceration and
- commit to carefully monitoring the impacts of these alternatives on jail admissions, ALOS and ADP.

Expanding the capacity of current alternatives to jail and implementing additional options will provide law enforcement, judges and prosecutors with the well-stocked toolkit they need to minimize their use of jail bedspace, always be the most expensive option.

There is a growing national consensus that only those presentence defendants assessed as highest risk for committing serious new offenses and/or failing to participate in court proceedings should be detained while awaiting final disposition of charges. Objective risk assessment tools can be used to identify higher-risk defendants who should be detained. Notification and supervision strategies can help reduce failure to appear (FTA) and criminal behavior of those released to await disposition of their cases.

Judges said they sentence convicted offenders to jail only as a last resort. They prefer to use community-based sentencing alternatives, including substance abuse and behavioral health treatment programs, that permit offenders to keep their jobs and address the underlying issues propelling their criminal behavior.

Stevens County already uses alternatives to incarceration that preserve public safety, provide for accountability and reduce recidivism. As the County plans for a new jail, it should explore options to expand its capacity to safely and effectively supervise defendants and sentenced offenders in community-based alternatives to jail.

Alternatives Currently Available

County officials interviewed described practices and programs they use to manage their use of jail.

Presentence Alternatives

- Video first appearances and arraignments have been used to expedite initial case processing of jailed defendants for the past

several years. Judges indicated this system works well and should be continued and refined.

- The District Court uses SCRAM (Secure Continuous Remote Alcohol Monitor) for presentence defendants and offenders with alcohol abuse issues sentenced to probation supervision. Because participants must pay the costs of this monitoring, it is unavailable to indigent people.
- In April 2019 the Prosecutor's Office implemented a Diversion Program focused primarily on individuals arrested for drug and drug-related offenses without significant records of prior criminal convictions. However, the program has not been in place long enough to assess its impact on court workload or jail ADP.

Sentencing Alternatives

- Veteran's Court has provided opportunities for treatment and mentoring to military veterans since 2013.
- The work crew program is primarily seasonal, and supervised by the County's Land Services Department. Used by District Court, it has been temporarily suspended due to the pandemic.
- Community service work is independently arranged by sentenced offenders with local nonprofits. This option is primarily used by the District Court and the Prosecutor's Diversion Program.

Alternatives Recommended for Consideration

This section provides up-to-date information about evidence-based programs and practices that could be implemented in the County. Compared to jail, with a reported cost of \$77 per day (\$28,105 per person-year), these options present opportunities for significant savings. All have proven effective in ensuring defendants' appearance in court and reducing the risk that they will commit new crimes. Alternatives to jail sentencing allow offenders to maintain employment and strengthen their family and community connections, which reduces the likelihood that they will continue to commit crimes.

Funding for alternatives to jail should not depend solely on a defendant's or offender's ability to pay, since many people involved with the justice system are indigent. <https://www.npr.org/2014/05/24/314866421/measures-aimed-at-keeping-people-out-of-jail-punish-the-poor>

Presentence Alternatives

From 2015 through 2019, 85% of the County's jail ADP was comprised of defendants in presentence status. To manage the size of this presentence inmate population, Stevens County should strongly consider investing in a range of strategies and programs that

- reduce the risk that defendants released to await court proceedings will fail to appear or commit new offenses, and/or
- help shorten presentence jail stays by expediting case processing.

To make optimal use of alternatives to jail for presentence defendants, it is essential that Stevens County utilize an objective system of assessing a defendant's risk for failure to appear or committing new offenses if released. These tools facilitate sorting defendants into a low-risk group who can be released on their own recognizance, a medium-risk group who can be conditionally released (e.g., with SCRAM or other technologies that monitor their location or alcohol consumption), and a high-risk group most likely to fail to appear or re-offend that may require home detention with electronic monitoring (EHM) or detention in jail.

Many jurisdictions have developed tools to assess FTA and reoffending risks. Stanford Law School has developed Risk Assessment Fact sheets to assist jurisdictions with selecting a pretrial risk assessment that best meet their local needs. <https://law.stanford.edu/pretrial-risk-assessment-tools-factsheet-project/>

There is ample research evidence that alternatives to jail than can minimize the risk of FTA and reoffending for most presentence defendants.

Notification of Court Dates

Text message reminders are a cheap and effective way to reduce pretrial detention, ABA Journal, July 17 2018

"With just a couple of dollars, courts and public defenders can keep people from being arrested. Court date reminders sent to defendants via text message are an inexpensive, simple intervention being tested across the country. Not only is the solution working, it's avoiding the expensive, labor-intensive and destructive practice of issuing bench warrants that can land people in jail. . . .New York City recently completed a [rigorous study](#) finding that text-message reminders led to a significant drop in FTAs."

https://www.abajournal.com/lawscribbler/article/text_messages_can_keep_people_out_of_jail

Electronic Reporting

Kiosk Supervision for the District of Columbia, January 2011

"One supervision method that states and localities across the nation have adopted to supervise low-risk offenders and pretrial defendants efficiently is kiosk supervision. Kiosk systems can replace in-person reporting requirements. . . and give individuals the flexibility to meet their conditions of supervision without conflicting with other obligations, such as work, school, or treatment."

<https://www.urban.org/sites/default/files/publication/27201/412314-kiosk-supervision-for-the-district-of-columbia.pdf>

Electronic Monitoring

A Quantitative and Qualitative Assessment of Electronic Monitoring, Florida State U Center for Criminology and Public Policy Research, 2010

Key Findings:

- EM reduces the likelihood of failure under community supervision.
- A significant portion of offenders on EM who are required by the courts to reimburse the state for the cost of this technology are

unable to pay, which suggests these reimbursement requirements should be reevaluated.

- The most significant cost savings are achieved by placing on EM only those offenders who otherwise would have been incarcerated (those at high risk of FTA or committing new crimes if released without EM).

<https://www.ncjrs.gov/pdffiles1/nij/grants/230530.pdf>

Offender Supervision With Electronic Technology, American Probation and Parole Association, 2002

Practical tips on how to implement electronic supervision programs

<https://www.ncjrs.gov/pdffiles1/nij/grants/197102.pdf>

Sentencing Alternatives

Sentencing alternatives offer the opportunity to hold offenders accountable while enabling them to remain employed and connected to their families and communities.

Washington State Institute for Public Policy provides an overview of the research evidence on effectiveness of a wide spectrum of alternatives to incarceration, February 2018.

https://www.wsipp.wa.gov/ReportFile/1681/Wsipp_Inventory-of-Evidence-Based-Research-Based-and-Promising-Programs-for-Adult-Corrections_Report.pdf

Drug Treatment and Drug Courts

Bureau of Justice Assistance Comprehensive Opiate, Stimulant and Substance Abuse Program (COSSAP) 2018

Includes info on peer-to-peer learning opportunities.

<https://bj.a.ojp.gov/program/cossap/overview>

BJA funds the Building Bridges Initiative, in 16 communities, "to assist these teams in implementing medication-assisted treatment in their jails and enhancing collaboration between jails and community-based treatment providers." <https://bridges.cossapresources.org/>

Evidence-Based Practices: A Framework for Sentencing Policy, 2007
power point slides,

“After reviewing 92 drug treatment programs, the Washington State Institute for Public Policy concluded that drug treatment led to a statistically significant reduction in criminal recidivism rates. This was true for adult drug courts, in-prison therapeutic communities, and drug treatment programs using cognitive-behavioral approaches.”

<https://www.ncsl.org/print/cj/sf-kooyppt.pdf>

National Criminal Justice Reference Service spotlight on drug courts – summary statistics and outcomes, plus links to reports and evaluations

https://www.ncjrs.gov/spotlight/drug_courts/facts.html

The Multi-Site Adult Drug Court Evaluation: Executive Summary, 2011
Study includes 5 Washington state drug courts

<https://www.ncjrs.gov/pdffiles1/nij/grants/237108.pdf>

Statewide Evaluation of New York State's Adult Drug Courts, June 2013

https://www.courtinnovation.org/sites/default/files/documents/NYS_Adult_DC_Evaluation_Effective_Policies.pdf

Detailed cost analysis of mature adult drug court, Multnomah County OR, 2003. <https://www.ncjrs.gov/pdffiles1/nij/grants/203558.pdf>

Data and Information Sources

Interviews:

- Commissioner Don Dashiell
- Commissioner Wes McCart
- Commissioner Steve Parker
- Sheriff Brad Manke
- Loren Hartman, Chief Corrections Deputy
- Judge Pat Monasmith, Superior Court
- Judge Jessica Reeves, Superior Court
- Judge Gina Tveit, District Court
- Tim Rasmussen, Prosecuting Attorney
- Nick Force, Deputy Prosecutor
- Tim Knight, Diversion Program Coordinator
- Dr. David Nielsen, New Alliance Counseling Center
- Teresa Brooks, LCSW, New Alliance Clinical Supervisor

Data and Reports:

Stevens County July 2019 Land Capacity Analysis Report obtained from Jenni Anderson, Stevens County Planning Division

Washington State's Office of Financial Management, 2017 Growth Management Act "medium series" population projections by age and sex

Stevens County Jail ADP, alos and booking reports, 2005-2019, provided by Loren Hartman for inmates held in Stevens County Jail

Detailed billings from other counties for housing Stevens County inmates, 2015-2019, provided by Loren Hartman from Stevens County Jail records

Out of County Keep expenditures from 2006-2019 Annual Budget Status Expense Analyses, Stevens County

Warrants issued and disposed 2010-2019, provided by Tom Stoddard, Reliable Administrative Solutions

Prosecutor's Office Diversion Program Status Report 2019-20, from Tim Knight, Program Coordinator

Stevens County Detention/Correction Facility Needs Assessment Study, Robert Glass & Associates, 2003, copy provided by Sheriff's Department

Diversion Program Proposal, Stevens County Prosecutor's Office, 2019

Diversion Program Status Report, 4-15-19 through 5-1-20, Stevens County Prosecutor's Office, 2020

Pew Research Center, Facts About Crime in the US, Oct. 17, 2019.

<https://www.pewresearch.org/fact-tank/2019/10/17/facts-about-crime-in-the-u-s/>

SRS to NIBRS: The Path to Better UCR Data, Criminal Justice Information Services, March 28 2017

<https://www.fbi.gov/services/cjis/cjis-link/srs-to-nibrs-the-path-to-better-ucr-data>

Washington Administrative Office of the Courts Annual Reports, 2005-2019

Criminal Justice Data Book, Washington State Statistical Analysis Center,

<https://sac.ofm.wa.gov/data>

SECTION 6

Construction Cost Summary

Overview

Based on the feasibility option, Roan and Associated applied estimated construction cost to each. During the span of this report, the country has witnessed volatility in the construction market.

Summary

- A confluence of events—including soaring construction demand, inflation, pandemic-related restrictions, supply chain disruptions, labor shortages and the war in Ukraine—are spurring rising costs and uncertainty across the construction industry.
- CBRE's new Construction Cost Index forecasts a 14.1% year-over-year increase in construction costs by year-end 2022 as labor and material costs continue to rise. Escalation should stabilize to the 2%-4% range in 2023 and 2024, on par with historical averages.
- Overall cost inflation for materials is expected to begin cooling by the end of 2022 and largely return to typical levels by mid-2023. However, given the large number of construction inputs—many of which are often subject to geopolitical risks such as tariffs and sanctions—costs for some materials may remain volatile.
- Supply chain-related disruptions should begin to ease, but ongoing global labor and component shortages will hamper production and logistics capacity. As a result, long lead times and material shortages will likely continue in the short term.
- The construction industry faces numerous labor challenges, including a smaller talent pool in the aftermath of the Great Recession, an aging workforce—one in five workers is currently older than 55—and strong competition from other industries like logistics.
- Labor shortages are expected to persist for the near term, increasing wage pressure. Because construction wage growth has lagged the national average through the pandemic, construction labor escalation is likely to be higher in 2022.
- As demand for new construction projects increases, contractors may be able to pass along higher input costs. The extent to which this happens will depend on how many builders delay or cancel projects due to concerns over input prices, rising interest rates and economic uncertainty.
- Despite headwinds, construction demand is expected to remain strong for the near term. Although the possibility of an economic downturn should be taken seriously, considerable pent-up demand for new construction—including a nationwide housing shortage—and government infrastructure projects should largely sustain activity. As contractor backlogs grow, margins should increase, pushing up total construction costs.

Other Considerations

Stevens county should also consider overall project cost. Over what is considered construction cost, project “soft costs” include other county expenditures associated with any capital improvement project. Such costs can range from 20% to 70% of the overall construction budget and may include site, design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings, and sale tax. For the purpose of the study, we have included a 20% design / construction contingency and applied additional 30% for anticipated soft costs.

Options - Project Cost Recap

Phase	OPTION 1 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	26,136	BGSF	\$644.94	\$16,856,152
2	Sitework	28,000	GSF	\$18.25	\$511,000
3	General Conditions & Support Service	16	MO	\$30,000	\$480,000
Total Estimated Construction Cost		26,136		\$683	\$17,847,152
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$17,847,152	\$1,606,244
					\$19,453,396
	Estimated Soft Costs (25-65%)	30%		\$19,453,396	\$5,836,019
Q3 2023 Estimated Project cost					\$25,289,414
5	Escalation to Q4, 2024	8%		\$19,453,396	\$1,556,271.64
					\$21,009,667.15
	Estimated Soft Costs (25-65%)	30%		\$21,009,667	\$6,302,900.14
Q4 2024 Estimated Project cost					\$33,148,585.94
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

Phase	OPTION 2 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	43,500	BGSF	\$800.45	\$34,819,575
2	Sitework	28,000	GSF	\$18.83	\$527,240
3	General Conditions & Support Service	24	MO	\$30,000	\$720,000
Total Estimated Construction Cost		43,500		\$829	\$36,066,815
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$36,066,815	\$3,246,013
					\$39,312,828
	Estimated Soft Costs (25-65%)	30%		\$39,312,828	\$11,793,849
Q3 2023 Estimated Project cost					\$51,106,677
5	Escalation to Q4, 2024	8%		\$39,312,828	\$3,145,026.27
					\$42,457,854.62
	Estimated Soft Costs (25-65%)	30%		\$39,312,828	\$11,793,848.51
Q4 2024 Estimated Project cost					\$66,045,551.63
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

Phase	OPTION 3 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	44,239	BGSF	\$807.92	\$35,741,573
2	Sitework	57,800	GSF	\$14.76	\$853,128
3	General Conditions & Support Service	18	MO	\$50,000	\$900,000
Total Estimated Construction Cost		44,239		\$848	\$37,494,701
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$37,494,701	\$3,374,523
	Estimated Soft Costs (25-65%)	30%		\$40,869,224	\$12,260,767
Q3 2023 Estimated Project cost		44,239		\$924	\$53,129,991
5	Escalation to Q4, 2024	8%		\$40,869,224	\$3,269,537.92
	Estimated Soft Costs (25-65%)	30%		\$44,138,762	\$13,241,628.56
Q4 2024 Estimated Project cost		44,239		\$998	\$69,641,157.63
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

Phase	OPTION 4 - Renovation and Expand Annex	QTY	UOM	\$ / UOM	Cost
1	Building	85,200	BGSF	\$786.27	\$66,990,204
2	Sitework	57,800	GSF	\$14.49	\$837,522
3	General Conditions & Support Service	20	MO	\$50,000	\$1,000,000
Total Estimated Construction Cost		85,200		\$808	\$68,827,726
4	Escalation to (Q3, 2023 @ ? Year	9%	on	\$68,827,726	\$6,194,495
	Estimated Soft Costs (25-65%)	30%		\$75,022,221	\$22,506,666
Q3 2023 Estimated Project cost					\$97,528,888
5	Escalation to Q4, 2024	8%		\$75,022,221	\$6,001,777.71
	Estimated Soft Costs (25-65%)	30%		\$81,023,999	\$24,307,199.71
Q4 2024 Estimated Project cost					\$127,837,865.16
<p>Note: Soft cost includes such items as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax</p>					

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	26,136
Project Start Date:	Q1, 2023	Site GSF:	28,000
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY					
No.	Op 1 Renovation	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Concrete Work	26,136	BGSF	\$18.87	\$493,150
A20	Basement Construction	26,136	BGSF	\$3.39	\$88,550
B10	Superstructure	26,136	BGSF	\$37.29	\$974,738
B20	Exterior Enclosure	26,136	BGSF	\$23.96	\$626,120
B30	Roofing	26,136	BGSF	\$6.92	\$180,971
C10	Interior Construction	26,136	BGSF	\$13.39	\$349,832
C20	Stairs	26,136	BGSF	\$0.57	\$15,000
C30	Interior Finishes	26,136	BGSF	\$24.23	\$633,355
D10	Conveying Systems	26,136	BGSF	\$6.31	\$165,000
D20	Plumbing	26,136	BGSF	\$45.00	\$1,176,120
D30	HVAC	26,136	BGSF	\$75.00	\$1,960,200
D40	Fire Protection	26,136	BGSF	\$6.00	\$156,816
D50	Electrical	26,136	BGSF	\$70.00	\$1,829,520
E10	Equipment	26,136	BGSF	\$159.04	\$4,156,562
E20	Casework & Furnishings	26,136	BGSF	\$2.19	\$57,272
F10	Special Construction	26,136	BGSF	\$0.00	\$0
F20	Selective Demolition	26,136	BGSF	\$10.13	\$264,698
Building Construction Subtotal					\$13,127,905
Design Contingency				20.00%	\$2,625,581
Subtotal					\$15,753,486
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$1,102,744
Subtotal					\$16,856,230
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		26,136	BGSF	\$644.94	\$16,856,230

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundation Earthwork				
	Footing Excavation and Backfill	6,895	sf	\$ 20.00	\$137,900
	Foundations				
	Foundation System for Addition	6,895	sf	\$ 35.00	\$241,325
	Slab-on-Grade				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	6,895	sf	\$ 15.00	\$103,425
	Misc. Concrete				
	Elevator Pits (includes ladder, hoist beam, sump & waterproofing)	1	ea	\$ 10,500.00	\$10,500
	SUBTOTAL FOUNDATIONS	26,136	BGSF	\$18.87	\$493,150
A20 BASEMENT CONSTRUCTION					
	Basement Excavation - Elevator				
	Basement Excavation and Export (Check against Site Section G10)	700	cy	\$ 30.00	\$21,000
	Imported Fill - Allowance	625	cy	\$ 30.00	\$18,750
	Basement Walls - at Elevator Only				
	Perimeter 12" Basement Wall (Includes Reinforcing)	600	sf	\$ 60.00	\$36,000
	Waterproofing - Elevator Shaft Walls up to Main Level				
	2" Rigid Polystyrene	600	sf	\$ 3.00	\$1,800
	Waterproofing Membrane	1,000	sf	\$ 9.00	\$9,000
	1/4" Protection Board	1,000	sf	\$ 2.00	\$2,000
	SUBTOTAL BASEMENT CONSTRUCTION	26,136	BGSF	\$3.39	\$88,550
B10 SUPERSTRUCTURE					
	Structural Concrete				
	Vertical Structure				
	CIP Conc Walls / Columns / CMU - at Addition	6,895	sf	\$ 65.00	\$448,175
	CMU Partitions with Detention Grade Reinforcement	26,136	sf	\$ 5.00	\$130,680
	Horizontal Structure				
	Infill Structure at E Garage	11,505	lbs	3.25	\$37,391
	Composite Concrete / Deck Floor at Garage Area	885	sf	11.00	\$9,735
	Roof Structure - 11 lb/sf allow	75,845	lbs	\$ 3.25	\$246,496
	Metal Roof Deck	6,895	sf	\$ 4.00	\$27,580
	Misc Metals	26,136	sf	\$ 2.00	\$52,272
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	6,895	gsf	\$ 3.25	\$22,409
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	26,136	BGSF	\$37.29	\$974,738

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Wall assembly with masonry veneer	6,160	sf	\$ 65.00	\$400,400
	Tie old exterior to new exterior	1	ls	\$ 80,000.00	\$80,000
	Mechanical Screen Wall at Roof	1	ls	\$ 80,000.00	\$80,000
	Exterior Windows				
	See Detention Equipment				
	Exterior Paint & Sealants				
	Misc Paint, Caulking, and Joint Sealants	26,136	gsf	\$ 1.25	\$32,670
	Building Graphics				
	Allowance for Building Signage	1	ls	\$ 5,000.00	\$5,000
	Exterior Soffits				
	Finish to Soffits (Entry and/or Overhangs)	935	sf	\$ 30.00	\$28,050
	SUBTOTAL EXTERIOR ENCLOSURE	26,136	BGSF	\$23.96	\$626,120
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System with Rigid Insulation	6,895	sf	\$ 18.00	\$124,110
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings and Fascia	280	lf	25.00	\$7,000
	Joint at Wall to New Roof	146	lf	75.00	\$10,950
	Miscellaneous Roof Flashing and Blocking	10%	on	\$124,110	\$12,411
	Skylights				
	Allowance	6	ea	\$ 2,500.00	\$15,000
	Roof Accessories				
	Walk Pads	500	sf	\$ 7.00	\$3,500
	Fall Protection Anchors	4	ea	\$ 750.00	\$3,000
	Access Ladders	1	ea	\$ 3,500.00	\$3,500
	Roof Hatches	1	ea	\$ 1,500.00	\$1,500
	SUBTOTAL ROOFING	26,136	BGSF	\$6.92	\$180,971
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWB Partitions in Non-Detention Areas	4,500	sf	\$ 15.00	\$67,500
	Fire Caulking at Penetrations	26,136	gsf	\$ 0.35	\$9,148
	Interior - Caulking and Joint Sealants	26,136	gsf	\$ 0.30	\$7,841
	Miscellaneous Carpentry - Allowance	26,136	gsf	\$ 1.00	\$26,136
	CMU Walls - See B10 Superstructure Above				
	Interior Glazing				
	HM Door Lite Glazing - Allowance	300	sf	\$ 25.00	\$7,500
	Interior Doors, Frames, Hardware				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	60	allow	\$ 2,300.00	\$138,000
	Fittings / Specialties				
101100	Visual Display Specialties				
	Marker Boards (8' x 4')	3	ea	\$ 1,200.00	\$3,600
101400	Signage (Code and Wayfinding)	26,136	gsf	\$ 2.00	\$52,272
102113	Toilet Compartments				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	6	stalls	\$ 1,100.00	\$6,600
	Urinal Screens	2	ea	\$ 350.00	\$700
102800	Toilet Accessories				
	In Detention - see Detention Equipment				
	In Non-Detention Areas	4,500	sf	\$ 0.40	\$1,800
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	26,136	gsf	\$ 1.00	\$26,136
	SUBTOTAL INTERIOR CONSTRUCTION	26,136	BGSF	\$13.39	\$349,832
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Pre-Engineered Metal Stair, per floor to floor flight w/ landing	1	ea	\$ 15,000.00	\$15,000
	SUBTOTAL STAIRS	26,136	BGSF	\$0.57	\$15,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Miscellaneous	26,136	gsf	\$ 4.00	\$104,544
	Miscellaneous Finish Carpentry Allowance	26,136	gsf	\$ 0.20	\$5,227
	Floor Finishes				
	Allowance for Flooring and Base	26,136	sf	\$ 15.00	\$392,040
	Ceiling Finishes				
	Spray Applied Acoustical - Detention Areas	21,636	sf	\$ 4.00	\$86,544
	Allowance - Non-Detention Areas	4,500	sf	\$ 10.00	\$45,000
	SUBTOTAL INTERIOR FINISHES	26,136	BGSF	\$24.23	\$633,355
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator 3 Stops	1	ea	\$ 165,000	\$165,000
	SUBTOTAL CONVEYING SYSTEMS	26,136	BGSF	\$6.31	\$165,000
D20 PLUMBING					
	Plumbing				
	Budget Estimate	26,136	gsf	\$ 45.00	\$1,176,120

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL PLUMBING	26,136	BGSF	\$45.00	\$1,176,120
D30 HVAC					
	HVAC				
	Budget Estimate	26,136	gsf	\$ 75.00	\$1,960,200
	SUBTOTAL HVAC	26,136	BGSF	\$75.00	\$1,960,200
D40 FIRE PROTECTION					
	Fire Protection				
	Budget Estimate	26,136	gsf	\$ 6.00	\$156,816
	SUBTOTAL FIRE PROTECTION	26,136	BGSF	\$6.00	\$156,816
D50 ELECTRICAL					
	Electrical				
	Budget Estimate	26,136	gsf	\$ 70.00	\$1,829,520
	SUBTOTAL ELECTRICAL	26,136	BGSF	\$70.00	\$1,829,520
E10 EQUIPMENT					
	Misc Equipment				
	Misc	26,136	gsf	\$ 2.00	\$52,272
112300	Commercial Laundry Equipment				
	Allowance	1	ls	\$ 250,000	\$250,000
113000	Residential Equipment				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Commercial Kitchen Equipment				
	Allowance	1	ls	\$ 400,000	\$400,000
	Detention Equipment				
	Security Wall Systems (Truss Wall)	1,630	lf	\$ 650.00	\$1,059,500
	Doors, Frames, Hardware - Allowance	100	ea	\$ 15,000.00	\$1,500,000
	Security Ceiling Systems	9,266	sf	\$ 75.00	\$694,950
	Security Glazing Systems - Allowance	9,266	sf	\$ 12.00	\$111,192
	Detention Grade Sealants - Allowance	9,266	sf	\$ 3.00	\$27,798
	Cell Bunks / Holding Wall Mount Benches	68	ea	\$ 500.00	\$34,000
	Misc. Detention Shower Accessories	1	ls	\$ 25,000.00	\$25,000
	SUBTOTAL EQUIPMENT	26,136	BGSF	\$159.04	\$4,156,562

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Fixed Casework Allowance	26,136	gsf	\$ 2.00	\$52,272
	Window Treatment				
	Allowance	1	ls	\$ 5,000.00	\$5,000
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	26,136	BGSF	\$2.19	\$57,272
F10 SPECIAL CONSTRUCTION					
	None				
	SUBTOTAL SPECIAL CONSTRUCTION	26,136	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Structural Demolition				
	Cut Wall for Elevator Doors				
	Saw cutting	80	lf	\$ 30.00	\$2,400
	Removal	130	sf	\$ 20.00	\$2,600
	Building Exterior Demolition				
	Interior Demo - Complete	18,356	sf	\$ 12.00	\$220,272
	Miscellaneous Demolition	40	hrs	\$ 60.00	\$2,400
	Temporary Partitions / Dust Control	1	ls	\$ 2,500.00	\$2,500
	Supervision, Hauling & Dump Fees	15%	on	\$230,172	\$34,526
	Mechanical, Electrical and Plumbing	In MEP Numbers Above			
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	26,136	BGSF	\$10.13	\$264,698
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	26,136	BGSF	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	26,136
Start Date:	Q1, 2023	Site GSF:	28,000
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Op 1 Renovation - Site				
G10	Site Preparation	28,000	gsf	\$6.06	\$169,688
G20	Site Improvements	28,000	gsf	\$3.48	\$97,550
G30	Site Civil / Mech Utilities	28,000	gsf	\$3.50	\$98,000
G40	Site Electrical Utilities	28,000	gsf	\$1.17	\$32,670
G50	Other Site Construction	28,000	gsf	\$0.00	\$0
Sitework Subtotal					\$397,908
Design Contingency				20.00%	\$79,582
Subtotal					\$477,489
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$33,424
Subtotal					\$510,913
Escalation to Mid-Point (See Summary)				0.00%	\$0
SITE GRAND TOTAL		28,000	BGSF	\$18.25	\$510,913
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATON					
	Mobilization	1	ls	25,000.00	\$25,000
	Site Demolition & Relocation				
	Remove Misc Site Hardscape	2,500	sf	1.50	\$3,750
	Remove Asphalt Paving	8,000	sf	2.50	\$20,000
	Misc. Site Clearing	1	ls	5,000.00	\$5,000
	Site Earthwork				
	Temporary Construction Fencing	600	lf	15.00	\$9,000
	TESC Erosion Control				
	Filter Fabric Fence	600	lf	6.00	\$3,600
	Catch Basin Inlet Protection	4	ea	150.00	\$600
	Stabilized Construction Entry	2,000	sf	2.50	\$5,000
	Tree Protection Fencing	100	lf	20.00	\$2,000
	Contractor Access and Laydown Area	2,000	sf	2.00	\$4,000
	Clear and Grub	28,000	sf	0.25	\$7,000
	Excavation				
	Native Cut / Fill - Allowance	1,038	cy	15.00	\$15,570
	Export Unsuitable - Allowance	1,038	cy	30.00	\$31,140
	Imported Fill - Allowance	1,034	cy	25.00	\$25,856
	Building Pad	6,895	sf	\$ 0.75	\$5,171
	Finish Grading	28,000	sf	0.25	\$7,000
	Foundation Earthwork				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	Hazardous Waste Remediation				
	None Included				
	SUBTOTAL SITE PREPARATON	28,000	SGA	\$6.06	\$169,688
G20 SITE IMPROVEMENTS					
	Asphalt Paving (Base Courses Included)				
	Heavy Duty (Parking Lot Drive/Parent/Bus Drop-Off) (3' HMA over 6" Crushed Rock)	2,500	sf	6.00	\$15,000
	Concrete Site Work (Base Courses Included)				
	Curbs - Standard	250	lf	25.00	\$6,250
	Curb Cuts	2	ea	300.00	\$600
	Concrete Sidewalk - 4" over 4" crushed rock	600	sf	9.00	\$5,400
	Concrete Driveway Entries over 6" crushed rock	2	ea	3,500.00	\$7,000
	Pavement Markings/Site Signage				
	Wheel Stops	4	ea	150.00	\$600
	Striping Allowance	1	ls	750.00	\$750
	Site Signage	5	ea	800.00	\$4,000
	Tactile Warning Strips	15	sf	30.00	\$450
	Site Development				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Concrete Retaining Walls				
	Wall	100	sf	45.00	\$4,500
	Footing	5	cy	350.00	\$1,750
	Landscaping/Irrigation				
	Irrigation - General Landscaping	5,000	sf	3.00	\$15,000
	Irrigation - Seed Lawn Areas	10,000	sf	1.00	\$10,000
	Place Topsoil (Import from offsite)	150	cy	25.00	\$3,750
	Planter Shrubs and Ground Cover	5,000	sf	3.00	\$15,000
	Sod	10,000	sf	0.75	\$7,500
	SUBTOTAL SITE IMPROVEMENTS	28,000	SGA	\$3.48	\$97,550
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Water / Storm / Sanitary Service				
	Utility Allowance	28,000	sf	\$ 3.50	\$98,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES	28,000	SGA	\$3.50	\$98,000
G40 SITE ELECTRICAL UTILITIES					
	Electrical and Telecom Utilities				
	Allowance	26,136	gsf	\$ 1.25	\$32,670
	SUBTOTAL SITE ELECTRICAL UTILITIES	28,000	SGA	\$1.17	\$32,670
G50 OTHER SITE CONSTRUCTION					
	None				
	SUBTOTAL OTHER SITE CONSTRUCTION	28,000	SGA	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	28,000	SGA	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	43,824
Project Start Date:	Q1, 2023	Site GSF:	28,000
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Op 2 Jail Exp 90% New 10% Reno				
A10	Concrete Work	43,824	BGSF	\$32.35	\$1,417,500
A20	Basement Construction	43,824	BGSF	\$2.02	\$88,550
B10	Superstructure	43,824	BGSF	\$104.76	\$4,591,015
B20	Exterior Enclosure	43,824	BGSF	\$49.41	\$2,165,290
B30	Roofing	43,824	BGSF	\$10.48	\$459,140
C10	Interior Construction	43,824	BGSF	\$21.01	\$920,562
C20	Stairs	43,824	BGSF	\$1.78	\$78,000
C30	Interior Finishes	43,824	BGSF	\$25.43	\$1,114,541
D10	Conveying Systems	43,824	BGSF	\$9.01	\$395,000
D20	Plumbing	43,824	BGSF	\$45.00	\$1,972,080
D30	HVAC	43,824	BGSF	\$75.00	\$3,286,800
D40	Fire Protection	43,824	BGSF	\$6.00	\$262,944
D50	Electrical	43,824	BGSF	\$70.00	\$3,067,680
E10	Equipment	43,824	BGSF	\$168.28	\$7,374,498
E20	Casework & Furnishings	43,824	BGSF	\$2.11	\$92,648
F10	Special Construction	43,824	BGSF	\$0.00	\$0
F20	Selective Demolition	43,824	BGSF	\$0.77	\$33,868
Building Construction Subtotal					\$27,320,114
Design Contingency				20.00%	\$5,464,023
Subtotal					\$32,784,137
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$2,294,890
Subtotal					\$35,079,027
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		43,824	BGSF	\$800.45	\$35,079,027

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundation Earthwork				
	Footing Excavation and Backfill	19,800	sf	\$ 20.00	\$396,000
	Foundations				
	Foundation System for Addition	19,800	sf	\$ 35.00	\$693,000
	Slab-on-Grade				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	19,800	sf	\$ 15.00	\$297,000
	Misc. Concrete				
	Elevator Pits (includes ladder, hoist beam, sump & waterproofing)	3	ea	\$ 10,500.00	\$31,500
	SUBTOTAL FOUNDATIONS	43,824	BGSF	\$32.35	\$1,417,500
A20 BASEMENT CONSTRUCTION					
	Basement Excavation - Elevator				
	Basement Excavation and Export (Check against Site Section G10)	700	cy	\$ 30.00	\$21,000
	Imported Fill - Allowance	625	cy	\$ 30.00	\$18,750
	Basement Walls - at Elevator Only				
	Perimeter 12" Basement Wall (Includes Reinforcing)	600	sf	\$ 60.00	\$36,000
	Waterproofing - Elevator Shaft Walls up to Main Level				
	2" Rigid Polystyrene	600	sf	\$ 3.00	\$1,800
	Waterproofing Membrane	1,000	sf	\$ 9.00	\$9,000
	1/4" Protection Board	1,000	sf	\$ 2.00	\$2,000
	SUBTOTAL BASEMENT CONSTRUCTION	43,824	BGSF	\$2.02	\$88,550
B10 SUPERSTRUCTURE					
	Structural Concrete				
	Vertical Structure				
	CIP Conc Walls / Columns / CMU - at Addition	37,985	sf	\$ 65.00	\$2,469,025
	CMU Partitions with Detention Grade Reinforcement	43,824	sf	\$ 5.00	\$219,120
	Horizontal Structure				
	Infill Structure at E Garage	11,505	lbs	3.25	\$37,391
	Composite Concrete / Deck Floor at Garage Area	885	sf	11.00	\$9,735
	Floor Structure (Detention Mezzanine NIC)	236,405	lbs	3.25	\$768,316
	Composite Concrete / Deck Floor at L2	7,639	sf	11.00	\$84,029
	Roof Structure - 11 lb/sf allow	217,800	lbs	\$ 3.25	\$707,850
	Metal Roof Deck	19,800	sf	\$ 4.00	\$79,200
	Misc Metals	43,824	sf	\$ 2.00	\$87,648
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	39,600	gsf	\$ 3.25	\$128,700
	Firestopping - See Interior Partitions				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL SUPERSTRUCTURE	43,824	BGSF	\$104.76	\$4,591,015
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Wall assembly with Masonry Veneer / Storefront	27,178	sf	\$ 70.00	\$1,902,460
	Tie old exterior to new exterior	1	ls	\$ 80,000	\$80,000
	Mechanical Screen Wall at Roof	1	ls	\$ 80,000	\$80,000
	Exterior Windows				
	See Detention Equipment				
	Exterior Paint & Sealants				
	Misc Paint, Caulking, and Joint Sealants	43,824	gsf	\$ 1.25	\$54,780
	Building Graphics				
	Allowance for Building Signage	1	ls	\$ 5,000.00	\$5,000
	Exterior Doors				
	Overhead Doors - Sectional				
	Insulated Sectional Door - High Speed (12' x 14')	1	ea	\$15,000.00	\$15,000
	Exterior Soffits				
	Finish to Soffits (Entry and/or Overhangs)	935	sf	\$ 30.00	\$28,050
	SUBTOTAL EXTERIOR ENCLOSURE	43,824	BGSF	\$49.41	\$2,165,290
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System with Rigid Insulation	19,800	sf	\$ 18.00	\$356,400
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings and Fascia	600	lf	25.00	\$15,000
	Joint at Wall to New Roof	180	lf	75.00	\$13,500
	Miscellaneous Roof Flashing and Blocking	10%	on	\$356,400	\$35,640
	Skylights				
	Allowance	10	ea	\$ 2,500.00	\$25,000
	Roof Accessories				
	Walk Pads	800	sf	\$ 7.00	\$5,600
	Fall Protection Anchors	4	ea	\$ 750.00	\$3,000
	Access Ladders	1	ea	\$ 3,500.00	\$3,500
	Roof Hatches	1	ea	\$ 1,500.00	\$1,500
	SUBTOTAL ROOFING	43,824	BGSF	\$10.48	\$459,140
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWB Partitions in Non-Detention Areas	33,629	sf	\$ 15.00	\$504,435
	Fire Caulking at Penetrations	43,824	gsf	\$ 0.35	\$15,338
	Interior - Caulking and Joint Sealants	43,824	gsf	\$ 0.30	\$13,147

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Miscellaneous Carpentry - Allowance	43,824	gsf	\$ 1.00	\$43,824
	CMU Walls - See B10 Superstructure Above				
	Interior Glazing				
	HM Door Lite Glazing - Allowance	600	sf	\$ 25.00	\$15,000
	Interior Doors, Frames, Hardware				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	75	allow	\$ 2,300.00	\$172,500
	Interior Railings				
	Mezzanine Balcony Rails	325	lf	185.00	\$60,125
	Fittings / Specialties				
101100	Visual Display Specialties				
	Marker Boards (8' x 4') - allowance	5	ea	\$ 1,200.00	\$6,000
101400	Signage (Code and Wayfinding)	43,824	gsf	\$ 0.75	\$32,868
102113	Toilet Compartments				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	6	stalls	\$ 1,100.00	\$6,600
	Urinal Screens	2	ea	\$ 350.00	\$700
102800	Toilet Accessories				
	In Detention - see Detention Equipment				
	In Non-Detention Areas	9,000	sf	\$ 0.40	\$3,600
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	43,824	gsf	\$ 1.00	\$43,824
	SUBTOTAL INTERIOR CONSTRUCTION	43,824	BGSF	\$21.01	\$920,562
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Pre-Engineered Metal Stair, per floor to floor flight w/ landing	2	ea	\$ 15,000	\$30,000
	Stairs to Mezzanine in Detention Areas	6	ea	\$ 8,000.00	\$48,000
	SUBTOTAL STAIRS	43,824	BGSF	\$1.78	\$78,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Miscellaneous	43,824	gsf	\$ 4.00	\$175,296
	Miscellaneous Finish Carpentry Allowance	43,824	gsf	\$ 0.20	\$8,765
	Floor Finishes				
	Allowance for Flooring and Base	43,824	sf	\$ 15.00	\$657,360
	Floor Prep / Moisture Vapor Reducer	43,824	sf	\$ 1.00	\$43,824
	Ceiling Finishes				
	Spray Applied Acoustical - Detention Areas	34,824	sf	\$ 4.00	\$139,296
	Allowance - Non-Detention Areas	9,000	sf	\$ 10.00	\$90,000
	SUBTOTAL INTERIOR FINISHES	43,824	BGSF	\$25.43	\$1,114,541

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator 2 Stops	2	ea	\$ 115,000	\$230,000
	Hydraulic Elevator 3 Stops	1	ea	\$ 165,000	\$165,000
	SUBTOTAL CONVEYING SYSTEMS	43,824	BGSF	\$9.01	\$395,000
D20 PLUMBING					
	Plumbing				
	Budget Estimate	43,824	gsf	\$ 45.00	\$1,972,080
	SUBTOTAL PLUMBING	43,824	BGSF	\$45.00	\$1,972,080
D30 HVAC					
	HVAC				
	Budget Estimate	43,824	gsf	\$ 75.00	\$3,286,800
	SUBTOTAL HVAC	43,824	BGSF	\$75.00	\$3,286,800
D40 FIRE PROTECTION					
	Fire Protection				
	Budget Estimate	43,824	gsf	\$ 6.00	\$262,944
	SUBTOTAL FIRE PROTECTION	43,824	BGSF	\$6.00	\$262,944
D50 ELECTRICAL					
	Electrical				
	Budget Estimate	43,824	gsf	\$ 70.00	\$3,067,680
	SUBTOTAL ELECTRICAL	43,824	BGSF	\$70.00	\$3,067,680
E10 EQUIPMENT					
	Misc Equipment				
	Misc	43,824	gsf	\$ 2.00	\$87,648
112300	Commercial Laundry Equipment				
	Allowance	1	ls	\$ 250,000	\$250,000
113000	Residential Equipment				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Commercial Kitchen Equipment				
	Allowance	1	ls	\$ 400,000	\$400,000
	Detention Equipment				
	Detention Mezzanine Floor System - Bidder Designed	4,980	sf	\$ 75.00	\$373,500

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Security Wall Systems (Truss Wall)	3,750	lf	\$ 650.00	\$2,437,500
	Doors, Frames, Hardware - Allowance	125	ea	\$ 15,000.00	\$1,875,000
	Security Ceiling Systems	20,500	sf	\$ 75.00	\$1,537,500
	Security Glazing Systems - Allowance	20,500	sf	\$ 12.00	\$246,000
	Detention Grade Sealants - Allowance	20,500	sf	\$ 3.00	\$61,500
	Cell Bunks / Holding Wall Mount Benches	148	ea	\$ 500.00	\$74,000
	Misc. Detention Shower Accessories	1	ls	\$ 30,000.00	\$30,000
	SUBTOTAL EQUIPMENT	43,824	BGSF	\$168.28	\$7,374,498
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Fixed Casework Allowance	43,824	gsf	\$ 2.00	\$87,648
	Window Treatment				
	Allowance	1	ls	\$ 5,000.00	\$5,000
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	43,824	BGSF	\$2.11	\$92,648
F10 SPECIAL CONSTRUCTION					
	None				
	SUBTOTAL SPECIAL CONSTRUCTION	43,824	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Exterior Demolition				
	Misc at Addition Interface	146	lf	\$ 100.00	\$14,600
	Building Interior Demolition				
	Complete interior demo at existing remodel areas	990	sf	\$ 15.00	\$14,850
	Supervision, Hauling & Dump Fees	15%	on	\$29,450	\$4,418
	Mechanical, Electrical and Plumbing	In MEP Numbers Above			
	Hazardous Components Abatement				
	None				
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	43,824	BGSF	\$0.77	\$33,868
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	43,824	BGSF	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	43,824
Start Date:	Q1, 2023	Site GSF:	28,000
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Op 2 Jail Exp 90% New 10% Reno - Site				
G10	Site Preparation	28,000	gsf	\$6.48	\$181,366
G20	Site Improvements	28,000	gsf	\$2.73	\$76,425
G30	Site Civil / Mech Utilities	28,000	gsf	\$3.50	\$98,000
G40	Site Electrical Utilities	28,000	gsf	\$1.96	\$54,780
G50	Other Site Construction	28,000	gsf	\$0.00	\$0
Sitework Subtotal					\$410,571
Design Contingency				20.00%	\$82,114
Subtotal					\$492,686
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$34,488
Subtotal					\$527,173
Escalation to Mid-Point (See Summary)				0.00%	\$0
SITE GRAND TOTAL		28,000	BGSF	\$18.83	\$527,173
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATON					
	Mobilization	1	ls	25,000.00	\$25,000
	Site Demolition & Relocation				
	Remove Misc Site Hardscape	2,500	sf	1.50	\$3,750
	Remove Asphalt Paving	8,000	sf	2.50	\$20,000
	Misc. Site Clearing	1	ls	5,000.00	\$5,000
	Site Earthwork				
	Temporary Construction Fencing	600	lf	15.00	\$9,000
	TESC Erosion Control				
	Filter Fabric Fence	600	lf	6.00	\$3,600
	Catch Basin Inlet Protection	4	ea	150.00	\$600
	Stabilized Construction Entry	2,000	sf	2.50	\$5,000
	Tree Protection Fencing	200	lf	20.00	\$4,000
	Contractor Access and Laydown Area	2,000	sf	2.00	\$4,000
	Clear and Grub	28,000	sf	0.25	\$7,000
	Excavation				
	Native Cut / Fill - Allowance	1,038	cy	15.00	\$15,570
	Export Unsuitable - Allowance	1,038	cy	30.00	\$31,140
	Imported Fill - Allowance	1,034	cy	25.00	\$25,856
	Building Pad	19,800	sf	\$ 0.75	\$14,850
	Finish Grading	28,000	sf	0.25	\$7,000
	Foundation Earthwork				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	SUBTOTAL SITE PREPARATON	28,000	SGA	\$6.48	\$181,366
G20 SITE IMPROVEMENTS					
	Asphalt Paving (Base Courses Included)				
	Heavy Duty (Parking Lot Drive/Parent/Bus Drop-Off) (3' HMA over 6" Crushed Rock)	2,500	sf	6.00	\$15,000
	Concrete Site Work (Base Courses Included)				
	Curbs - Standard	250	lf	25.00	\$6,250
	Curb Cuts	2	ea	300.00	\$600
	Concrete Sidewalk - 4" over 4" crushed rock	600	sf	9.00	\$5,400
	Concrete Driveway Entries over 6" crushed rock	2	ea	3,500.00	\$7,000
	Pavement Markings/Site Signage				
	Wheel Stops	4	ea	150.00	\$600
	Striping Allowance	1	ls	750.00	\$750
	Site Signage	5	ea	800.00	\$4,000
	Tactile Warning Strips	15	sf	30.00	\$450
	Site Development				
	Concrete Retaining Walls				
	Wall	100	sf	45.00	\$4,500

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Footing	5	cy	350.00	\$1,750
Landscaping/Irrigation					
	Irrigation - General Landscaping	3,000	sf	3.00	\$9,000
	Irrigation - Seed Lawn Areas	5,500	sf	1.00	\$5,500
	Place Topsoil (Import from offsite)	100	cy	25.00	\$2,500
	Planter Shrubs and Ground Cover	3,000	sf	3.00	\$9,000
	Sod	5,500	sf	0.75	\$4,125
	SUBTOTAL SITE IMPROVEMENTS	28,000	SGA	\$2.73	\$76,425
G30 SITE CIVIL / MECHANICAL UTILITIES					
Water Service					
	Utility Allowance	28,000	sf	\$ 3.50	\$98,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES	28,000	SGA	\$3.50	\$98,000
G40 SITE ELECTRICAL UTILITIES					
Electrical and Telecom Utilities					
	Allowance	43,824	gsf	\$ 1.25	\$54,780
	SUBTOTAL SITE ELECTRICAL UTILITIES	28,000	SGA	\$1.96	\$54,780
G50 OTHER SITE CONSTRUCTION					
	None				
	SUBTOTAL OTHER SITE CONSTRUCTION	28,000	SGA	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	28,000	SGA	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	44,239
Project Start Date:	Q1, 2023	Site GSF:	57,800
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY					
No.	Op 3 New Jail	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Concrete Work	44,239	BGSF	\$55.11	\$2,438,170
A20	Basement Construction	44,239	BGSF	\$0.00	\$0
B10	Superstructure	44,239	BGSF	\$95.03	\$4,204,057
B20	Exterior Enclosure	44,239	BGSF	\$35.08	\$1,551,739
B30	Roofing	44,239	BGSF	\$17.54	\$775,879
C10	Interior Construction	44,239	BGSF	\$16.36	\$723,543
C20	Stairs	44,239	BGSF	\$0.72	\$32,000
C30	Interior Finishes	44,239	BGSF	\$26.67	\$1,180,018
D10	Conveying Systems	44,239	BGSF	\$0.00	\$0
D20	Plumbing	44,239	BGSF	\$45.00	\$1,990,755
D30	HVAC	44,239	BGSF	\$75.00	\$3,317,925
D40	Fire Protection	44,239	BGSF	\$6.00	\$265,434
D50	Electrical	44,239	BGSF	\$70.00	\$3,096,730
E10	Equipment	44,239	BGSF	\$181.11	\$8,012,328
E20	Casework & Furnishings	44,239	BGSF	\$2.11	\$93,478
F10	Special Construction	44,239	BGSF	\$0.00	\$0
F20	Selective Demolition	44,239	BGSF	\$3.48	\$154,000
Building Construction Subtotal					\$27,836,056
Design Contingency				20.00%	\$5,567,211
Subtotal					\$33,403,267
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$2,338,229
Subtotal					\$35,741,495
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		44,239	BGSF	\$807.92	\$35,741,495

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundation Earthwork				
	Footing Excavation and Backfill	34,831	sf	\$ 20.00	\$696,620
	Foundations				
	Foundation System	34,831	sf	\$ 35.00	\$1,219,085
	Slab-on-Grade				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	34,831	sf	\$ 15.00	\$522,465
	SUBTOTAL FOUNDATIONS	44,239	BGSF	\$55.11	\$2,438,170
A20 BASEMENT CONSTRUCTION					
	None				
	SUBTOTAL BASEMENT CONSTRUCTION	44,239	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural Concrete				
	Vertical Structure				
	CIP Conc Walls / Columns / CMU	34,831	sf	\$ 65.00	\$2,264,015
	CMU Partitions with Detention Grade Reinforcement	34,831	sf	\$ 5.00	\$174,155
	Horizontal Structure				
	Floor Structure (Detention Mezzanine NIC)	36,400	lbs	3.25	\$118,300
	Composite Concrete / Deck Floor at L2	2,800	sf	11.00	\$30,800
	Roof Structure - 11 lb/sf allow	383,141	lbs	\$ 3.25	\$1,245,208
	Metal Roof Deck	34,831	sf	\$ 4.00	\$139,324
	Misc Metals	44,239	sf	\$ 2.00	\$88,478
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	44,239	gsf	\$ 3.25	\$143,777
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	44,239	BGSF	\$95.03	\$4,204,057
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Wall assembly with Masonry Veneer / Storefront	19,872	sf	\$ 70.00	\$1,391,040
	Mechanical Screen Wall at Roof	1	ls	\$ 80,000	\$80,000
	Exterior Windows				
	Included with Exterior Walls Above				
	See Detention Equipment for Detention Area				
	Exterior Paint & Sealants				
	Misc Paint, Caulking, and Joint Sealants	44,239	gsf	\$ 1.25	\$55,299
	Building Graphics				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Allowance for Building Signage	1	ls	\$ 5,000.00	\$5,000
	Exterior Doors				
	Overhead Doors - Sectional				
	Insulated Sectional Door - High Speed (12' x 14')	1	ea	\$15,000.00	\$15,000
	Exterior Soffits				
	Finish to Soffits (Entry and/or Overhangs)	180	sf	\$ 30.00	\$5,400
	SUBTOTAL EXTERIOR ENCLOSURE	44,239	BGSF	\$35.08	\$1,551,739
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System with Rigid Insulation	34,831	sf	\$ 18.00	\$626,958
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings and Fascia	1,185	lf	25.00	\$29,625
	Miscellaneous Roof Flashing and Blocking	10%	on	\$626,958	\$62,696
	Skylights				
	Allowance	12	ea	\$ 2,500.00	\$30,000
	Roof Accessories				
	Walk Pads	800	sf	\$ 7.00	\$5,600
	Fall Protection Anchors	8	ea	\$ 750.00	\$6,000
	Access Ladders	3	ea	\$ 3,500.00	\$10,500
	Roof Hatches	3	ea	\$ 1,500.00	\$4,500
	SUBTOTAL ROOFING	44,239	BGSF	\$17.54	\$775,879
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWB Partitions in Non-Detention Areas	18,239	sf	\$ 15.00	\$273,585
	Fire Caulking at Penetrations	44,239	gsf	\$ 0.35	\$15,484
	Interior - Caulking and Joint Sealants	44,239	gsf	\$ 0.30	\$13,272
	Miscellaneous Carpentry - Allowance	44,239	gsf	\$ 1.00	\$44,239
	CMU Walls - See B10 Superstructure Above				
	Interior Glazing				
	HM Door Lite Glazing - Allowance	750	sf	\$ 25.00	\$18,750
	Interior Doors, Frames, Hardware				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	75	allow	\$ 2,300.00	\$172,500
	Interior Railings				
	Mezzanine Balcony Rails	460	lf	185.00	\$85,100
	Fittings / Specialties				
101100	Visual Display Specialties				
	Marker Boards (8' x 4') - allowance	5	ea	\$ 1,200.00	\$6,000
101400	Signage (Code and Wayfinding)	44,239	gsf	\$ 0.75	\$33,179
102113	Toilet Compartments				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	6	stalls	\$ 1,100.00	\$6,600
	Urinal Screens	2	ea	\$ 350.00	\$700
102800	Toilet Accessories				
	In Detention - see Detention Equipment				
	In Non-Detention Areas	18,239	sf	\$ 0.40	\$7,296
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	44,239	gsf	\$ 1.00	\$44,239
	SUBTOTAL INTERIOR CONSTRUCTION	44,239	BGSF	\$16.36	\$723,543
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Stairs to Mezzanine in Detention Areas	4	ea	\$ 8,000.00	\$32,000
	SUBTOTAL STAIRS	44,239	BGSF	\$0.72	\$32,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Miscellaneous	44,239	gsf	\$ 4.00	\$176,956
	Miscellaneous Finish Carpentry Allowance	44,239	gsf	\$ 0.20	\$8,848
	Floor Finishes				
	Allowance for Flooring and Base	44,239	sf	\$ 15.00	\$663,585
	Floor Prep / Moisture Vapor Reducer	44,239	sf	\$ 1.00	\$44,239
	Ceiling Finishes				
	Spray Applied Acoustical - Detention Areas	26,000	sf	\$ 4.00	\$104,000
	Allowance - Non-Detention Areas	18,239	sf	\$ 10.00	\$182,390
	SUBTOTAL INTERIOR FINISHES	44,239	BGSF	\$26.67	\$1,180,018
D10 CONVEYING SYSTEMS					
	None				
	SUBTOTAL CONVEYING SYSTEMS	44,239	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing				
	Budget Estimate	44,239	gsf	\$ 45.00	\$1,990,755
	SUBTOTAL PLUMBING	44,239	BGSF	\$45.00	\$1,990,755
D30 HVAC					
	HVAC				
	Budget Estimate	44,239	gsf	\$ 75.00	\$3,317,925

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	SUBTOTAL HVAC	44,239	BGSF	\$75.00	\$3,317,925
D40 FIRE PROTECTION					
	Fire Protection				
	Budget Estimate	44,239	gsf	\$ 6.00	\$265,434
	SUBTOTAL FIRE PROTECTION	44,239	BGSF	\$6.00	\$265,434
D50 ELECTRICAL					
	Electrical				
	Budget Estimate	44,239	gsf	\$ 70.00	\$3,096,730
	SUBTOTAL ELECTRICAL	44,239	BGSF	\$70.00	\$3,096,730
E10 EQUIPMENT					
	Misc Equipment				
	Misc	44,239	gsf	\$ 2.00	\$88,478
112300	Commercial Laundry Equipment				
	Allowance	1	ls	\$ 250,000	\$250,000
113000	Residential Equipment				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Commercial Kitchen Equipment				
	Allowance	1	ls	\$ 400,000	\$400,000
	Detention Equipment				
	Detention Mezzanine Floor System - Bidder Designed	7,200	sf	\$ 75.00	\$540,000
	Security Wall Systems (Truss Wall)	3,700	lf	\$ 650.00	\$2,405,000
	Doors, Frames, Hardware - Allowance	125	ea	\$ 15,000	\$1,875,000
	Security Ceiling Systems	26,000	sf	\$ 75.00	\$1,950,000
	Security Glazing Systems - Allowance	26,000	sf	\$ 12.00	\$312,000
	Detention Grade Sealants - Allowance	26,000	sf	\$ 3.00	\$78,000
	Cell Bunks / Holding Wall Mount Benches	144	ea	\$ 500.00	\$72,000
	Misc. Detention Shower Accessories	1	ls	\$ 40,000	\$40,000
	SUBTOTAL EQUIPMENT	44,239	BGSF	\$181.11	\$8,012,328
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Wall Mounted, Solid Surface, Restroom Counters	44,239	sf	\$ 2.00	\$88,478
	Window Treatment				
	Allowance	1	ls	\$ 5,000.00	\$5,000
	Moveable Furnishings				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	44,239	BGSF	\$2.11	\$93,478
F10 SPECIAL CONSTRUCTION					
	None				
	SUBTOTAL SPECIAL CONSTRUCTION	44,239	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Whole Building Demolition (Check in Site Section G10)	5,400	sf	10.00	\$54,000
	Hazardous Components Abatement				
	Allowance	1	ls	\$ 100,000	\$100,000
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	44,239	BGSF	\$3.48	\$154,000
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	44,239	BGSF	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	44,239
Start Date:	Q1, 2023	Site GSF:	57,800
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY					
No.	Op 3 New Jail - Site	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	57,800	gsf	\$4.73	\$273,127
G20	Site Improvements	57,800	gsf	\$1.93	\$111,625
G30	Site Civil / Mech Utilities	57,800	gsf	\$3.50	\$202,300
G40	Site Electrical Utilities	57,800	gsf	\$1.34	\$77,418
G50	Other Site Construction	57,800	gsf	\$0.00	\$0
Sitework Subtotal					\$664,470
Design Contingency				20.00%	\$132,894
Subtotal					\$797,364
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$55,815
Subtotal					\$853,180
Escalation to Mid-Point (See Summary)				0.00%	\$0
SITE GRAND TOTAL		57,800	BGSF	\$14.76	\$853,180
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATON					
	Mobilization	1	ls	25,000.00	\$25,000
	Site Demolition & Relocation				
	Remove Misc Site Hardscape	2,500	sf	1.50	\$3,750
	Remove Asphalt Paving	6,500	sf	2.50	\$16,250
	Misc. Site Clearing	1	ls	5,000.00	\$5,000
	Site Earthwork				
	Temporary Construction Fencing	1,200	lf	15.00	\$18,000
	TESC Erosion Control				
	Filter Fabric Fence	1,200	lf	6.00	\$7,200
	Catch Basin Inlet Protection	6	ea	150.00	\$900
	Stabilized Construction Entry	2,000	sf	2.50	\$5,000
	Tree Protection Fencing	200	lf	20.00	\$4,000
	Contractor Access and Laydown Area	2,000	sf	2.00	\$4,000
	Clear and Grub	57,800	sf	0.25	\$14,450
	Excavation				
	Native Cut / Fill - Allowance	3,870	cy	15.00	\$58,052
	Export Unsuitable - Allowance	1,290	cy	30.00	\$38,701
	Imported Fill - Allowance	1,290	cy	25.00	\$32,251
	Building Pad	34,831	sf	\$ 0.75	\$26,123
	Finish Grading	57,800	sf	0.25	\$14,450
	Foundation Earthwork				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	SUBTOTAL SITE PREPARATON	57,800	SGA	\$4.73	\$273,127
G20 SITE IMPROVEMENTS					
	Asphalt Paving (Base Courses Included)				
	Heavy Duty (Parking Lot Drive/Parent/Bus Drop-Off) (3' HMA over 6" Crushed Rock)	4,500	sf	6.00	\$27,000
	Concrete Site Work (Base Courses Included)				
	Curbs - Standard	200	lf	25.00	\$5,000
	Curb Cuts	2	ea	300.00	\$600
	Concrete Sidewalk - 4" over 4" crushed rock	1,000	sf	9.00	\$9,000
	Concrete Driveway Entries over 6" crushed rock	2	ea	3,500.00	\$7,000
	Pavement Markings/Site Signage				
	Wheel Stops	4	ea	150.00	\$600
	Striping Allowance	1	ls	750.00	\$750
	Site Signage	8	ea	800.00	\$6,400
	Tactile Warning Strips	30	sf	30.00	\$900
	Site Development				
	Concrete Retaining Walls				
	Wall	100	sf	45.00	\$4,500

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Footing	5	cy	350.00	\$1,750
	Landscaping/Irrigation				
	Irrigation - General Landscaping	5,000	sf	3.00	\$15,000
	Irrigation - Seed Lawn Areas	7,500	sf	1.00	\$7,500
	Place Topsoil (Import from offsite)	200	cy	25.00	\$5,000
	Planter Shrubs and Ground Cover	5,000	sf	3.00	\$15,000
	Sod	7,500	sf	0.75	\$5,625
	SUBTOTAL SITE IMPROVEMENTS	57,800	SGA	\$1.93	\$111,625
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Water Service				
	Utility Allowance	57,800	sf	\$ 3.50	\$202,300
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES	57,800	SGA	\$3.50	\$202,300
G40 SITE ELECTRICAL UTILITIES					
	Electrical and Telecom Utilities				
	Allowance	44,239	gsf	\$ 1.75	\$77,418
	SUBTOTAL SITE ELECTRICAL UTILITIES	57,800	SGA	\$1.34	\$77,418
G50 OTHER SITE CONSTRUCTION					
	None				
	SUBTOTAL OTHER SITE CONSTRUCTION	57,800	SGA	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	57,800	SGA	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	85,200
Project Start Date:	Q1, 2023	Site GSF:	57,800
Estimate Date:	February 21, 2022		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	OP 4 New Justice Center				
A10	Concrete Work	85,200	BGSF	\$31.31	\$2,667,840
A20	Basement Construction	85,200	BGSF	\$0.00	\$0
B10	Superstructure	85,200	BGSF	\$119.18	\$10,153,913
B20	Exterior Enclosure	85,200	BGSF	\$32.24	\$2,746,950
B30	Roofing	85,200	BGSF	\$9.72	\$828,120
C10	Interior Construction	85,200	BGSF	\$17.53	\$1,493,610
C20	Stairs	85,200	BGSF	\$2.25	\$192,000
C30	Interior Finishes	85,200	BGSF	\$29.31	\$2,497,040
D10	Conveying Systems	85,200	BGSF	\$7.22	\$615,000
D20	Plumbing	85,200	BGSF	\$45.00	\$3,834,000
D30	HVAC	85,200	BGSF	\$75.00	\$6,390,000
D40	Fire Protection	85,200	BGSF	\$70.00	\$5,964,000
D50	Electrical	85,200	BGSF	\$70.00	\$5,964,000
E10	Equipment	85,200	BGSF	\$92.87	\$7,912,250
E20	Casework & Furnishings	85,200	BGSF	\$8.93	\$760,600
F10	Special Construction	85,200	BGSF	\$0.00	\$0
F20	Selective Demolition	85,200	BGSF	\$1.81	\$154,000
Building Construction Subtotal					\$52,173,322
Design Contingency				20.00%	\$10,434,664
Subtotal					\$62,607,987
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$4,382,559
Subtotal					\$66,990,546
Escalation to Mid-Point (See Summary)					\$0
BUILDING GRAND TOTAL		85,200	BGSF	\$786.27	\$66,990,546

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 CONCRETE WORK					
	Foundation Earthwork				
	Footing Excavation and Backfill	38,112	sf	\$ 20.00	\$762,240
	Foundations				
	Foundation System	38,112	sf	\$ 35.00	\$1,333,920
	Slab-on-Grade				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	38,112	sf	\$ 15.00	\$571,680
	SUBTOTAL FOUNDATIONS	85,200	BGSF	\$31.31	\$2,667,840
A20 BASEMENT CONSTRUCTION					
	None				
	SUBTOTAL BASEMENT CONSTRUCTION	85,200	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural Concrete				
	Vertical Structure				
	CIP Conc Walls / Columns / CMU	85,200	sf	\$ 65.00	\$5,538,000
	CMU Partitions with Detention Grade Reinforcement	85,200	sf	\$ 5.00	\$426,000
	Horizontal Structure				
	Floor Structure (Detention Mezzanine NIC)	543,842	lbs	3.25	\$1,767,487
	Composite Concrete / Deck Floor at L2, L3	41,834	sf	11.00	\$460,174
	Roof Structure - 11 lb/sf allow	419,232	lbs	\$ 3.25	\$1,362,504
	Metal Roof Deck	38,112	sf	\$ 4.00	\$152,448
	Misc Metals	85,200	sf	\$ 2.00	\$170,400
	Fireproofing				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	85,200	gsf	\$ 3.25	\$276,900
	Firestopping - See Interior Partitions				
	SUBTOTAL SUPERSTRUCTURE	85,200	BGSF	\$119.18	\$10,153,913
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Wall assembly with Masonry Veneer / Storefront	36,140	sf	\$ 70.00	\$2,529,800
	Mechanical Screen Wall at Roof	1	ls	\$ 80,000	\$80,000
	Exterior Windows				
	Included with Exterior Walls Above				
	See Detention Equipment for Detention Area				
	Exterior Paint & Sealants				
	Misc Paint, Caulking, and Joint Sealants	85,200	gsf	\$ 1.25	\$106,500
	Building Graphics				

DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	Allowance for Building Signage	1	ls	\$ 5,000.00	\$5,000
	Exterior Doors				
	Overhead Doors - Sectional				
	Insulated Sectional Door - High Speed (12' x 14')	1	ea	\$15,000.00	\$15,000
	Exterior Soffits				
	Finish to Soffits (Entry and/or Overhangs)	355	sf	\$ 30.00	\$10,650
	SUBTOTAL EXTERIOR ENCLOSURE	85,200	BGSF	\$32.24	\$2,746,950
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System with Rigid Insulation	38,102	sf	\$ 18.00	\$685,836
	Flashing and Sheet Metal				
	Sheet Metal Parapet Caps, Copings and Fascia	884	lf	25.00	\$22,100
	Miscellaneous Roof Flashing and Blocking	10%	on	\$685,836	\$68,584
	Skylights				
	Allowance	12	ea	\$ 2,500.00	\$30,000
	Roof Accessories				
	Walk Pads	800	sf	\$ 7.00	\$5,600
	Fall Protection Anchors	8	ea	\$ 750.00	\$6,000
	Access Ladders	2	ea	\$ 3,500.00	\$7,000
	Roof Hatches	2	ea	\$ 1,500.00	\$3,000
	SUBTOTAL ROOFING	85,200	BGSF	\$9.72	\$828,120
C10 INTERIOR CONSTRUCTION					
	Partitions				
	GWB Partitions in Non-Detention Areas	59,200	sf	\$ 15.00	\$888,000
	Fire Caulking at Penetrations	85,200	gsf	\$ 0.35	\$29,820
	Interior - Caulking and Joint Sealants	85,200	gsf	\$ 0.30	\$25,560
	Miscellaneous Carpentry - Allowance	85,200	gsf	\$ 1.00	\$85,200
	CMU Walls - See B10 Superstructure Above				
	Interior Glazing				
	HM Door Lite Glazing - Allowance	750	sf	\$ 25.00	\$18,750
	Interior Doors, Frames, Hardware				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	75	allow	\$ 2,300.00	\$172,500
	Interior Railings				
	Mezzanine Balcony Rails	460	lf	185.00	\$85,100
	Fittings / Specialties				
101100	Visual Display Specialties				
	Marker Boards (8' x 4') - allowance	5	ea	\$ 1,200.00	\$6,000
101400	Signage (Code and Wayfinding)	85,200	gsf	\$ 0.75	\$63,900
102113	Toilet Compartments				

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	6	stalls	\$ 1,100.00	\$6,600
	Urinal Screens	2	ea	\$ 350.00	\$700
102800	Toilet Accessories				
	In Detention - see Detention Equipment				
	In Non-Detention Areas	59,200	sf	\$ 0.40	\$23,680
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	85,200	gsf	\$ 1.00	\$85,200
	SUBTOTAL INTERIOR CONSTRUCTION	85,200	BGSF	\$17.53	\$1,493,610
C20 STAIRS					
	Stair Construction (includes concrete, finishes and guard/hand rails)				
	Pre-Engineered Metal Stair, per floor to floor flight w/ landing	8	ea	\$ 15,000.00	\$120,000
	Stairs to Mezzanine in Detention Areas	9	ea	\$ 8,000.00	\$72,000
	SUBTOTAL STAIRS	85,200	BGSF	\$2.25	\$192,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint to Walls, Doors, Frames and Miscellaneous	85,200	gsf	\$ 4.00	\$340,800
	Miscellaneous Finish Carpentry Allowance	85,200	gsf	\$ 0.20	\$17,040
	Floor Finishes				
	Allowance for Flooring and Base	85,200	sf	\$ 15.00	\$1,278,000
	Floor Prep / Moisture Vapor Reducer	85,200	sf	\$ 1.00	\$85,200
	Ceiling Finishes				
	Spray Applied Acoustical - Detention Areas	26,000	sf	\$ 4.00	\$104,000
	Allowance - Non-Detention Areas	59,200	sf	\$ 10.00	\$592,000
	Premium for Courtrooms	4	ls	\$ 20,000.00	\$80,000
	SUBTOTAL INTERIOR FINISHES	85,200	BGSF	\$29.31	\$2,497,040
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Hydraulic Elevator 3 Stops	1	ea	\$ 165,000	\$165,000
	Hydraulic Elevator 3 Stops - larger - back of house	2	ea	\$ 225,000	\$450,000
	SUBTOTAL CONVEYING SYSTEMS	85,200	BGSF	\$7.22	\$615,000
D20 PLUMBING					
	Plumbing				
	Budget Estimate	85,200	gsf	\$ 45.00	\$3,834,000
	SUBTOTAL PLUMBING	85,200	BGSF	\$45.00	\$3,834,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D30 HVAC					
	HVAC				
	Budget Estimate	85,200	gsf	\$ 75.00	\$6,390,000
	SUBTOTAL HVAC	85,200	BGSF	\$75.00	\$6,390,000
D40 FIRE PROTECTION					
	Fire Protection				
	Budget Estimate	85,200	gsf	\$ 70.00	\$5,964,000
	SUBTOTAL FIRE PROTECTION	85,200	BGSF	\$70.00	\$5,964,000
D50 ELECTRICAL					
	Electrical				
	Budget Estimate	85,200	gsf	\$ 70.00	\$5,964,000
	SUBTOTAL ELECTRICAL	85,200	BGSF	\$70.00	\$5,964,000
E10 EQUIPMENT					
	Misc Equipment				
	Misc	85,200	gsf	\$ 2.00	\$170,400
112300	Commercial Laundry Equipment				
	Allowance	1	ls	\$ 250,000	\$250,000
113000	Residential Equipment				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Commercial Kitchen Equipment				
	Allowance	1	ls	\$ 400,000	\$400,000
	Detention Equipment				
	Detention Mezzanine Floor System - Bidder Designed	6,082	sf	\$ 75.00	\$456,150
	Security Wall Systems (Truss Wall)	3,549	lf	\$ 650.00	\$2,306,850
	Doors, Frames, Hardware - Allowance	125	ea	\$ 15,000	\$1,875,000
	Security Ceiling Systems	26,000	sf	\$ 75.00	\$1,950,000
	Security Glazing Systems - Allowance	26,000	sf	\$ 12.00	\$312,000
	Detention Grade Sealants - Allowance	26,000	sf	\$ 3.00	\$78,000
	Cell Bunks / Holding Wall Mount Benches	144	ea	\$ 500.00	\$72,000
	Misc. Detention Shower Accessories	1	ls	\$ 40,000	\$40,000
	SUBTOTAL EQUIPMENT	85,200	BGSF	\$92.87	\$7,912,250

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Fixed Casework Allowance	85,200	gsf	\$ 3.00	\$255,600
	Courtroom / Judge's Chambers Casework	4	allow	\$ 125,000	\$500,000
	Window Treatment				
	Allowance	1	ls	\$ 5,000.00	\$5,000
	Moveable Furnishings				
	EXCLUDED				
	SUBTOTAL FURNISHINGS	85,200	BGSF	\$8.93	\$760,600
F10 SPECIAL CONSTRUCTION					
	None				
	SUBTOTAL SPECIAL CONSTRUCTION	85,200	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Demolition				
	Whole Building Demolition (Check in Site Section G10)	5,400	sf	10.00	\$54,000
	Hazardous Components Abatement				
	Allowance	1	ls	\$ 100,000	\$100,000
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	85,200	BGSF	\$1.81	\$154,000
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	85,200	BGSF	\$0.00	\$0

Project Owner:	Stevens County	Architect:	None
Project Name:	Stevens County Justice Center	Project Duration:	15 MO
Project Location:	Colville, WA	Building GSF:	85,200
Start Date:	Q1, 2023	Site GSF:	57,800
Estimate Date:	February 21, 2022		

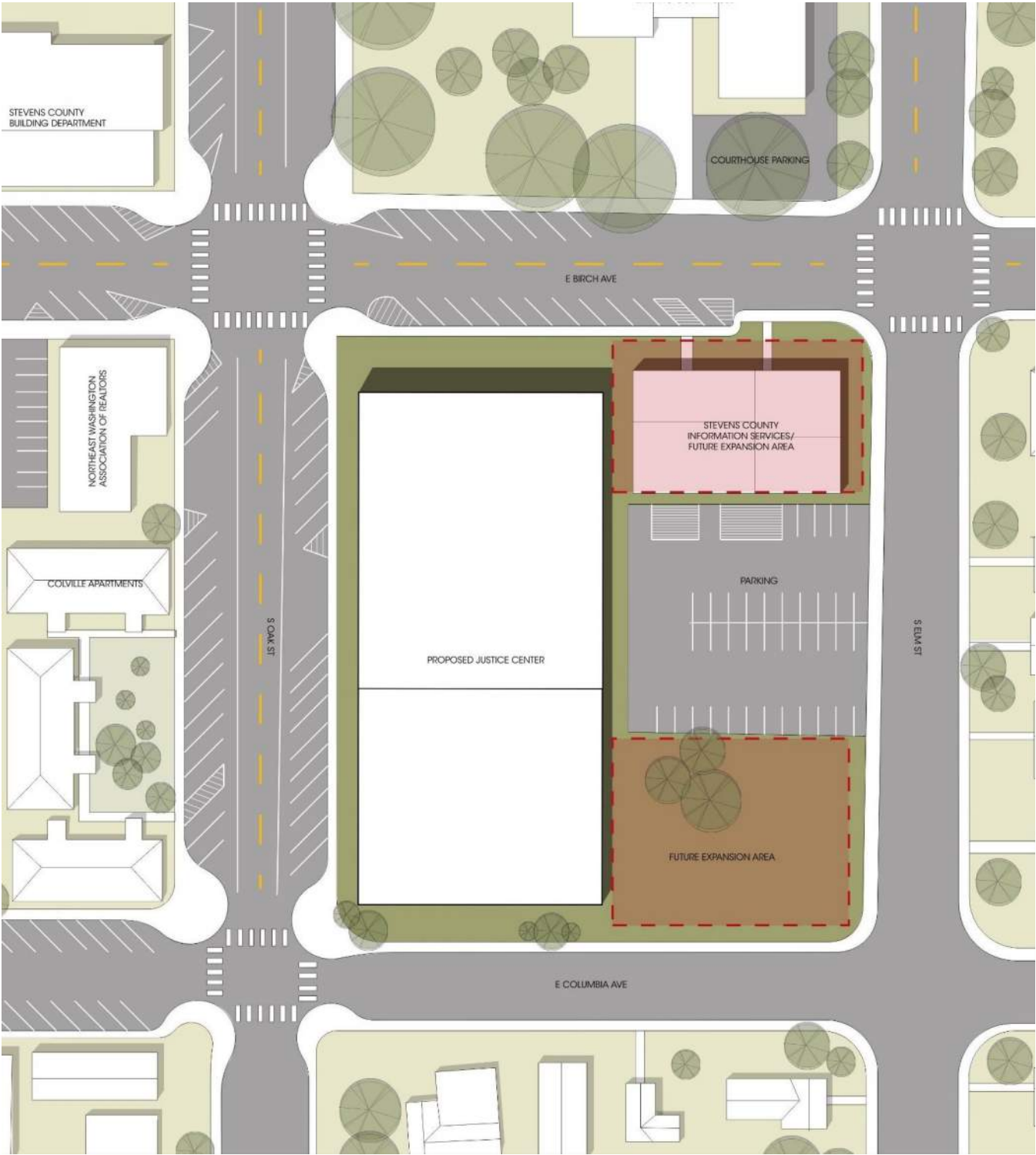
ESTIMATE SUMMARY					
No.	OP 4 New Justice Center - Sitre	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	57,800	gsf	\$4.77	\$275,588
G20	Site Improvements	57,800	gsf	\$1.43	\$82,425
G30	Site Civil / Mech Utilities	57,800	gsf	\$3.25	\$187,850
G40	Site Electrical Utilities	57,800	gsf	\$1.84	\$106,500
G50	Other Site Construction	57,800	gsf	\$0.00	\$0
Sitework Subtotal					\$652,363
Design Contingency				20.00%	\$130,473
Subtotal					\$782,835
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$54,798
Subtotal					\$837,634
Escalation to Mid-Point (See Summary)				0.00%	\$0
SITE GRAND TOTAL		57,800	BGSF	\$14.49	\$837,634
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATON					
	Mobilization	1	ls	25,000.00	\$25,000
	Site Demolition & Relocation				
	Remove Misc Site Hardscape	2,500	sf	1.50	\$3,750
	Remove Asphalt Paving	6,500	sf	2.50	\$16,250
	Misc. Site Clearing	1	ls	5,000.00	\$5,000
	Site Earthwork				
	Temporary Construction Fencing	1,200	lf	15.00	\$18,000
	TESC Erosion Control				
	Filter Fabric Fence	1,200	lf	6.00	\$7,200
	Catch Basin Inlet Protection	6	ea	150.00	\$900
	Stabilized Construction Entry	2,000	sf	2.50	\$5,000
	Tree Protection Fencing	200	lf	20.00	\$4,000
	Contractor Access and Laydown Area	2,000	sf	2.00	\$4,000
	Clear and Grub	57,800	sf	0.25	\$14,450
	Excavation				
	Native Cut / Fill - Allowance	3,870	cy	15.00	\$58,052
	Export Unsuitable - Allowance	1,290	cy	30.00	\$38,701
	Imported Fill - Allowance	1,290	cy	25.00	\$32,251
	Building Pad	38,112	sf	\$ 0.75	\$28,584
	Finish Grading	57,800	sf	0.25	\$14,450
	Foundation Earthwork				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	SUBTOTAL SITE PREPARATON	57,800	SGA	\$4.77	\$275,588
G20 SITE IMPROVEMENTS					
	Asphalt Paving (Base Courses Included)				
	Heavy Duty (Parking Lot Drive/Parent/Bus Drop-Off) (3' HMA over 6" Crushed Rock)	3,000	sf	6.00	\$18,000
	Concrete Site Work (Base Courses Included)				
	Curbs - Standard	250	lf	25.00	\$6,250
	Curb Cuts	2	ea	300.00	\$600
	Concrete Sidewalk - 4" over 4" crushed rock	600	sf	9.00	\$5,400
	Concrete Driveway Entries over 6" crushed rock	2	ea	3,500.00	\$7,000
	Pavement Markings/Site Signage				
	Wheel Stops	4	ea	150.00	\$600
	Striping Allowance	1	ls	750.00	\$750
	Site Signage	5	ea	800.00	\$4,000
	Tactile Warning Strips	15	sf	30.00	\$450
	Site Development				
	Concrete Retaining Walls				
	Wall	100	sf	45.00	\$4,500

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Footing	5	cy	350.00	\$1,750
Landscaping/Irrigation					
	Irrigation - General Landscaping	3,000	sf	3.00	\$9,000
	Irrigation - Seed Lawn Areas	6,500	sf	1.00	\$6,500
	Place Topsoil (Import from offsite)	150	cy	25.00	\$3,750
	Planter Shrubs and Ground Cover	3,000	sf	3.00	\$9,000
	Sod	6,500	sf	0.75	\$4,875
	SUBTOTAL SITE IMPROVEMENTS	57,800	SGA	\$1.43	\$82,425
G30 SITE CIVIL / MECHANICAL UTILITIES					
Water Service					
	Utility Allowance	57,800	sf	\$ 3.25	\$187,850
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES	57,800	SGA	\$3.25	\$187,850
G40 SITE ELECTRICAL UTILITIES					
Electrical and Telecom Utilities					
	Allowance	85,200	gsf	\$ 1.25	\$106,500
	SUBTOTAL SITE ELECTRICAL UTILITIES	57,800	SGA	\$1.84	\$106,500
G50 OTHER SITE CONSTRUCTION					
	None				
	SUBTOTAL OTHER SITE CONSTRUCTION	57,800	SGA	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	See Summary				
	SUBTOTAL GENERAL REQUIREMENTS	57,800	SGA	\$0.00	\$0

SECTION 7

Building Concept Study





City of Colville Strategic Plan

The collage consists of four photographs arranged in a 2x2 grid, each with a circular icon above or below it:

- Top Left:** A photograph of the City Hall building with the words 'CITY HALL' visible above the entrance. Above the photo is a circular icon containing a line graph with an upward arrow.
- Top Right:** A photograph of an outdoor farmer's market with people and stalls. Above the photo is a circular icon containing a tree.
- Bottom Left:** A photograph of a street scene with a crosswalk and a store with a 'SHOES' sign. Above the photo is a circular icon containing a classical building facade.
- Bottom Right:** A photograph of a scenic view of a river valley with a forested hillside. Above the photo is a circular icon containing a house silhouette.

Setting



Figure 1.01- Colville's unique location at a crossroads between highways and surrounded by nature plays a large part in the priorities expressed by the community. [Image source: Studio Cascade]

History and Place

The City of Colville was founded over 100 years ago in 1882. It is located at the junction of US Highway 395 and State Highway 20. With the resident population at roughly 4,700 people, Colville emphasizes a small-town lifestyle, safety, and a connection to the environment that surrounds it.

As the county seat, Colville is a regional hub with a pre-automobile historic downtown, encompassed by rural landscapes. Day-time numbers swell as people commute to Colville for work, school, business, medical appointments, shopping and entertainment. Drawing people from nearby communities and unincorporated areas, Colville serves to meet the needs for more than just those people living within City limits. It's also the first stop for many Canadian travelers and freight transport destined south along Highway 395.

Like many smaller cities in Washington, Colville faces fiscal challenges from the necessity to maintain critical infrastruc-

Strategic Plan Goals

Six key goals have been identified to help guide Colville's strategic action and investments. Each goal stems from results of public engagement, carries out the plan's vision and responds to priorities identified by the community. Coupled with the implementation initiatives, the goals begin to address issues identified during the planning process. Chapter 4 lists and explains the associated initiative items. Ultimately, it is the plan's purpose to assist the City in realizing community-led goals.



Goal 1 - Provide a high level of quality public services to the community.

Maintaining the service expected of the City's police and fire services, while improving these services for the future, where ever the need may be.



Goal 2 - Improve the appearance of Colville's built environment.

Enhancing the City's outward appearance including buildings, streets, signs, plazas and other public amenities.



Goal 3 - Promote a vibrant, dynamic downtown.

Using various means, incentives, and programs, this goal encourages a proactive and deliberate effort to bring life and vitality to Main Street.



Goal 4 - Improve and enhance access to the outdoors - protect environmental resources.

Preserving the surrounding environment people love, while expanding access for the community to enjoy.



Goal 5 - Foster opportunities for continued economic vitality.

This goal focuses on the area's need for an economic development strategy and activities which encourage future community wealth.



Goal 6 - Provide effective governance to the citizens of Colville.

City leadership is effective and responsive to community needs. The City proactively seeks partnerships and resources to fulfill the vision of community.

Context & Inspiration



Context & Inspiration



civic - enhance appearance



commercial - economic vitality



residential - safe, walkable, and vibrant



existing building - sloped site

Option 1 - Bold and Simple

PROS

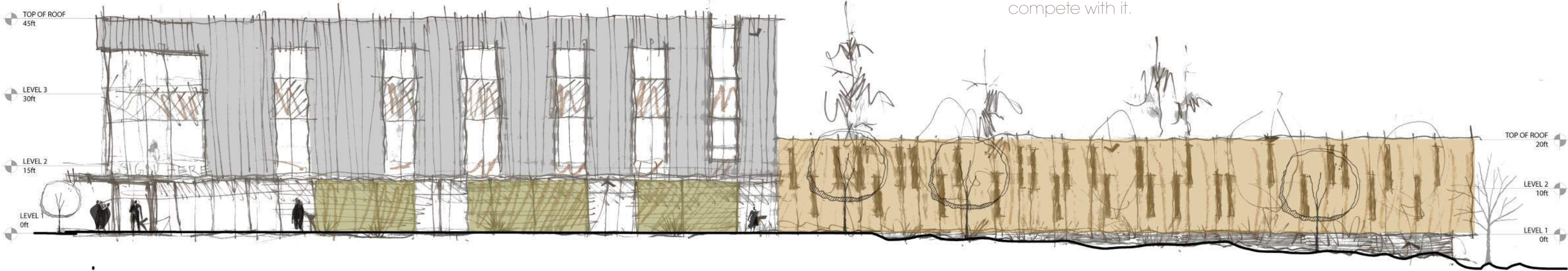
- Strong street presence with simple design
- Large grey mass connects well to the commercial qualities of the context.
- Enhances the city's outward appearance
- Easier to construct by local workforce and most economical
- Shorter construction schedule
- Grand entry with canopy and three story glazing

CONS

- Limited glazing at office / admin. areas
- Limited facade articulation
- Large grey mass may not connect as well to the neighborhood context in terms of scale.
- Due to the minimized facade articulation, the overall building may appear visually larger than the existing District Courthouse and will compete with it.



north elevation



west elevation



Option 2 - Walking thru Nature



north elevation



west elevation

PROS

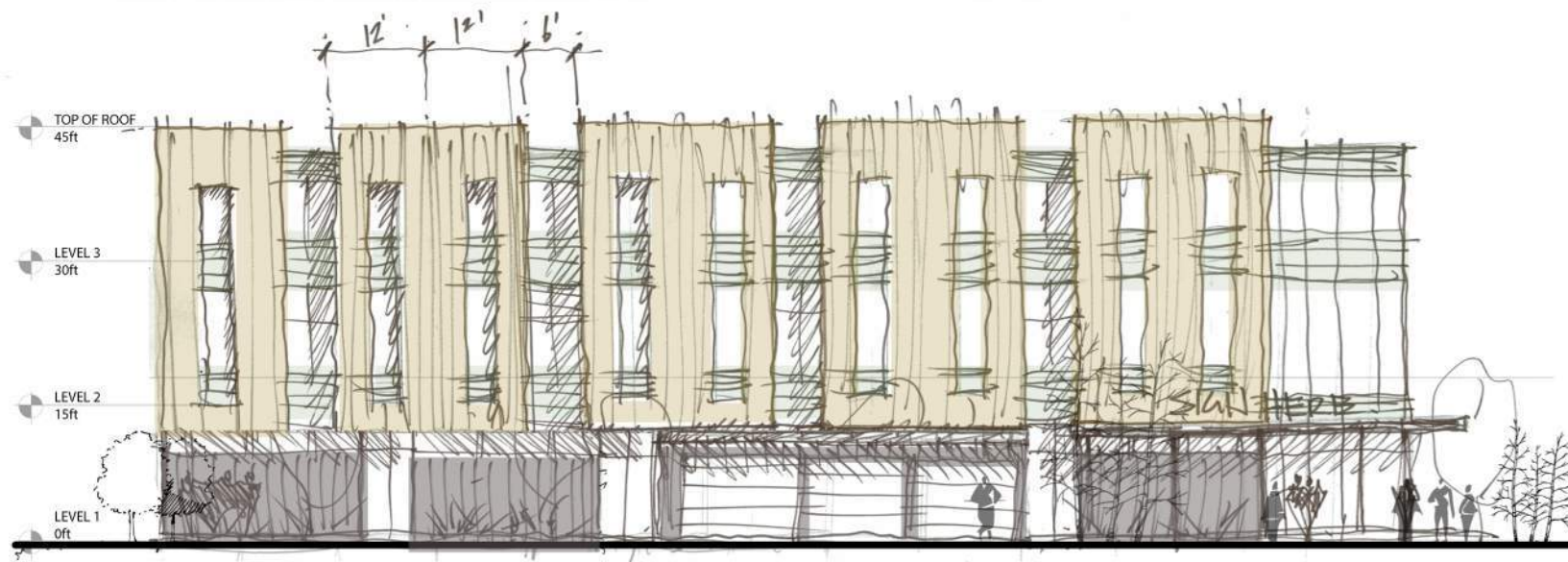
- Sloped facade connects well with the natural surrounding features of the site and to the immediate neighborhood context.
- Mid-range façade articulation
- Office and admin. areas with enhanced natural daylight with windows at every 12ft.
- Encourages the preservation of the surrounding natural environment.
- Brown toned base connects the entire building with the sleeping quarters for a more cohesive architectural look.
- Grand entry with canopy and three story glazing

CONS

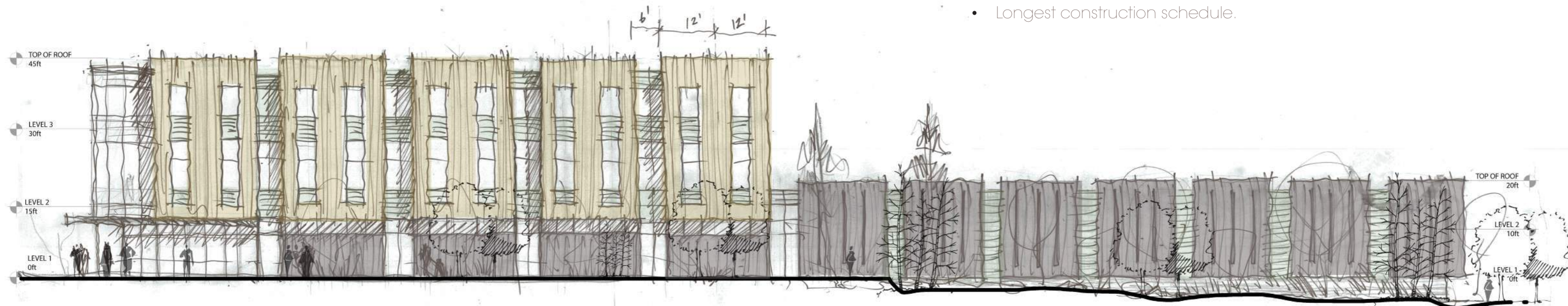
- Potential added costs for 50ft building height.
- Added costs for facade articulation.
- Construction schedule will increase due to custom roof forms



Option 3 - Neighborhood Vitality (Preferred)



north elevation



west elevation

PROS

- Promotes a dynamic and vibrant downtown.
- Improves the appearance of Colville's built environment.
- Its monumental vertical lines provide a strong visual connection to the existing courthouse.
- High level façade articulation enhances the immediate neighborhood connection
- Office and admin. areas with enhanced natural daylight with windows at every 12ft.
- Grey toned base connects the entire building with the sleeping quarters for a more cohesive architectural look.
- Grand entry with canopy and three story glazing

CONS

- Least economical due to intricate facade articulation.
- Longest construction schedule.



Revised Option 3 - Neighborhood Vitality



Revised Option 3 - Neighborhood Vitality



Revised Option 3 - Neighborhood Vitality



Revised Option 3 - Neighborhood Vitality



Revised Option 3 - Neighborhood Vitality



Revised Option 3 - Neighborhood Vitality

