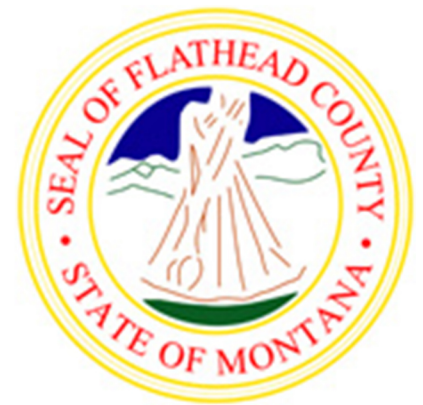


July 17, 2018



FLATHEAD COUNTY ADULT DETENTION FACILITY ANALYSIS



July 17, 2018

Whitney Aschenwald
Flathead County Commissioners' Office
800 South Main Street, Room 302
Kalispell, MT 59901

VIA: U S Mail

Re: Flathead County-Adult Detention Facility Analysis – Final Report

Dear : Aschenwald, Board & Selection Committee Members:

Spectrum Group Architects, in association with LCA Architects (Spectrum / LCA), are pleased to provide Flathead County this report of the committee's analysis of the Flathead County-Adult Detention Facility.

This report is a summation of the work effort that has gone into identifying the counties current and future space needs for an Adult Detention Facility, Sheriff's Office and Court systems.

The next stage is for the County to identify available funding sources and to develop a revenue budget to support and construction and operation of the new facilities.

Sincerely,
Spectrum Group Architects, P.C.

Gary R. Levine, AIA
Principal-in-Charge
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grl/bh

1707/Letter

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matters*

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1 | INTRODUCTION

PROJECT UNDERSTANDING

In January of 2018, the Flathead County Commissioners contracted with Spectrum Group Architects (Spectrum) and LCA Architects (LCA) to plan for a new 260 bed adult detention facility and study the feasibility of expanding courts into the existing jail space in the Justice Center. At a minimum, the County wants to determine if the existing Justice Center site will support the long term needs of the jail and courts combined or if a new site will be required to support these two parts to the Justice System.

The general scope of this study included:

- Facilities and site programming including formulating facilities and site requirements necessary to support expected activities, services, staffing, and jail beds.
- Identify space requirements for expanding Courts.
- Identify space requirements for the county Jail.
- Classify the different types of housing units.
- Develop conceptual building and site layout for the proposed facilities.
- Estimate costs of the proposed facility.

Studies such as these invariably involve dealing with real-world constraints in terms of the recommendations that are developed, as well as the logistics of conducting the study.

Of primary importance is recognizing the financial constraints that are forecasted through the planning horizon of this study. These limited resources may prevent the optimum, or even second-best solution from being part of the actual implementation plan. In other cases, public opinion or politics may preclude a key part of a proposed master plan from being included. It is therefore advisable to involve appropriate public committees and/or representatives in the process as part of the County/City effort to campaign for the plan.

The early discovery and resolution of key issues that arose during the project was critical to its success and timely completion. Therefore, before beginning this project in earnest, we conducted a Project Initiation Phase, part of which included meeting with key personnel and other management level staff to understand the known issues and potential pit falls associated with this project.

To assure the early discovery of key issues and, perhaps as critical, develop a decision-making mechanism to resolve them, as part of the project initiation phase we formulated a transition team that included the County Manager, Sheriff and key designated county representatives and project managers from the consultant team. This team was called upon when key issues were discovered which required immediate attention.

We utilized a highly interactive approach in solving the County's needs. We held several project review meetings at key junctures or when critical findings were discovered during the project, and near the conclusion of each project phase. Punctuating the project with these review meetings assured that everyone was on the same page, regarding our findings, and planning assumptions. This minimized the need for rework and maintained the collective project team's enthusiasm regarding this study through providing tangible deliverables at an early date.

Planning sessions for the project occurred on the following dates:

- January 15, 2018
- March 1, 2018
- March 29, 2018
- April 24, 2018
- June 14, 2018

Spectrum and LCA conducted a presentation of the draft report, to an audience of County elected officials, invited press and public, on March 29, 2018.

Data Acquisition and Fact Finding:

- Review the documents and reports such as budgets, organizational charts, annual service plans and workload reports to fully understand the information obtained.
- Conduct interviews with the selected department staff.
- Conduct on-site evaluations of Courts and Jail operations.
- We quantified the department's existing facilities and sites in terms of space utilization, functionality, physical condition, and life span. To achieve this goal, we collected and analyzed building and site plans, related real-estate data, and maintenance records. We also conducted interviews with department staff, maintenance staff, and toured all facilities. Site acreage, parking capacity (visitors,

staff, and city/county vehicles), and building expansion potential was also documented.

- We conducted a workshop with county staff to present our findings, obtain comment, and refine the findings as appropriate.

Facilities and Site Programming:

- We conducted extensive interviews to secure necessary space programming information relative to specific area requirements for all existing and proposed personnel and special facilities required.
- We provided a description of the proposed construction solution (size, levels, etc.), the general exterior and interior planning considerations including technical requirements such as lighting, HVAC, Communication needs, Data Processing requirements, a descriptive listing of all assignable areas including function, space relationships, environmental needs and a preliminary list of furniture and equipment needs.
- We conducted a workshop with county staff to present our findings, obtain comment, and refine the program as appropriate.

Conceptual Planning:

- We provided a conceptual floor plan for the proposed facilities that addressed the recommendations listed in the programming phase.
- We prepared a project cost estimate for all planned facilities.
- We conducted a workshop with county staff to present our findings, obtain comment, and refine the plans as appropriate.

Facilities Implementation/Development Plan:

- We compared the resulting requirements to existing conditions and developed several alternate planning solutions for evaluation and ultimately, selection of a specific facilities development and implementation plan.
- We prepared a final report that addressed all the issues above.
- We then prepared and presented this information to the Advisory Committee and to the County Commissioners.

2 | JAIL SPACE NEEDS

PROGRAMMING AND PLANNING PROCESS

GOALS

The foremost programming goal was to develop the program for a new 260 bed jail facility that would serve the needs of Flathead County for the next 20 years. The County directed the consultant team to develop a building program and concept plan with the intent of reducing design and construction costs. In addition to the benefits of lower costs, implementing this concept should provide Flathead County with the advantages of consistent operations, organizational structure, staffing, and procedures.

The building space program developed has been formulated to provide a facility with the capacity to meet the 20-year needs of Flathead County. Therefore, some growth space will be available, upon initial occupancy.

PROCESS

The Project Team used the following methodology to develop the space program documented herein.

- Consistent industry-accepted space planning standards were utilized for all workstations, equipment and special-use areas.
- The resulting square footage was then multiplied by several factors to account for circulation space and code required elements:

The program documented herein is the result of the collective efforts of the Consultant and Flathead County and this program has not been influenced by any specific site or other potential constraints and is a statement of actual and future needs.

SPACE PLANNING STANDARDS

The space planning standards used here are intended to provide the following benefits to Flathead County:

- provide work space allocation standards consistent with County-policy;
- provide functional and efficient work space commensurate with the tasks being performed;
- provide appropriate levels of privacy or communal-type environments as needed;
- minimize hard-wall construction, which will yield:

space needs analysis

- maximum rearrangement flexibility;
- minimize construction costs;
- mitigate building maintenance and operations costs by creating minimal fire, lighting, and HVAC zones.

In concert with the space allocation guidelines used, private office allocations should be limited to management-level personnel, or personnel whose tasks require demonstrated privacy and/or confidentiality. These positions include: captains, lieutenants, administrators, and selected sergeant's positions. Wherever possible, all other staff requiring workstation space should be provided with systems furniture-type accommodations, except where conventional free-standing furnishings where either desired by the County or recommended by the Consultant Team. Workstations which accommodate personnel for multiple shifts should have private lockable storage and files for each user.

PARKING REQUIREMENTS

METHODOLOGY

The following criteria were taken into consideration by the programming team in developing the anticipated parking requirements for the new facilities.

Subdivide Parking Areas by Use:

- The parking areas should be physically divided into a minimum of two specific areas:
 - Public and other department visitors
 - County vehicles and staff vehicles.
- Ideally, the County vehicles would be separated from those of staff. Visitor parking should be provided on grade if possible and provide direct access to the public lobby of facility. The parking areas(s) for staff and County vehicles should be both physically and visually secure, for two primary reasons:
 - To provide anonymity for jail and Sheriff's Office staff
 - To prevent vandalism which has occurred in the past.
- This parking area(s) should be accessible by key-card only.

Parking Area Design Configuration: Given the secure and "seven by twenty-four" operational nature of the facility, all parking lots should be well-lighted and void of blind spots, so they can be adequately monitored either by direct visual means or CCTV.

Staff Parking Capacity: Since the facilities operate 24-hours per day, seven days per week, it is expected that all staff will never be at the facility at the same time. Peak staff parking demand will occur between day and swing shifts, when all staff on those shifts may be present.

GENERAL SITE PARKING GUIDELINES

- Public visitor parking should be immediately adjacent to the public entrance to the public lobby.
- The exterior employee parking area should well lighted and located as closely as possible to jail staff service entrance/exit as practical. The employee parking lot should also be secured by a fenced perimeter and visual barriers to view from public spaces:
- Video surveillance of all parking areas is encouraged and should be monitored by central control. Video monitoring of any parking areas not directly adjacent to the building is strongly recommended.

SITE EVALUATION CRITERIA

The ideal site should:

- Be capable of accommodating programmed requirements through a 20-year time frame, and ideally, expansion capability beyond that time-frame.
- Have capacity to accommodate all parking requirements on-grade (unless land cost, exceeds that of structured parking).
- Have convenient access to major transportation arteries.
- Be situated at a high-profile location.
- Be located near major public transportation nodes to provide for convenient public access.
- Be flat or with minimal slope.
- Have compatible zoning and land use for intended function.
- Have convenient public utility access.
- Be able to accommodate separate site access/egress for public versus staff and law enforcement vehicles.

space needs analysis

JAIL SPACE NEEDS - SUMMARY

The following exhibit provides a space summary of all net useable square footage required by each major functional component of the Jail Facility.

**Flathead County Adult Detention Center
Space Allocation Summary**

Jail	
Public Entry/Administration	1,460
Public and Official Visiting	450
Staff Services	1,100
Security Operations	1,370
Intake/Release	5,315
Male Housing (198-Beds)	15,910
Female Housing (62 Beds)	5,010
Medical/Mental Health	1,135
Programs/Recreation/Exercise	4,100
Food Services	1,750
Laundry	465
General Support	1,350
Total Building NSF	39,415
Building Grossing Factor (50%)	19,708
Total Building GSF	59,123

space needs analysis

FLATHEAD COUNTY JAIL-SPACE NEEDS ANALYSIS

260 Bed Jail - Space Needs Analysis

Units SF

Public Entrance/Administration

Vestibule			80	open 24 hours
Public Lobby	30	20	600	seating for up to 30 on weekend visitation days
Video Visiting Booths	6	25	150	private w/ booth at each dayroom-locate in Lobby
Public Restrooms-Men's	4	50	200	ADA-1 urinal/1 toilet/2 sinks
Public Restrooms-Women's	4	50	200	ADA-2 toilet/2 sinks
Facility Director (Captain)	1	180	180	Private Office-Outside secure perimeter
Janitor/Storage	1	50	50	For Non-Secure Areas
Total			1460	

Public and Official Visiting

Non-Contact Visiting Booths	10	25	250	
Attorney/Clergy Visit	2	50	100	ADA-Non contact
Contact Visiting Booths	2	50	100	
Total			450	

Staff Services

Locker Room (unisex)	60	10	600	18"x 24"x 1/2 high
Dressing Rooms w/ Showers	4	10	40	ADA-1 toilet/1 sink/1 shower
Conference/Staff Training/Briefing	20	15	300	20 person maximum
Staff Breakroom	8	20	160	seating for up to 8
Total			1100	

Security Operations

Central Control	1	200	200	24 Hour Operation
Visitation/Reception/Clerical	1	80	80	combine with Central Control
Control Room Toilet	1	50	50	Non ADA
Housing Control	1	200	200	24 Hour Operation
Control Room Toilet	1	50	50	Non ADA
Chief Detention Officer	1	150	150	Private Office
Assistant Chief Detention Officer	1	120	120	Private Office
Training Officer	1	120	120	Private Office
Sergeants Offices	2	150	300	2 shared offices/2 Srg's each office
Report Writing	4	25	100	4 report writing stations
Total			1370	

space needs analysis

FLATHEAD COUNTY JAIL-SPACE NEEDS ANALYSIS

Intake/Release

Auto Sallyport	1	2000	2000	drive thru lane/parking for 4 cars/decon shower
Storage for Extra Property	1	100	100	fenced area inside auto sallyport
Pre Booking Area	1	100	100	
Temporary Holding Cell	1	50	50	Direct to pre-booking/autosallyport
Staff Toilet	1	65	65	Unisex-ADA
Booking Open Waiting Area	8	15	120	open waiting for 8
Inmate Toilet	1	65	65	Unisex-ADA
Booking Counter	3	50	150	open counter and work area
ID/Photo/Fingerprint Area	1	50	50	combine w/ Booking Counter
Staff Toilet	1	65	65	Unisex-ADA
Records/File Storage	1	250	250	Inmate Records and Warrants
Safety Cells	2	50	100	Padded
Individual Holding Cells	2	50	100	
Group Holding Cells	2	200	400	up to 8 inmates each
Large Group Holding Cells	1	600	600	up to 12 inmates
Dressing Room	1	100	100	ADA-Toilet w/ Shower (pass-thru to property)
Inmate Shower/Dressing	1	75	75	ADA
Inmate Toilet	1	65	65	Unisex-ADA
Property Storage	1	250	250	Hanging Bags for 260
General Storage	1	150	150	Matresses/Uniforms/Etc.
Interview Rooms	2	80	160	one w/ Pre-Book/one w/ Booking
Storage Supplies	1	100	100	includes restraints
Janitor	1	100	100	inmate accessible
Janitor Supply Storage	1	100	100	secure
Total			5315	

Male Housing

Minimum Security Housing	72 Beds			198 Beds-9 Divisions
Dormitory	72	35	2520	2 Pods of 36 (direct supervision)
Toilets/Shower Rooms	6	150	900	1 per 12 inmates
Dayrooms	72	35	2520	
Medium Security Housing	48 Beds			2 Pods of 24
Quad Occupancy Cells	12	160	1920	
Showers	4	25	100	1 per 12 inmates
Dayrooms	48	35	1680	
Medium Security Housing	48 Beds			2 Pods of 24
Double Occupancy Cells	24	80	1920	
Showers	4	25	100	1 per 12 inmates
Dayrooms	48	35	1680	
Maximum Security Housing	12 Beds			1 Pod (24 beds future)
Single Cells	12	80	960	sized to double bunk in the future
Showers	2	25	50	1 per 12 inmates
Dayrooms	1	100	100	Max of 2 inmates in dayroom at a time
Special Handling Housing	12 Beds			1 Pod
Single Cells	12	70	840	Ad-Seg/Crisis/Medical (negative air)
Showers	1	25	25	1 per 12 inmates
Dayrooms	1	100	100	Max of 2 inmates in dayroom at a time
Inmate Workers	6 Beds			1 Pod
Dormitory	6	35	210	
Toilets/Shower Rooms	1	75	75	
Dayrooms	6	35	210	
Total			15910	

space needs analysis

FLATHEAD COUNTY JAIL-SPACE NEEDS ANALYSIS

Female Housing				62 Beds-4 Divisions
Minimum Security Housing	24 Beds			1 Pod
Dormitory	24	35	840	
Toilets/Shower Rooms	2	150	300	1 per 12 inmates
Dayrooms	24	35	840	includes 2 video visit stations
Medium Security Housing	24 Beds			1 Pod
Double Occupancy Cells	12	80	960	
Showers	2	25	50	1 per 12 inmates
Dayrooms	24	35	840	includes 2 video visit stations
Max/Special Handling Housing	8 Beds			1 Pod
Single Cells	8	70	560	Max/Ad-Seg/Crisis/Medical (negative air)
Showers	1	25	25	
Dayrooms	1	100	100	Max of 2 inmates in dayroom at a time
Inmate Workers	6 Beds			1 Pod
Dormitory	6	35	210	
Toilets/Shower Rooms	1	75	75	
Dayrooms	6	35	210	includes 1 video visit station
Total			5010	
Medical and Mental Health				
Waiting/Holding Area	4	25	100	4 inmates
Nurses Counter	2	50	100	
Open Waiting	2	50	100	One dual purpose as Dental
Medical Examination Room	2	150	300	One dual purpose as Dental
Nurses Office	1	150	150	sized for 2 people
Mental Health Office	1	120	120	
Medical Records	1	100	100	
Supplies/Equipment	1	100	100	Pharmacy
Toilet Room	1	65	65	Unisex-ADA
Total			1135	
Programs/Recreation/Exercise				
Library/Recreation Storage	1	100	100	
Programs Rooms	2	250	500	Groups of 12 inmates
Indoor Exercise/Multipurpose	1	500	500	18 feet high ceilings
Outdoor Recreation	4	750	3000	Largest Group = 50
Total			4100	
Food Services				
Kitchen	1	800	800	
Cooler	1	200	200	
Freezer	1	100	100	
Receiving	1	100	100	
Dry Storage	1	250	250	
Office	1	120	120	
Staff/Inmate Toilet	2	65	130	Unisex-ADA
Janitor	1	50	50	
Total			1750	
Laundry				
Laundry Area	1	250	250	
Chemical Storage	1	50	50	
Laundry Storage	1	100	100	
Inmate Toilet	1	65	65	Unisex-ADA
Total			465	

space needs analysis

FLATHEAD COUNTY JAIL-SPACE NEEDS ANALYSIS

General Support

Security Electronics Room	1	200	200	Secure Room
Electrical Room	1	250	250	
Emergency Generator			0	Outside
Mechanical Room	1	250	250	
General Storage	1	250	250	Possible extension to Auto Sallyport
Maintenance Office/Shop	1	150	150	
Tool Storage	1	150	150	
Janitorial/Supplies	1	100	100	
Total			1350	

Building Total Net Square Footage **39,415**
Grossing Factor at 50% **19,708**

3 | JAIL-PROGRAM

PUBLIC ENTRANCE/VISITATION

All official and inmate visitors to the facility will access the facility by passing through an entry vestibule into the public lobby. The exterior door to this vestibule is locked and controlled by central control when the reception desk is not manned. All visitors will approach the reception officer stationed at the reception/clerical counter in the lobby, which will be staffed on the day shift during visiting and business hours. All visitors will be processed by the reception officer. Visitors will be processed through metal detection and directed to the administrative office or inmate visiting.



The public lobby will contain a small entry vestibule and a waiting area with seating to accommodate visitors. One male and one female public toilet will be required. Each toilet should be handicap accessible. Wall mounted public telephones and a water fountain should also be in the public lobby.

Public and Official Visiting

Video visiting and non-contact visiting booths will be used for family members and friends. This will be accomplished by providing video visiting equipment in each dayroom and providing an area for the public adjacent to the public lobby for public visiting.

Experience indicates that the Visiting Program will generate a demand for visiting booths at a rate of approximately one inmate station per 15 inmates. This ratio applied to the anticipated inmate population of 260 indicates a need for 17 visitation stations. Non-Contact visitation booths will account for 60% of this demand and video visitation stations will make up the balance.



Visits by attorneys and other professionals will continue to be face to face visits. Face to face visiting stations will be located within the secure perimeter, adjacent to the public lobby.

ADMINISTRATION

The Administrative Offices will be located outside the secure perimeter, directly adjacent to the public lobby. Access to the Administrative Offices will be through the public lobby. Administrative visitors will approach the central control room window and be screened and cleared by the control room officer.

Administrative Offices

Office space should be provided for the Facility Commander and Administrative Sergeants. This office space will consist of both hard offices and work stations set up in an open office environment.

Staff Break /Conference Area

The staff break/conference area should be equipped with vending machines, a counter with a sink, microwave, space for a full-sized refrigerator, and comfortable seating. It will be accessed by staff 24 hours a day and will also accommodate staff conferences.

SECURITY OPERATIONS

The primary function of Security Operations is to oversee security in the facility and monitor and coordinate inmate movement to ensure a safe and secure environment. This component is comprised of the central/housing control room. Security Operation functions will be located inside the secure jail perimeter of the facility. For the most part, all spaces within the Security Operations component will operate on a 24-hour basis, seven days a week.

Central/Housing Control

Central control functions as the security nerve center of the facility and includes the central control room, the entry sallyport into the secure side of the facility, and the security support spaces related to communications. This room also functions as the reception area for public visitors and will also provide back-up monitoring of the new housing pods.

The control room functions encompass all life safety and security monitoring systems facility-wide, including all interior and exterior monitoring systems, fire alarm systems, night switchboard, key control panel, radio console, video monitors, and intrusion detection equipment. It is always staffed, is entirely self-sufficient, and has its own toilet. Access to this area is strictly limited to authorized personnel.

The housing control room is laid out to provide the least obstruction of the control room officer's activities while allowing for direct views of all inmate housing areas, minimizing "blind spots" and reducing the need for remote surveillance. The primary function is to monitor and control housing areas, security doors, detection systems, and life safety systems.

The control component is the most secure area within the institution. This area will utilize extensive security construction, hardware, equipment and technology, with appropriate access control and monitoring.

INMATE PROCESSING

All inmates processed into and released from the facility will pass through a new intake and release area. Also, inmates being transported to court appearance will be processed in this component.

The inmate processing component is considered a high security area and is in the secure perimeter. This component includes a vehicle sallyport, holding cells, property storage, inmate dress and shower rooms, pre-booking areas and interview rooms.

Vehicle Sallyport

A detainee's introduction to the intake process will begin through a secure vehicle sallyport. The vehicular sallyport should be sized to accommodate two (2) light vehicles or one 36-passenger inmate transport bus and up to four (4) parking stalls for light duty vehicles. A secure weapons box will be provided in the sallyport areas where officers who may be transporting inmates to the facility can check their guns before entering the intake area. Access to the facility through the vehicle sallyport is controlled remotely by Central Control.

Arrival Processing

Once out of the transporting vehicle, the individual will be placed in the intake sallyport under the supervision of the arresting officer. Completion of pre-booking documentation by the arresting officer will take place at a nearby location. In cases involving intoxication, the arresting officer will conduct alcohol tests in an adjacent room.

From the intake sallyport, the individual will be moved to an intake waiting area. The intake officer checks the commitment papers, verifies that the inmate is an appropriate commitment to the facility, and allows passage of inmate and the escort officer into the intake processing area. If the escort officer is not a staff member from this facility, after acceptance of the incoming inmate by the intake deputy, the arresting officer leaves the facility.

Detention personnel at this point will be responsible for conducting a medical and mental health screening. In cases of significant medical or mental health problems, the detainee would be transported by the **arresting officer** to an off-site health care facility. Intoxicated individuals would be placed in an adjacent observation holding area until they can participate in the intake/release process.

Prior to leaving the intake area, the detainee would be fingerprinted by means of optical scanning equipment. Detention staff would then photograph (video) the individual, conduct a further search, and inventory and remove personal belongings.

From the intake waiting area detainees would either be placed in temporary holding areas or immediately moved through the intake booking process. Throughout the process, inmates can be returned to the temporary holding area as required.

Holding Areas

There will be two types of holding areas: 1) Group holding cells that can accommodate six or ten inmates, and, 2) Individual holding cells. All holding cells will be equipped with stainless steel combo toilet fixtures. The group holding cell should provide bench seating and the toilet should be shielded from public view with a modesty screen. The cells and holding area should be designed to allow for maximum observation by the intake officer and use impact-resistant glazing on the cell fronts.

Intox and Pre-booking Rooms

There will be a room immediately off the sallyport, before entering the main booking area. This room will contain Breathalyzer equipment. Placement should allow easy access by arresting officer.

Intake Processing

Upon completion of I.D. and search, the detainee would be moved to the booking counter. At this point, detention staff would officially accept and book the individual, prepare records documentation and initiate pre-trial release and classification evaluations.

The booking counter should be located for maximum observation of all areas and activities which the officer manning it is required to oversee or perform. This includes holding cells, showers, intake and release circulation, identification, etc.



Those individuals to be housed would be moved to the property storage counter, where personal belongings would be exchanged for jail clothing. The property storage counter should also be equipped with a computer terminal, and telephone/intercom. Personal valuables and contraband are inventoried, bagged and stored by the officer at this station. Valuable inmate property, such as jewelry and money will be stored in secure storage.

Upon completion of that transaction, detainees would utilize adjacent showers, change into jail clothing and be moved to an appropriate housing unit based on the classification evaluation.

Property

The handling of inmate personal property is a critical function assigned to the intake and release section of the facility. It requires an efficient design and sufficient space to facilitate the safe and secure receiving, storage, and ultimately the return of property. Two cubic feet per inmate should be provided. The physical layout of the property and showering areas should be such that it facilitates sequencing of these functions. The property officer inventories the inmate's property and provides the inmate with a receipt.

Release from Custody Functions

Upon notification and verification of release eligibility an inmate in custody would be removed from the housing unit and escorted to the intake/release area of the new facility. The individual will access a counter to the property storage room to exchange jail clothing for his or her personal clothing. He or she will then move to a release station at work release where their identity is confirmed, and personal property returned prior to release.

Transfer and Court Movement Functions

With minor variations, the out-going process for the transfer of inmates to court and off-site detention/correctional facilities will be identical. Upon notification and verification of a movement/transfer requirement, inmates in custody would be assembled in the housing area and moved either individually or in groups to the intake/release area of the new facility. At this location, subject to segregation requirements, inmates would be temporarily placed in single or group holding cells to await transportation.

Individuals eligible for a video arraignment program are anticipated to access a Video Arraignment Room at this point with appropriate access provided to Attorneys.

Individuals being transported for court appearance would in most cases be taken to court in jail clothing. Upon request, and approval, individuals may require the exchange of jail clothing for their personal clothing. This exchange can occur in a holding cell within the intake/release area.

Those individuals to be transferred to an off-site detention/correctional facility would be dressed for transportation, cuffed and moved to a vehicle in the vehicle sallyport with transfer papers and personal effects.

The return process for individuals transported for court appearance will begin within the vehicle sallyport where they will be moved into the intake/release area. At this point, all inmates will be searched and placed in a temporary holding cell. They will then be moved individually or in groups to the housing units according to their classification.

While the projected volume of inmates coming into the facility at any one time is expected to be small, it is essential that the intake area be designed to maximize efficient processing and ensure security.

MEDICAL AND MENTAL HEALTH

The medical and mental health care will continue to be made available to the inmate population of the facility by a combination of on-site and off-site service. Within the facility, medical/mental health screening and evaluation will occur prior to admission. Patient treatment referred by a daily sick-call (triage) process will also be provided as well as scheduled psychiatric counseling, and unscheduled crisis intervention services.

Inmates requiring extended and specialized medical/mental health services will be accommodated by the utilization of available community health care resources. This is anticipated to encompass overnight in-patient care, surgical and orthopedic treatment, specialty diagnostic and clinical services, X-ray evaluation and dental care.

Medical / mental health services are planned to be provided on a centralized basis at the medical area and will encompass daily sick-call (triage and minor treatment by nursing staff), and pill-call (dispensing of scheduled medications). Periodic observation, mental health counseling and crisis intervention services will also occur within the housing component of the jail.



INMATE HOUSING

The focal point in the new jail facility will be that portion dedicated to the housing of inmates. The housing component is where inmates spend most of their time. It is the most important function in the jail from the perspective of the proportion of the total space of the facility it consumes; the attitudes it produces in inmates and staff toward both the institution and one another; and the ability of the facility to effectively operate in a secure and safe manner.

Each inmate will be screened upon admission to the new facility through a classification process to determine to which housing unit he or she will be assigned. The major goals of classification are to separate inmates of differing security categories and to combine inmates with similar jail status. The separate housing of inmates according to security risk, sex, legal status, and other special considerations is necessary to maximize administrative control and order within the facility.

Housing Management

The housing component of the new facility will function within the context of a decentralized approach to the delivery of jail programs and services. In this regard the housing units will incorporate, beyond cell areas, space to accommodate inmate dining, sick call, video visitation and other dayroom activities. Adjacent to the housing component will be multi-purpose rooms supporting educational and counseling activities and religious services. Also adjacent to the housing, within line of sight of jail staff, will be secure outdoor recreation areas.



Under this operational concept, inmate access to activities that occur on a regular basis are focused within the housing area of the new facility. Inmate access to special functions such as court appearances, medical and mental health treatment and legal library services will be provided on a centralized basis independent of the housing area.

It is anticipated that most of the housing components of the new facility will be managed in an indirect mode of supervision to maximize staffing efficiencies.

Housing Concept

The planned inmate capacity is based upon the accommodation of at least 260 inmates in a modular arrangement of cell blocks and dorms. These units will share access to common program and service functions but will be self-contained regarding dayroom and shower facilities.

Based upon the projected inmate population, the organization and nature of the housing units in the new facility will reflect the following distinct types of custody configurations.

- Minimum Security for Males will be accommodated in 36 bed direct supervision units comprised of dormitory space with contiguous day/dining area and common toilets/shower facilities.
- Medium Security for Males will be accommodated in 24 bed indirect supervision units comprised of a mix of double occupancy cells and quad cells each with a contiguous day/dining area and common shower facilities.
- Maximum Security for Males will be accommodated in a 12-bed housing pod with indirect supervision consisting of double occupancy cells usually holding a single occupant each but designed to increase capacity to 24 beds if needed.
- Special Handling for Males will be located within a new 12 bed single cell unit. These cells accommodate inmates under medical, protective custody or isolation charge who are incompatible with the general inmate population. All cells will be negative air pressure.
- Minimum Security for Females will be accommodated in a 24-bed indirect supervision unit comprised of dormitory space with contiguous day/dining area and common toilets/shower facilities.
- Medium Security for Females will be accommodated in a 24-bed housing pod with indirect supervision comprised of double occupancy cells each with a contiguous day/dining area and common shower facilities.
- Maximum/Special Handling Housing for Females will be located within a new 8 bed single cell unit. These cells accommodate inmates under medical, protective custody or isolation charge who are incompatible with the general inmate population. All cells will be negative air pressure.
- Inmate Workers will be accommodated in separate 6 bed male and



female indirect supervision units comprised of a dormitory pod with contiguous day/dining area and common toilets/shower facilities.

PROGRAMS/EDUCATION/ RECREATION/EXERCISE

Inmate programs, education and recreational components, are planned to be provided on a decentralized basis by locating these services close to the housing unit.

Education and Counseling

As the incarcerated population grows over time it should be anticipated that educational and associated counseling activities will increase to include a formal G.E.D. (General Education Diploma) instructional program as well as practical educational programs addressing topics such as anger management and living skills.

Based upon a review of comparable detention facilities, it is estimated that up to 20 percent of the inmate population can be expected to participate in regularly scheduled educational/counseling activities. This ratio, when applied to an approximate jail population of 260 indicates an assumed level of participation of around 52 inmates.

To minimize inmate movement within the new facility it is planned that educational and counseling services will occur close to the housing units with group sessions scheduled within the programs/multipurpose rooms. Individual counseling would occur at visiting stations.

Religious Services

Formal religious activities (weekend services) within the new facility will generate a level of participation at approximately 25% of the inmate population. This ratio is in accordance with other comparable detention facilities, and when applied to an approximate jail population of 260 indicates a level of participation in religious services of up to 65 inmates.

The conduct of religious services within the new facility are also planned to occur within the programs/multi-purpose room associated with the housing units.

Library Services

The availability of legal library services within the new facility will be accommodated in a centralized manner within a moderately sized, internet-based law library. At this location provision will be made for eligible inmates to access legal materials, do research, and prepare legal documentation.

Recreational Library Services within the new facility will be provided with limited reading material on shelving in the multi-purpose room. A planning ratio of 2 books per inmate has been assumed as the basis for the recreational library collection.

Personal Services

The commissary process will involve decentralized completion and submittal of purchase requests on a non-cash basis; centralized order processing; and decentralized cart delivery of filled orders to inmates in each housing unit.

Jail operations will facilitate the daily exchange of inmate personal and legal correspondence. After central screening and sorting by administrative staff, incoming mail will be moved to the individual housing officers for distribution to inmates. Housing officers will be responsible for screening legal mail in view of inmates, prior to its distribution.

Outgoing mail will be collected from each housing unit, centrally screened and forwarded to the Postal Service by administrative staff.

Recreation / Exercise

The inmate exercise component will encompass the provision of exercise, and active and passive activities in both indoor and outdoor settings. Passive activities, such as reading, television viewing, typically occur within dayroom and multi-purpose spaces. Physical conditioning and some exercise can also be conducted indoors in select dayroom and/or multi-purpose areas. In addition, outdoor exercise space should be available to accommodate active group athletics and physical exercise.

It is planned that recreational activities will occur on an unscheduled basis in housing dayrooms and either on a scheduled or unscheduled basis in multi-purpose rooms and secure outdoor recreation yards adjacent to the housing units. These yards will be configured to facilitate direct visual observation by housing officers.

Individual and/or group active and passive recreational opportunities will be provided daily to all eligible inmates. Access to outdoor recreation will meet or exceed 7 hours per week per inmate. This will include outdoor and indoor activities and availability of staff.

Outdoor activities will be available during the day. Indoor activities will be available during the day and evenings, subject to inmate work schedules.

It is anticipated that recreation activities within the New Facility will be structured in the following manner:

- Recreational activities occurring in individual cells are limited to reading and exercise.

- Recreational activities occurring in dayrooms may include: reading; television viewing; music listening; card and board games.
- Recreational and general-purpose activities in the multi-purpose rooms may include: meetings; group counseling/educational sessions; and television viewing.
- Recreational activities in secure outdoor yards adjacent to the housing units may include: personal exercise, leisure, single athletics, and group sports.

Video Arraignment

The video arraignment process will be utilized for first appearances and some initial court hearings. This process will save the county costs by reducing transportation costs of inmates. The video arraignment process shall be located within the secure perimeter and it will occur in the programs/multi-purpose room on a scheduled basis.

FOOD SERVICE

The food service component is responsible for the preparation and delivery of three daily meals to each in-custody inmate. Jail personnel are additionally provided one meal per shift.

A new food service component will be planned to maintain a food preparation capacity to provide for three daily meals per inmate. Of these meals, a portion will constitute bag lunches provided to inmates involved in court proceedings and work programs. Jail staff will also be provided a meal while on duty with a food preparation capacity based upon the peak shift staffing level.

Within the new kitchen, meals will be prepared at a central kitchen staffed by a combination of kitchen staff and inmate workers. Food will be “dished up” into compartmentalized thermal trays which are transported to each housing unit on hot carts together with cups, utensils and a beverage. Inmates will receive their meals from the hot carts and eat their meals in the dayroom.



Within the housing unit, inmates will utilize table seating within the dayroom for their dining needs although meals may be served within individual cells where circumstances dictate. At the completion of the meal, the food tray, cup, and utensils will be returned by cart to the washing area of the central kitchen for clean-up and storage.

All arriving goods will be taken from delivery trucks, placed on the loading dock, inventoried, screened and then placed in the dry storage room or go directly into the cooler/freezer in the kitchen.

LAUNDRY

The function of this jail component is to receive soiled clothing and bedding, and to clean, store, and distribute them to the inmate population. A full-service laundry will be provided within the new facility and be staffed by inmate workers, under the supervision of jail staff.

Jail staff, supported by inmate workers, will be responsible for the collection/distribution and exchange of inmate clothing and bedding articles. Clean clothing and soiled articles will be moved between the laundry area and housing units by cart. Distribution and collection of clean and soiled articles will occur at the housing unit.

Inmate clothing and bedding will be exchanged twice weekly. The central laundry area will be sized and equipped with commercial grade washer/dryer units based upon an average of 15 pounds of laundry per inmate per week applied to the assumed maximum jail population of approximately 260.

Storage of inmate clothing and bedding articles will be provided at the laundry area.



SUPPORT

The Building Maintenance and Storage component of the new facility will provide a combination of daily facility upkeep, selective repair, and appropriate preventative maintenance to minimize the operational down-time of equipment and functional areas at the jail.

The new facility will incorporate, (inside the perimeter fence), a general maintenance shop to accommodate minor building repairs. The provision of this capability will support the following assumptions regarding maintenance services.

- Daily facility housekeeping and minor preventative maintenance will be performed by inmate workers under direct supervision of security staff and guidance by Sheriff's Department maintenance personnel.
- Ongoing minor repairs and general facility maintenance will be the responsibility of on-site Sheriff's Department maintenance personnel.
- Major repairs and maintenance requirements and electrical repair work will be accomplished by off-site County Maintenance personnel and contracted vendors.

The storage of jail maintenance and operational supplies will be accommodated both within the new facility and at the free-standing storage building. The allocation of storage capacity will be based upon the following planning assumptions.

- Short term storage will be provided within the Jail to accommodate a minimum 30-day usage of janitorial, shop and operational supplies as well as paper and forms.
- Long term storage of the above supplies will be provided either by contracted vendors or at the storage building.

Exterior area requirements associated with building maintenance and storage reflect the need for a secure service yard; loading space and yard area will be required for up to two trash dumpster units.

4 | JAIL-SITE INFORMATION

COUNTY OWNED SITE

This site is commonly referred to as “**Kalispell Feed and Grain**” site

Site Address: **3452 US Highway 93S**

The county received the property on a Tax Deed. There is no Survey of Record for the property and the property description is a metes and bounds description deducted from a larger parcel. Refer to GIS map attached to this report.

Approximate dimensions of the site were scaled off the GIS graphic image.

The property is currently zoned:

- Parcel 6BA (West Parcel) = SAG5 (Subdivision Agriculture 5)
- Parcel 5CCA (East Parcel) = I1H (Industrial Highway)

These parcels should be rezoned “Public.” Setback requirements for Public zoning is:

- Front & Rear setbacks: 20 Feet.
- Side setbacks: 5 Feet.
- The permitted building lot coverage for Public zoning is 45%.

Parking requirements will be the same as the City of Kalispell;

- Jail: One (1) space per five (5) jail cells (260/5=52 parking spaces).
- Sheriff: One (1) space per Three hundred (300) gross square feet of building.

Flood Zone: The West parcel is partially in the 100 year flood zone, which means there is a 1% annual chance of flooding. The county planning office has no grade information on the site, past flood levels. The GIS maps with a visual of the flood zone is the best information currently available. There are no unregulated flood hazards, which means there is not a 500 year flood zone.

The site grades range from about 2920 around the access to the site from the highway to 2900 on the west portion of the site; approximately a 20 foot grade change across the site. Site grading and some fill can mitigate any concerns regarding the flood zone.

There will need to be a significant amount of site cleanup to ready the site for a new law and justice site.

4.0 SITE DESCRIPTION

This site is located at 3450 U.S. Highway 93 South, approximately 3.5 miles south of the city of Kalispell, in Flathead County, Montana. The site consists of two parcels of land; Tract 5CCA and Tract 6BA (**Figure 1**).

- Tract 5CCA (Geocode 07396633301010000), consists of 9.62 acres in the NW¼ SW¼ and the SW¼ NW¼ of Section 33, Township 28 North Range 21 West. Tract 5CCA is generally triangular in shape and adjoins a former railroad grade along its northeast boundary, U.S. Highway 93 at its southeast corner, and Tract 6BA on the west. Tract 5CCA is zoned I-IH which is heavy industrial. According to Flathead County GIS data, this parcel is not located in the floodplain.
- Tract 6BA (Geocode 07396632101100000), consists of 5.63 acres in the NE¼ SE¼ Section 32, Township 28 North, Range 21 West. Tract 6BA is irregular in shape due to its boundary with Ashley Creek on the west. Tract 6BA is zoned SAG-5 which is Suburban Agricultural with a 5-acre minimum. According to Flathead County GIS data, this parcel is almost entirely located in the 100-year floodplain.

Site location documentation is contained in **Appendix B**.

At the time of our reconnaissance, Tracts 5CCA and 6BA were improved with a variety of industrial and commercial buildings, most of which were occupied. Site improvements and current occupants include the following. **Figure 2** presents a site plan.

Tract 5CCA

- Building 1 (B-1) is a two-story building concrete block building with a pitched metal roof and attached warehouse occupied by Bob's Pickup and Delivery freight service. The storefront and upper-level apartment are currently vacant.
- Building 2 (B-2) is a sheet metal warehouse with concrete slab floor and flat metal roof occupied by H&H Express freight service. Attached to B-2 is a feed mill of sheet metal and crib construction.
- Building 3 (B-3) is a sheet metal shop constructed around a wood-frame building that is occupied by Above and Beyond Paint.
- Building 4 (B-4) is a sheet metal shop with concrete slab floor and flat roof occupied by Hector Perez who salvages auto parts for resale.
- Building 6 (B-6) is a sheet metal shop with concrete slab floor and flat roof shop occupied by Orvis Irrigation.
- Building 7 (B-7) is a sheet metal shop with concrete slab floor and flat roof shop occupied by Stable Lift manufacturing and welding.
- Building 8 (B-8) is a concrete block shop with concrete slab floor and flat metal roof occupied by Jim Palmer Signs. A grain elevator of sheet metal crib construction and concrete bases from five grain storage bins adjoin B-8 on the east.

- A fertilizer plant, consisting of a wood reactor building and nine large-capacity aboveground storage tanks, is situated in the north portion of Tract 5CCA.

Tract 6BA

- Building 5 (B-5) is a sheet metal shop and two-story office with concrete slab floor and flat metal roof occupied by Powder Coating of Kalispell. Other improvements include a kiln building and two small sheet metal sandblasting sheds.

The east portion of the site is approximately 20 feet higher in grade than the remainder of the site and may be constructed on fill. A slope break exists north and west of B-8, otherwise the site is generally level and gently sloping towards Ashley Creek. Areas of the site not occupied by the buildings consist of unpaved driveways and parking areas, and areas vegetated with grass and weeds. The northwest boundary of the site along Ashley Creek is vegetated with thick brush and shrubs. The Flathead River is located approximately one mile east of the site.

Utilities on and near the site include a domestic well which provides water to all businesses at the site, and six septic systems. Overhead electric borders the site on the east and south and also crosses the north and western portions of the site. A total of 14 pole-mounted transformers were observed on or adjacent to the site. Underground utilities also include natural gas, telephone, and fiberoptics.

Properties adjoining the site consist of vacant pasture land beyond Ashley Creek to the north and west and commercial businesses along U.S. Highway 93 to the east and south. For the purposes of this PA, the term "adjoining property," as defined by the ASTM standard means properties that border or are contiguous or partially contiguous with the site or would be so but for a street, road or other public thoroughfare separating them.

Legal Description of Site

A tract of land situated in the southeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of Section 32, and the northwest quarter of the southwest quarter and the southwest quarter of the northwest quarter of Section 33, Township 28 north, Range 21 west, P.M.M., Flathead County, Montana, particularly described as follows:

Beginning at the southwest corner of the NW 1/4, SW 1/4, of Section 33, Township 28 north, Range 21 west, P.M.M., Flathead County, Montana; thence south 89 degrees 58 minutes west and along the southerly boundary line of the NE 1/4, SE 1/4 of Section 32, a distance of 570.00 feet, more or less, to the center line of Ashley Creek; thence following along said center line of Ashley Creek to a point on the northerly boundary line of the NE 1/4, SE 1/4 of Section 32; thence continuing along said center line of Ashley Creek to its intersection with the westerly right-of-way of the Great Northern Railroad; thence south 41 degrees 55 minutes east and along said westerly right-of-way a distance of 148.22 feet to a point where the Great Northern right-of-way changes from 50 feet to 75 feet; thence south 48 degrees 5 minutes west, continuing along said right-of-way a distance of 25 feet to a point; thence south 41 degrees 55 minutes east, continuing along said right-of-way 500.00 feet to a point; thence north 48 degrees 5 minutes east following along same right-of-way a distance of 25.00 feet to a point; thence south 41 degrees 55 minutes east, continuing along same right-of-way a distance of 210.00 feet to a point of intersection with the westerly right-of-way of U.S. Highway No. 93; thence continuing along said Highway right-of-way and being a one degree curve on an arc distance of 893.33 feet to a point on the southerly boundary line of the NW 1/4, SW 1/4 of Section 33; thence south 89 degrees 30 minutes west and along said southerly boundary line of NW 1/4 SW 1/4 of Section 33 a distance of 1111.50 feet to the place of beginning, and containing 26.0 acres of land, more or less,

EXCEPTING therefrom a tract of land situated in the northeast quarter of the southeast (NE 1/4, SE 1/4) quarter of Section 32 and the northwest quarter of the southwest quarter (NW 1/4, SW 1/4) of Section 33 of Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.

Flathead County – Jail Sites



County Owned Site

City Owned Site

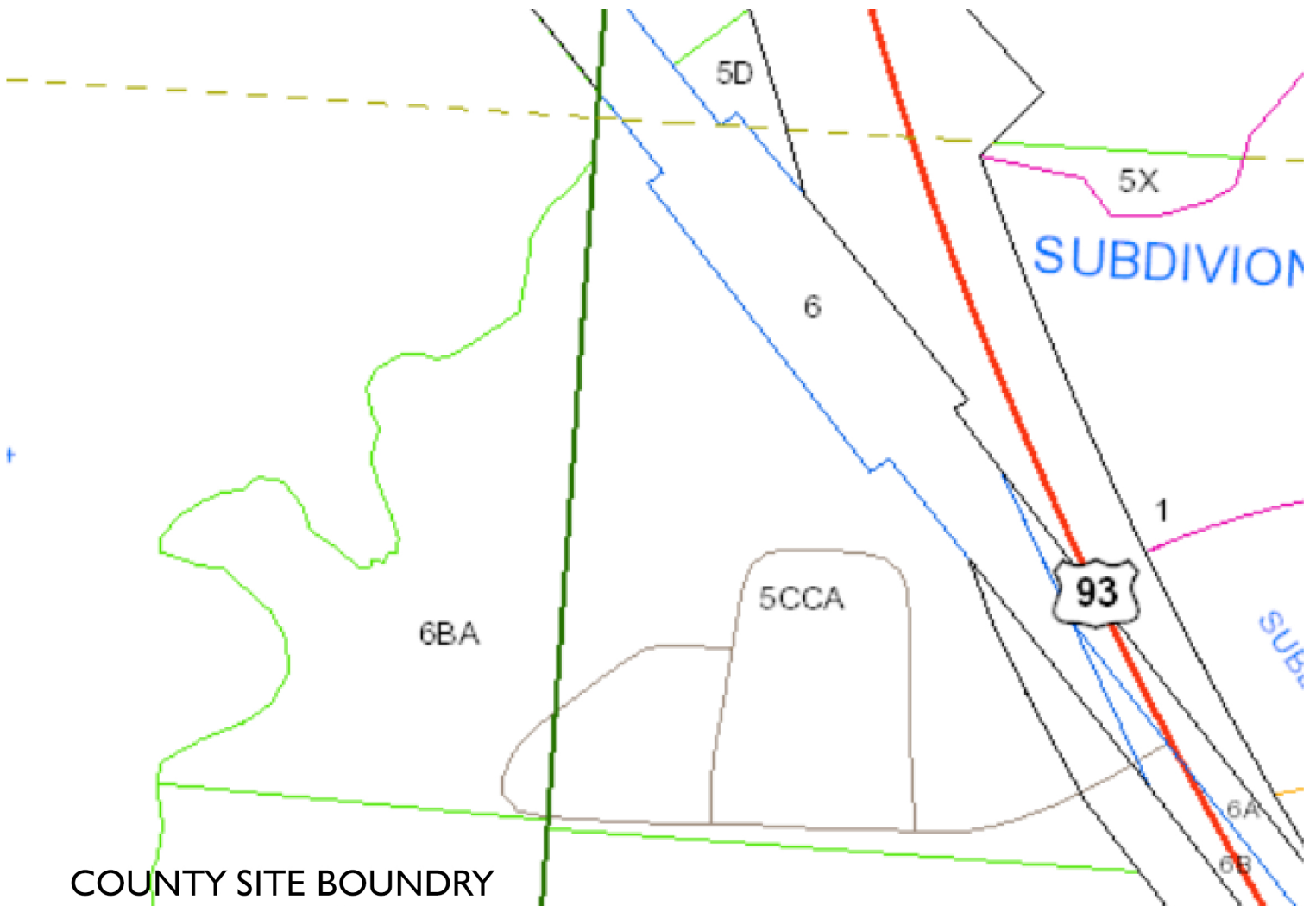


COUNTY-OWNED SITE

Cadastral Map:



COUNTY SITE BOUNDRY



5D

5X

SUBDIVISION

6

6BA

5CCA

93

1

SUB.

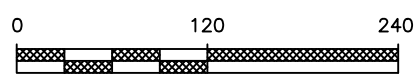
6A

6B

COUNTY SITE BOUNDRY

SW 1/4
33-28-21

Scale: 1"=120'



Legend:

- Water Line
- Fire Hydrant
- Water Valve
- Sanitary Sewer Line
- Sanitary Manhole
- Sanitary Lamphole
- Sanitary Force Main
- Storm Sewer Line
- Storm Manhole
- Catch Basin (flat)
- Catch Basin (curb)
- Survey Control Points
- Spot Elevations

Contours:

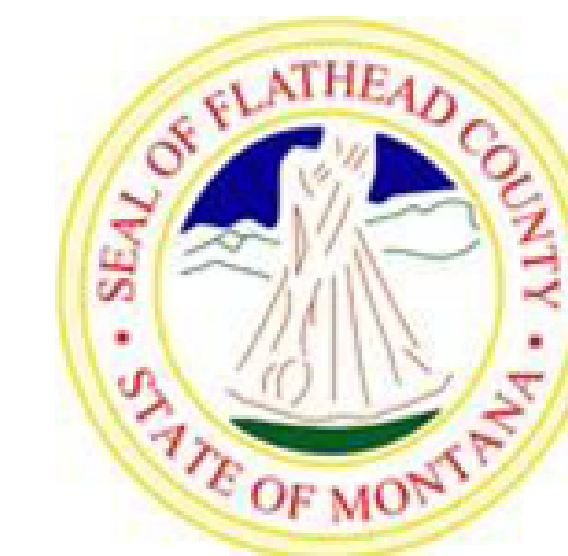
Vertical Datum: NAVD88
Contour Interval: 2 feet

Dark green lines are interpolated due to heavy tree cover. Light green lines indicate low areas. Black index lines are labeled at 10 foot intervals.

Photo Date: 9/09

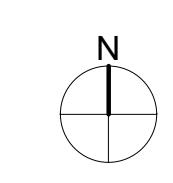


5 | JAIL-CONCEPTUAL DESIGN



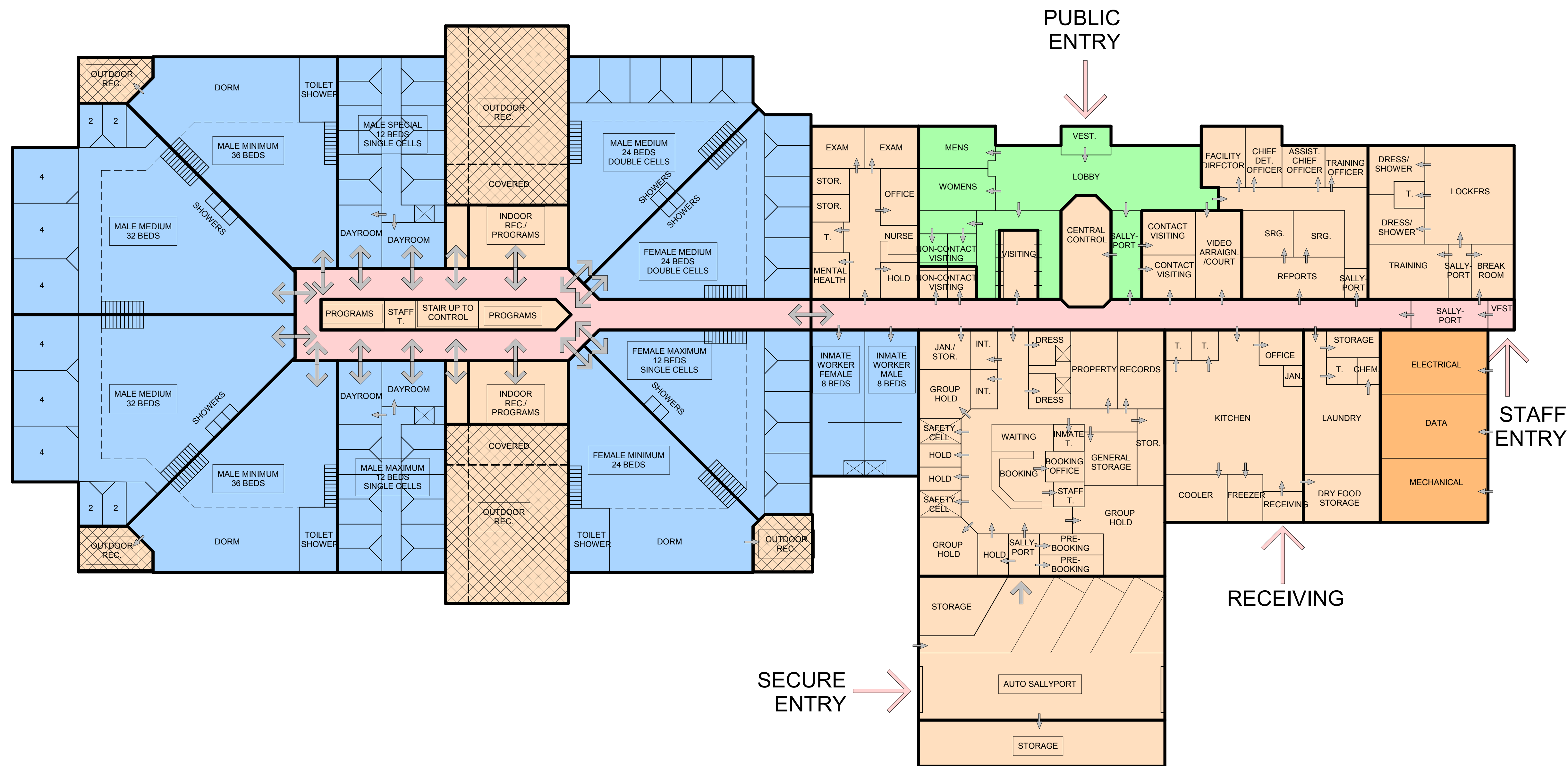
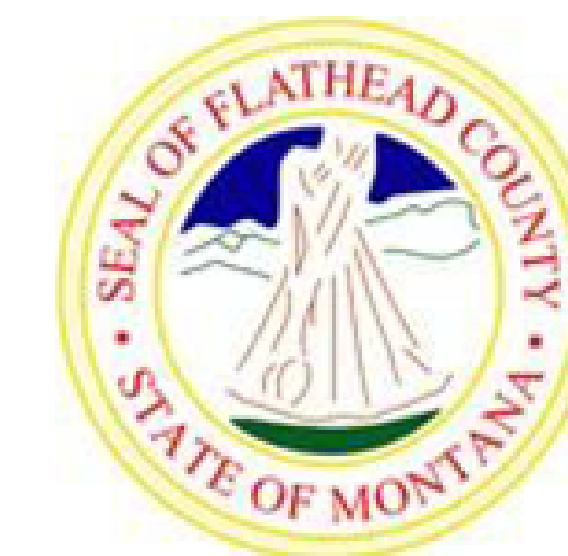
FLATHEAD COUNTY JAIL

SCALE 1" = 40'-0"



LCA Architects,
P.A.

06/15/18



TOTAL AREA = 58,000 s.f.



FLATHEAD COUNTY JAIL

SCALE 1/16" = 1'-0"



06/15/18

6 | JUSTICE CENTER-BUILDING SPACE USAGE

justice center-building space usage

EXISTING FACILITIES ANALYSIS / REPURPOSING

As a part of planning for a new detention facility we were also tasked with repurposing the spaces in the existing justice building that are being freed up with the development of a new detention facility on a new site.

We found that both District Courts and Justice Courts needs both additional courtrooms and space for support services. District Court currently has two court rooms and will need up to five court rooms in the next 15 years. Justice Court currently has two small courtrooms and will need four court rooms in time. Our approach is to leave the existing courtrooms in tact as much as practical while expanding the when possible. Justice Court especially needs larger courtrooms.

In the District Court system we have planned a jury room for each court room along with a Judges office/sweet for each courtroom equivalent in size to the existing. These spaces will all be located on the third floor along with all of the District Courtrooms. The goal is to keep as much of the district court system on third floor as practical.

As we evaluated the Justice building it became apparent that both District and Justice Court systems were in need of space reorganization, to achieve more efficient staff relationships and traffic flow. Since this building was built, staff and space have been added to each department wherever it could be found. This approach resolved immediate space requirements, however it has created inefficiencies. With Jail and Sheriff Departments relocating to a new site a thorough space planning study needs to be conducted for the entire building to better utilize all of the space available.

Our initial assessment is that District Court should be given any available space on third floor vacated by the jail. This being said the third floor space will require significant remodeling to develop this space into office functions. The jail exercise yard has no roof, which would have to be added. The areas of the Jail where the cell blocks are located do not extend all the way to the third floor roof – walls will have to be extended and a new roof structure built over this area.

District court should also be given a significant portion of the vacated jail space on second floor where Justice Court is located. Justice Court can expand to occupy the remainder of second floor and portions of first floor.

justice center-building space usage

The current layout for both court systems have well defined public and staff circulation corridors. We feel this separation is important for the efficient operation of the court systems and needs to be maintained. We are also providing additional staff vertical circulation (stairs) between second and third floors for staff to move more efficiently between floors.

Based on our initial analysis of this building it became apparent that over time the Court system will require the entire building, which should provide sufficient accommodations for the court system for the next 20 years.

The counties Information Technology (I.T.) department is currently located in the basement and is planned to be moved to first floor. As the court system grows Justice Court system will eventually need this space.

The basement will primarily be used for storage and records for the court systems.

The existing Vehicle Sally Port and some holding cells will remain on first floor to accommodate transport of prisoners between the jail and the court system. The existing secure elevator and stair will also be maintained up to the third floor for the vertical transport of prisoners.

Although the long range plan is to relocate the Sheriff's offices to the new site with the Jail we have allocated space for the Sheriff's offices in the Justice building until such time as the courts will require the space. This allows the County some flexibility to plan for future projects.

We have included both a spreadsheet and floor plan diagrams detailing the reallocation of space in the Justice Building.



Flathead County Justice Center

Building Space Usage & Renovation Costs:

June 12, 2018

	Jail space reassigned:
	Non jail space reassigned:
	Existing space (No change)

Building Space Usage - Reallocated

Department	Basement	1st Floor	2nd Floor	3rd Floor	Total
Public Spaces	0	1,462	3,191	3,259	7,912
Justice Court			3,468		3,468
Justice Court (New)			1,526		1,526
JC Break Rm	To 2nd Floor		567		567
Justice Court Clerk			1,507		1,507
District Court				11,198	11,198
District Court (New)			3,793	3,598	7,391
District Court Clerk			2,055	To 2nd Floor	2,055
Law Library	To 2nd Floor		500		500
IT	To 1st Floor	3,132			3,132
IT (New)		2,061			2,061
Sheriff	5,160	5,651			10,811
Sheriff (New)	5,672	845			6,517
Firing Range	506				506
Detention	144	1,423	263	263	2,093
Build. Support/Mech.	3,527	670	295	222	4,714
Private Circulation	2,785	2,368	2,213	2,051	9,417
Total Net	17,794	17,612	19,378	20,591	75,375
Total Gross Building Area	19,152	19,643	20,692	22,094	81,581

Space Allocations

For Primary Functions

	New Space Allocation	Exist Space Allocation	Combined Allocation
Total Detention SF		2,093	2,093
Total Sheriff SF	17,834	11,317	29,151
Total IT SF	2,061	2,061	4,122
Total Justice Court SF	3,033	4,035	7,068
Total District Court SF	7,391	13,753	21,144
Total District Court Clerk SF	2,055	1,482	3,537

Repurpose existing space for use in other departments.

Repurpose existing Jail Space	5,672	6,038	9,948	3,598	25,256
Renovation/Repurpose non Jail space	696	2,826	1,734	5,599	10,855
Total Renovated (Square Feet)	6,368	8,864	11,682	9,197	36,111
Total (Demo & Renovate Jail Space)	\$ 737,360	\$ 1,418,930	\$ 3,432,060	\$ 1,511,160	\$ 7,099,510
Total (Demo & Renovate Other Spaces)	\$ 55,700	\$ 423,825	\$ 450,840	\$ 1,819,675	\$ 2,750,040
					\$ 9,849,550

Demolition costs (Square Foot):

	Low	High	Median
Basement (Minimal - Non structural)	\$ 20	\$ 80	\$ 50
First Floor (Jail equip & interior non-bearing)	\$ 70	\$ 100	\$ 85
Second Floor (Jail equip & interior non-bearing)	\$ 70	\$ 100	\$ 85
Third Floor (Jail equip & bearing and non-bearing)	\$ 80	\$ 110	\$ 95

Renovation cost (Square Foot):

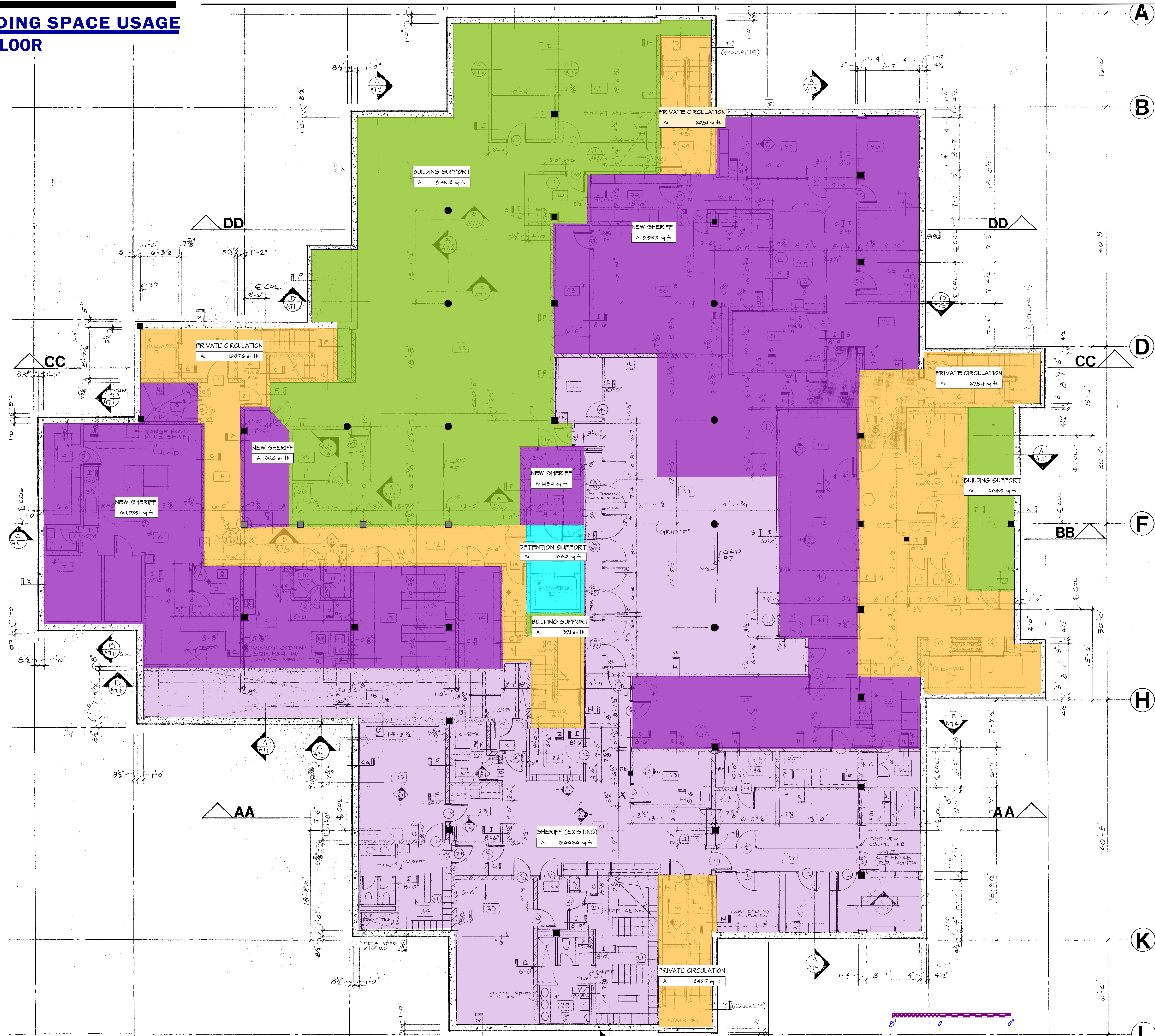
	Low	High	Median
Basement	\$ 60	\$ 100	\$ 80
First Floor (Remodel for Office space)	\$ 100	\$ 200	\$ 150
Second Floor (Remodel for Justice & District courts)	\$ 220	\$ 300	\$ 260
Third Floor (Remodel for District courts)	\$ 250	\$ 400	\$ 325

FLATHEAD COUNTY

JUSTICE CENTER - BUILDING SPACE USAGE BASEMENT FLOOR

LEGEND

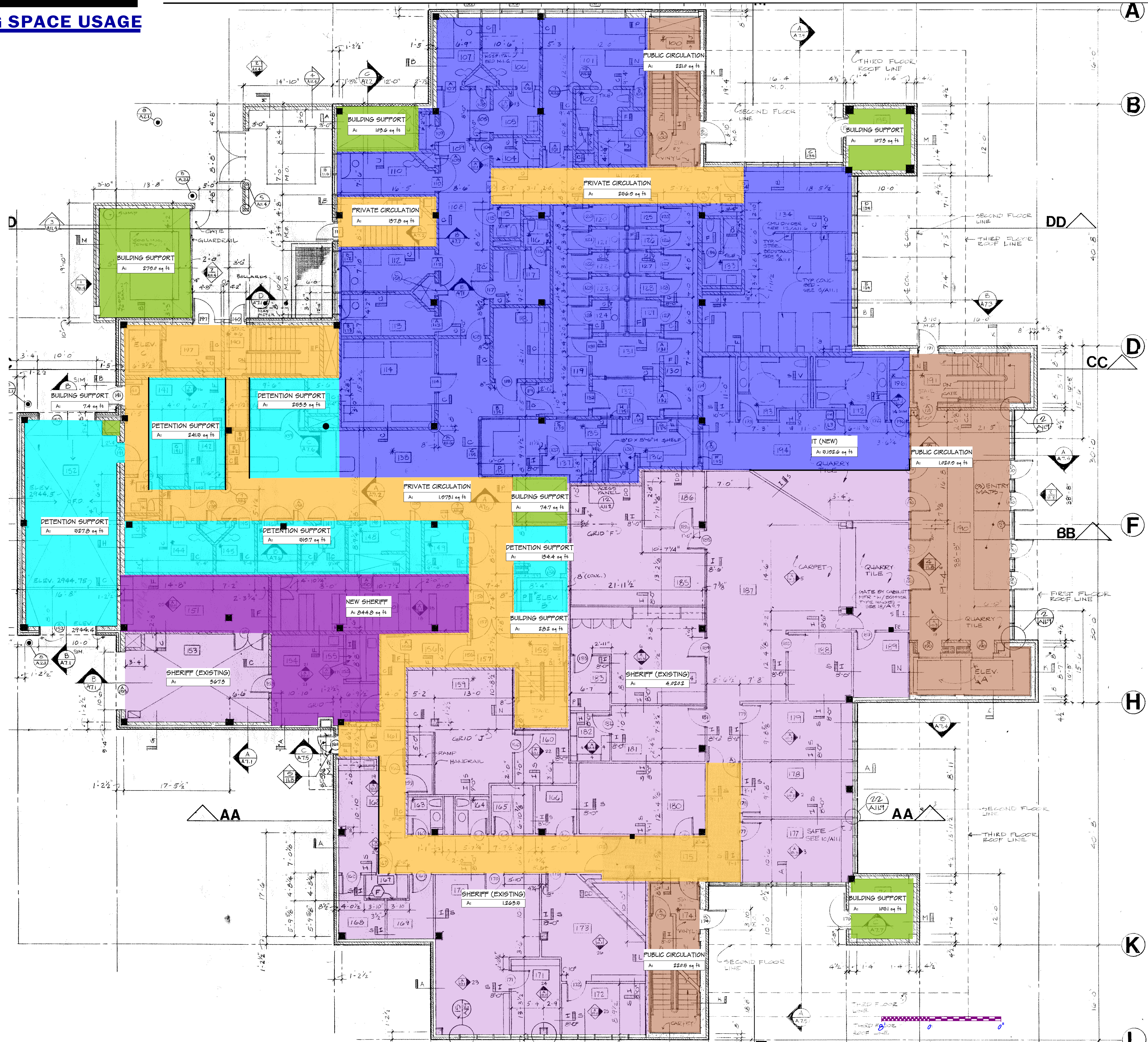
- PUBLIC CIRCULATION
- PRIVATE CIRCULATION
- SHERIFF (EXISTING)
- NEW SHERIFF
- DETENTION SUPPORT
- DISTRICT COURT (EXISTING)
- DISTRICT COURT (NEW)
- JUSTICE COURT (EXISTING)
- JUSTICE COURT (NEW)
- BUILDING SUPPORT
- IT (NEW)



FLATHEAD COUNTY

JUSTICE CENTER - BUILDING SPACE USAGE FIRST FLOOR

LEGEND	
	PUBLIC CIRCULATION
	PRIVATE CIRCULATION
	SHERIFF (EXISTING)
	NEW SHERIFF
	DETENTION SUPPORT
	DISTRICT COURT (EXISTING)
	DISTRICT COURT (NEW)
	JUSTICE COURT (EXISTING)
	JUSTICE COURT (NEW)
	BUILDING SUPPORT
	IT (NEW)

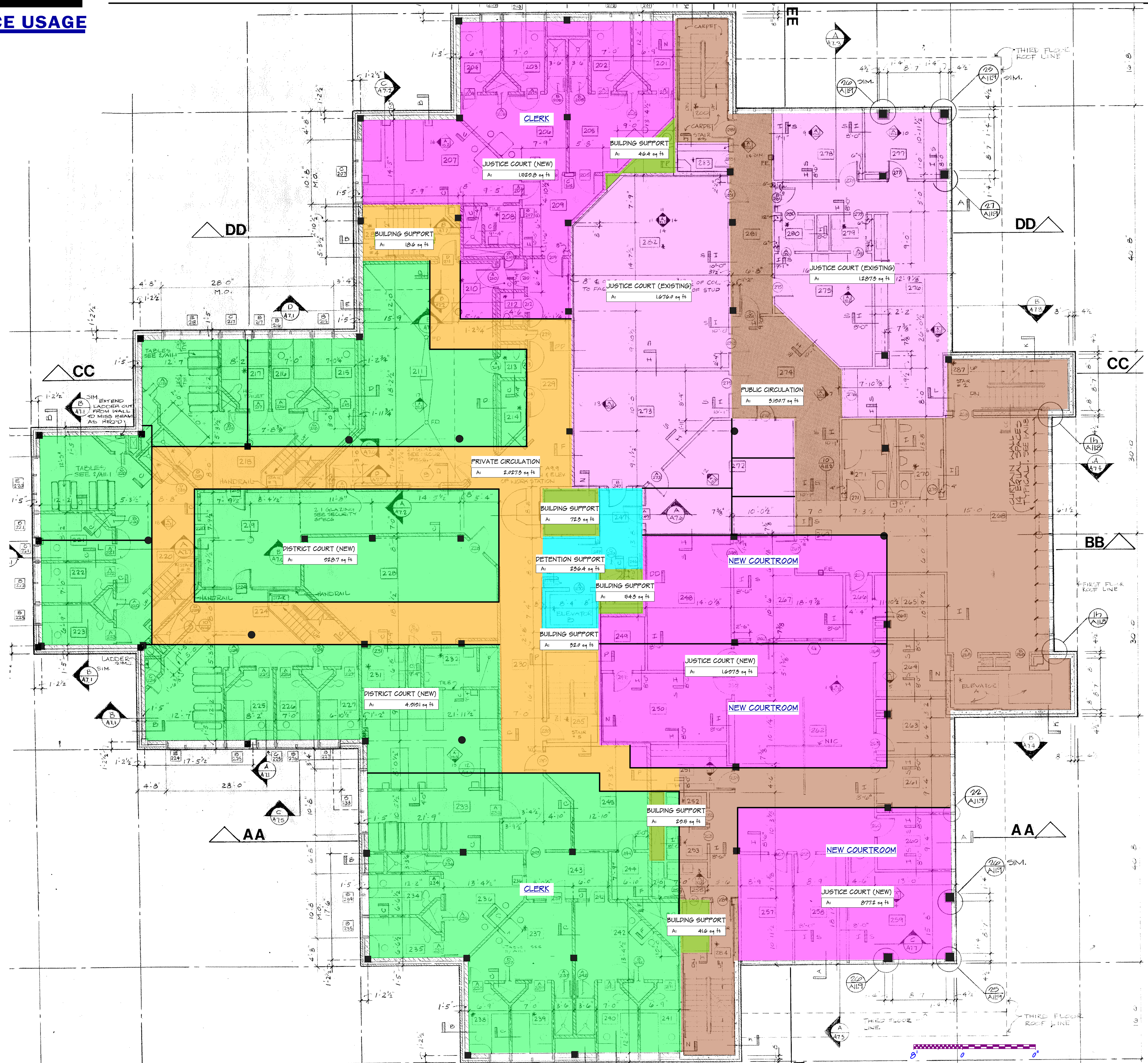


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FLATHEAD COUNTY

JUSTICE CENTER - BUILDING SPACE USAGE SECOND FLOOR

LEGEND	
	PUBLIC CIRCULATION
	PRIVATE CIRCULATION
	SHERIFF (EXISTING)
	NEW SHERIFF
	DETENTION SUPPORT
	DISTRICT COURT (EXISTING)
	DISTRICT COURT (NEW)
	JUSTICE COURT (EXISTING)
	JUSTICE COURT (NEW)
	BUILDING SUPPORT
	IT (NEW)

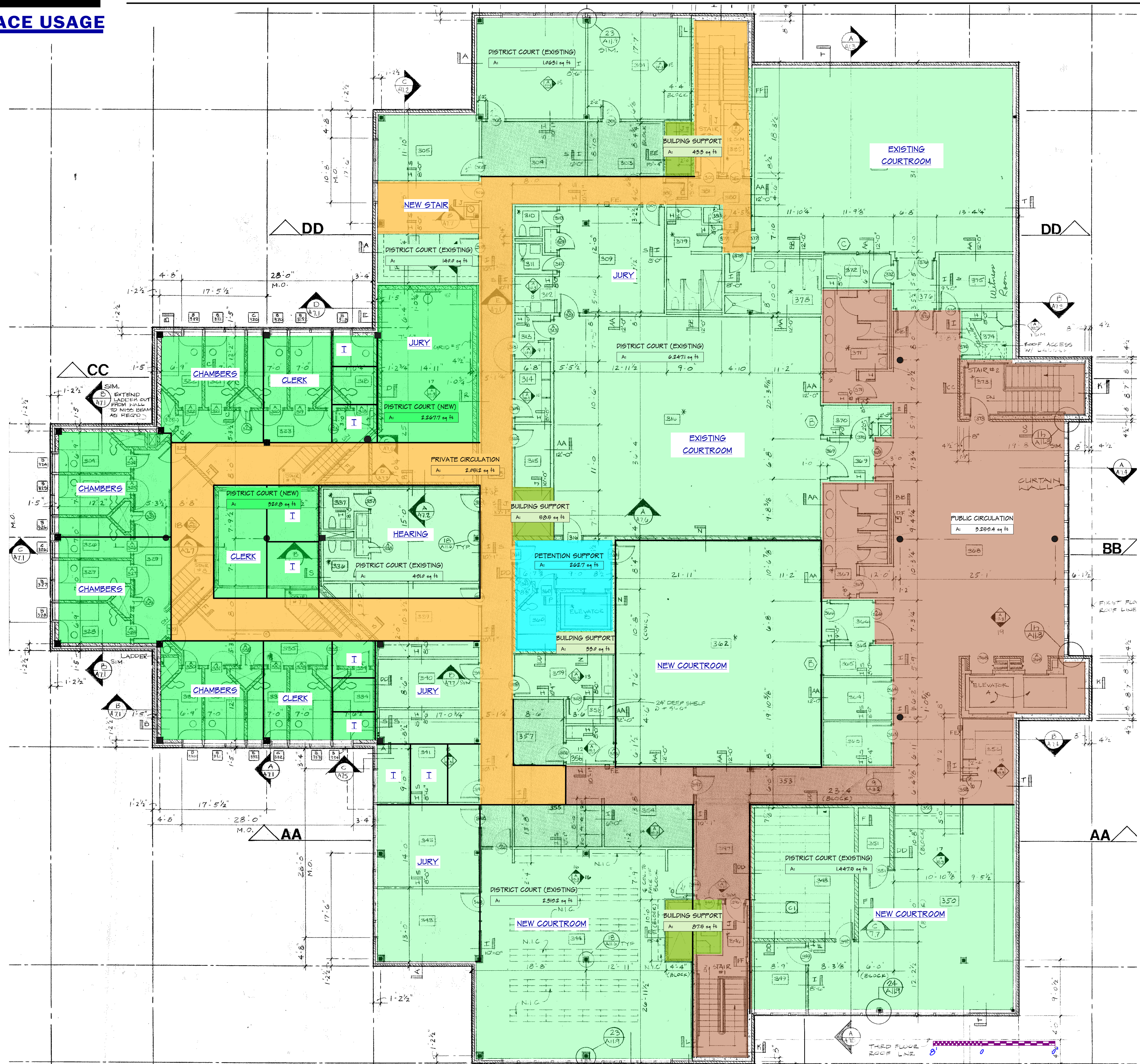


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FLATHEAD COUNTY

JUSTICE CENTER - BUILDING SPACE USAGE THIRD FLOOR

LEGEND	
	PUBLIC CIRCULATION
	PRIVATE CIRCULATION
	SHERIFF (EXISTING)
	NEW SHERIFF
	DETENTION SUPPORT
	DISTRICT COURT (EXISTING)
	DISTRICT COURT (NEW)
	JUSTICE COURT (EXISTING)
	JUSTICE COURT (NEW)
	BUILDING SUPPORT
	IT (NEW)



7 | COST ESTIMATES

Flathead County-Highway 93 Site (Sheriff)

Opinion of Probable Cost

Construction Cost

New Sheriff's Office	30,000 s.f.	\$	260.00	\$	7,800,000
Site Work/Parking/Security Fencing	3 acre	\$	350,000.00	\$	1,050,000
Design Contingency (5%)				\$	442,500

Total Construction Cost

\$ 9,292,500

Non-Construction Cost

Construction Contingency @ 5%		\$			464,625
Non Construction Cost @ 20%		\$			1,858,500
A/E Fees					
FF&E					
Miscellaneous (Geotech/Survey)					

Total Project Cost

\$ 11,615,625

Escalation 10% (2020 Construction Start)		\$			1,161,563
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Total Project Cost in 2020

\$ 12,777,188

Flathead County-Highway 93 Site (Jail/Courts)

Opinion of Probable Cost

Construction Cost

New Jail (260 Beds)	57,000 s.f.	\$	460.00	\$	26,220,000
Site Work/Parking/Security Fencing	7 acre	\$	350,000.00	\$	2,450,000
Conversion of Existing Jail into Courts	Lump Sum	\$	9,900,000.00	\$	9,900,000
Design Contingency (5%)				\$	1,928,500

Total Construction Cost

\$ 40,498,500

Non-Construction Cost

Construction Contingency @ 5%		\$			2,024,925
Non Construction Cost @ 20%		\$			8,099,700
A/E Fees					
FF&E					
Miscellaneous (Geotech/Survey)					

Total Project Cost

\$ 50,623,125

Escalation 10% (2020 Construction Start)

\$ 5,062,313

Total Project Cost in 2020

\$ 55,685,438

Flathead County-Highway 93 Site (Jail/Courts/Sheriff)

Opinion of Probable Cost

Construction Cost

New Jail (260 beds)	57,000 s.f.	\$	460.00	\$	26,220,000
New Sheriff's Office	30,000 s.f.	\$	260.00	\$	7,800,000
Site Work/Parking/Security Fencing	10 acre	\$	350,000.00	\$	3,500,000
Conversion of Existing Jail into Courts	Lump Sum	\$	9,900,000.00	\$	9,900,000
Design Contingency (5%)				\$	2,371,000

Total Construction Cost

\$	49,791,000
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Non-Construction Cost

Construction Contingency @ 5%		\$			2,489,550
Non Construction Cost @ 20%		\$			9,958,200
A/E Fees					
FF&E					
Miscellaneous (Geotech/Survey)					

Total Project Cost

\$	62,238,750
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Escalation 10% (2020 Construction Start)

\$	6,223,875
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Total Project Cost in 2020

\$	68,462,625
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8 | JAIL-OPERATING COST

Flathead County Juvenile Detention and Adult Detention Projected Operating Costs

Department	Category	FY 2018 Budget	FY 2019 Budget	FY 2020 Budget Onsite	FY 2020 Budget Offsite
Adult Detention	Personnel Costs				
	Salaries	2,207,717	1,919,843	2,471,983	2,471,983
	Overtime	135,000	169,000	161,000	161,000
	Benefits	980,840	910,757	1,246,265	1,246,265
	Total Personnel Costs	3,323,557	2,999,600	3,879,248	3,879,248
	Operating Costs				
	Medical/Physicians/Psychiatric	265,272	284,888	519,462	519,462
	Medical Supplies	9,000	9,000	15,703	15,703
	CBM Food Service	559,100	527,912	811,395	811,395
	Kitchen Food Supplies	10,000	8,000	13,958	13,958
	Utilities (Water, Sewer, Gas, Electric)	0	0	229,500	229,500
	Hiring Drug Test and Psych Evals	7,000	7,000	10,244	10,244
	Compliance Monitoring	60,000	50,000	51,000	51,000
	Inmate Clothing & Supplies	33,150	34,150	59,583	59,583
	Laundry & Cleaning Supplies	18,000	24,000	41,874	41,874
	Gloves & Misc. Supplies	11,500	15,000	26,171	26,171
	Office Supplies & Repair	6,250	7,250	12,298	12,298
	Training & Training Supplies	40,000	40,000	58,534	58,534
	Small Items & Computer Equipment	26,500	30,500	51,526	51,526
	Equipment Repair & Maintenance	11,250	11,250	17,518	17,518
	Building Repair & Materials	14,750	12,750	30,012	30,012
	Fuel/Vehicle Repairs	2,800	4,250	7,415	7,415
	Postage/Printing/Shredding/Ads	2,900	5,300	9,106	9,106
	Telephone/Cell Phones/Internet/TV	4,875	4,875	8,245	8,245
	Misc -Contracts/Memberships/Rent/Notary Bond	17,478	23,400	40,756	40,756
	Programming Services	0	0	2,500	2,500
	Capital - Adult Transport Vehicle	25,500		31,500	31,500
	Capital -Wash Machine & Dryer	20,650	20,650		
	Transfers to CIP	26,250	26,250	320,000	320,000
	Transfer to CERF	3,838	3,838	5,618	5,618
	Total Operating Costs	1,176,063	1,150,263	2,373,918	2,373,918
	Total Adult Detention Costs	4,499,620	4,149,863	6,253,166	6,253,166
Transport/Court Security	Personnel Costs				
	Salaries	91,403	133,375	278,550	318,215
	Overtime	8,000	8,000	8,000	8,000
	Benefits	45,616	60,370	143,784	165,948
	Total Personnel Costs	145,019	201,745	430,334	492,163
	Operating Costs				
	Small Item Equipment/Cell Phones	2,600	2,600	4,411	4,411
	Inmate Supplies	1,000	1,000	1,762	1,762
	Training / Education Supplies	2,200	2,200	3,251	3,251
	Fuel /Vehicle Maintenance	15,750	15,750	27,749	27,749
	Medical Transport/Travel	10,150	10,150	17,840	17,840
Total Operating Costs	31,700	31,700	55,013	55,013	
Total Transport/Court Security	176,719	233,445	485,347	547,176	
Juvenile Detention	Personnel Costs				
	Salaries	0			
	Overtime	8,000	8,000	8,000	8,000
	Benefits	1,776	2,130	2,130	2,130
	Total Personnel Costs	9,776	10,130	10,130	10,130
	Operating Costs				
	Kitchen Supplies	500	500	515	515
	Transport/Fuel	5,000	5,000	5,150	5,150
	Training/Travel	1,000	1,000	1,030	1,030
	Notary	3,000			
	Medical		3,000	3,090	3,090
Boarding of Juveniles/GPS Monitoring	300,000	250,000	257,500	257,500	
Transfers to CIP	8,500	500	7,000	7,000	
Capital - Transport Vehicle	30,500	31,000	0	0	
Total Operating Costs	348,500	291,000	274,285	274,285	
Total Juvenile Detention	358,276	301,130	284,415	284,415	
Grand Total					
	FY 2018 Budget	FY 2019 Budget	FY 2020 Budget Onsite	FY 2020 Budget Offsite	
ADULT DETENTION	4,499,620	4,149,863	6,253,166	6,253,166	
TRANSPORT/ COURT SECURITY	176,719	233,445	485,347	547,176	
JUVENILE DETENTION	358,276	301,130	284,415	284,415	
TOTAL DETENTION CENTER PROJECTED OPERATING COSTS	5,034,615	4,684,438	7,022,928	7,084,757	
TOTAL ADDITIONAL OPERATING FUNDING NEEDED			2,338,490	2,400,319	

Adult Detention Center Staff Coverage - Current

Post/Position	Job Class	Total Hrs on Days	Total Hrs. on Nights	# of Days /Week	Is Relief Needed for This Post?	Total FTEs Required
ADMINISTRATION						
Commander		8	0	5	No	1
Chief		8	0	5	No	1
Asst. Chief		8	0	5	No	1
Box/Office Tech		8	0	5	No	1
Program Director	CO	0	0	0	No	0
SUPPORT STAFF						
Nurse		8	0	5	No	1
Med Tech		0	8	5	No	1
Maintenance		0	0	0	No	0
SECURITY/CUSTODY						
Sergeant/Shift Supervisor	SGT	12	12	7	Yes	4
Detention Officer - Master Control	CO	12	12	7	Yes	4
Detention Officer - Female Housing #1	CO	12	12	7	Yes	4
Detention Officer - Female Housing #2	CO	0	0	0	Yes	0
Detention Officer - Male Housing #1	CO	12	12	7	Yes	4
Detention Officer - Male Housing #2	CO	12	12	7	Yes	4
Detention Officer - Booking #1	CO	12	12	7	Yes	4
Detention Officer - Booking #2	CO	0	0	0	Yes	0
Transport/Court Security #1	CO	8	0	5	Yes	1
Transport/Court Security #2	CO	8	0	5	Yes	1
Transport/Court Security #3	CO	8	0	5	Yes	1
Transport/Court Security #4	CO	8	0	5	Yes	1
Transport/Court Security #5	CO	8	0	5	Yes	1
Transport/Court Security #6	CO	0	0	0	Yes	0
Transport/Court Security #7	CO	0	0	0	Yes	0
Detention Officer - Part Time Relief	CO					2.5
					SUB TOTAL FTEs	37.5
Civil Officer						1
Posse/Reserve						1.8
					TOTAL FTEs	40.3

Adult Detention Center Projected Staff Coverage Plan - Onsite New 260 Bed Jail

Post/Position	Job Class	Total Hrs on Days	Total Hrs. on Nights	# of Days /Week	Is Relief Needed for This Post?	Total FTEs Required
ADMINISTRATION						
Commander		8	0	5	No	1
Chief		8	0	5	No	1
Asst. Chief		8	0	5	No	1
Box/Office Tech		8	0	7	No	1.4
Program Director	CO	8	0	5	No	1
SUPPORT STAFF						
Nurse		12	12	7	Yes	4
Maintenance		8	0	7	No	1.4
SECURITY/CUSTODY						
Sergeant/Shift Supervisor	SGT	12	12	7	Yes	4
Detention Officer - Master Control	CO	12	12	7	Yes	4
Detention Officer - Female Housing #1	CO	12	12	7	Yes	4
Detention Officer - Female Housing #2	CO	12	12	7	Yes	4
Detention Officer - Male Housing #1	CO	12	12	7	Yes	4
Detention Officer - Male Housing #2	CO	12	12	7	Yes	4
Detention Officer - Booking #1	CO	12	12	7	Yes	4
Detention Officer - Booking #2	CO	12	12	7	Yes	4
Transport/Court Security #1	CO	8	0	5	Yes	1
Transport/Court Security #2	CO	8	0	5	Yes	1
Transport/Court Security #3	CO	8	0	5	Yes	1
Transport/Court Security #4	CO	8	0	5	Yes	1
Transport/Court Security #5	CO	8	0	5	Yes	1
Transport/Court Security #6	CO	8	0	5	Yes	1
Detention Officer - Part Time Relief	CO					5
					SUB TOTAL FTEs	53.8
Civil Officer						1
Posse/Reserve						1.8
					TOTAL FTEs	56.6

Adult Detention Center Projected Staff Coverage Plan - Offsite New 260 Bed Jail

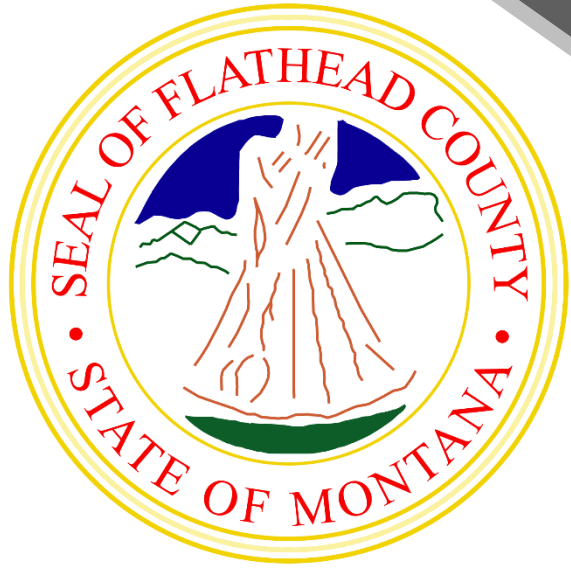
Post/Position	Job Class	Total Hrs on Days	Total Hrs. on Nights	# of Days /Week	Is Relief Needed for This Post?	Total FTEs Required
ADMINISTRATION						
Commander		8	0	5	No	1
Chief		8	0	5	No	1
Asst. Chief		8	0	5	No	1
Box/Office Tech		8	0	7	No	1.4
Program Director	CO	8	0	5	No	1
SUPPORT STAFF						
Nurse		12	12	7	Yes	4
Maintenance		8	0	7	No	1.4
SECURITY/CUSTODY						
Sergeant/Shift Supervisor	SGT	12	12	7	Yes	4
Detention Officer - Master Control	CO	12	12	7	Yes	4
Detention Officer - Female Housing #1	CO	12	12	7	Yes	4
Detention Officer - Female Housing #2	CO	12	12	7	Yes	4
Detention Officer - Male Housing #1	CO	12	12	7	Yes	4
Detention Officer - Male Housing #2	CO	12	12	7	Yes	4
Detention Officer - Booking #1	CO	12	12	7	Yes	4
Detention Officer - Booking #2	CO	12	12	7	Yes	4
Transport/Court Security #1	CO	8	0	5	Yes	1
Transport/Court Security #2	CO	8	0	5	Yes	1
Transport/Court Security #3	CO	8	0	5	Yes	1
Transport/Court Security #4	CO	8	0	5	Yes	1
Transport/Court Security #5	CO	8	0	5	Yes	1
Transport/Court Security #6	CO	8	0	5	Yes	1
Transport/Court Security #7	CO	8	0	5	Yes	1
Detention Officer - Part Time Relief	CO					5
					SUB TOTAL FTEs	54.8
Civil Officer						1
Posse/Reserve						1.8
					TOTAL FTEs	57.6

Flathead County Adult Detention Center Projected FY 2020 Staffing Budget - 260 Bed Jail Onsite

Position Title	FTE	Total Wages + COLA + Uniform +Coroner	Unemploy ment	Work Comp	Group Insurance	FICA	PERS	SRS	Life Medicare Insurance	Grand Total	
DETENTION COMMANDER	1.000	78,709	275	4,288	11,627	4,880		10,327	1,141	20	111,266
DETENTION CHIEF	1.000	64,098	224	3,484	11,627	3,974		8,410	929	20	92,766
ASST CHIEF DETENTION OFFICER	1.000	53,331	187	2,892	11,627	3,307		6,997	773	20	79,135
BOX/OFFICE TECH	1.000	37,746	132	254	11,627	2,340	3,273		547	20	55,939
BOX/OFFICE TECH	0.400	14,431	51	95	4,651	895	1,251		209	-	21,582
PROGRAM DIRECTOR	1.000	37,044	130	2,013	11,627	2,297		4,860	537	20	58,528
SHERIFF'S OFFICE NURSE	1.000	69,285	242	3,786	11,627	4,296	6,007		1,005	20	96,268
SHERIFF'S OFFICE NURSE	1.000	59,585	209	1,606	11,627	3,694	5,166		864	20	82,770
SHERIFF'S OFFICE NURSE	1.000	59,585	209	1,606	11,627	3,694	5,166		864	20	82,770
SHERIFF'S OFFICE NURSE	1.000	59,585	209	1,606	11,627	3,694	5,166		864	20	82,770
BLDG MAINT	1.000	37,156	130	3,025	11,627	2,304	3,221	-	539	20	58,022
BLDG MAINT	0.400	14,862	52	1,210	11,627	921	1,289	-	216	-	30,177
DETENTION SERGEANT	1.000	58,136	203	3,156	11,627	3,604		7,627	843	20	85,216
DETENTION SERGEANT	1.000	62,340	218	3,387	11,627	3,865		8,179	904	20	90,540
DETENTION SERGEANT	1.000	61,375	215	3,334	11,627	3,805		8,052	890	20	89,319
DETENTION SERGEANT	1.000	58,327	204	3,167	11,627	3,616		7,652	846	20	85,459
DETENTION CORPORAL	1.000	51,819	181	2,809	11,627	3,213		6,799	751	20	77,218
DETENTION CORPORAL	1.000	57,828	202	3,139	11,627	3,585		7,587	838	20	84,826
DETENTION CORPORAL	1.000	54,868	192	2,976	11,627	3,402		7,199	796	20	81,080
DETENTION CORPORAL	1.000	52,130	182	2,826	11,627	3,232		6,839	756	20	77,612
DETENTION OFFICER Female Housing #1	1.000	48,277	169	2,614	11,627	2,993		6,334	700	20	72,734
DETENTION OFFICER Female Housing #1	1.000	44,800	157	2,423	11,627	2,778		5,878	650	20	68,332
DETENTION OFFICER Female Housing #1	1.000	54,821	192	2,974	11,627	3,399		7,192	795	20	81,020
DETENTION OFFICER Female Housing #1	1.000	52,736	185	2,859	11,627	3,270		6,919	765	20	78,382
DETENTION OFFICER Female Housing #2	1.000	52,612	184	2,852	11,627	3,262		6,903	763	20	78,223
DETENTION OFFICER Female Housing #2	1.000	44,800	157	2,423	11,627	2,778		5,878	650	20	68,332
DETENTION OFFICER Female Housing #2	1.000	44,707	156	2,418	11,627	2,772		5,866	648	20	68,213
DETENTION OFFICER Female Housing #2	1.000	49,024	172	2,655	11,627	3,040		6,432	711	20	73,681
DETENTION OFFICER Male Housing #1	1.000	44,004	154	2,379	11,627	2,728		5,773	638	20	67,324
DETENTION OFFICER Male Housing #1	1.000	51,896	182	2,813	11,627	3,218		6,809	752	20	77,317
DETENTION OFFICER Male Housing #1	1.000	45,824	160	2,479	11,627	2,841		6,012	664	20	69,627
DETENTION OFFICER Male Housing #1	1.000	43,832	153	2,369	11,627	2,718		5,751	636	20	67,106
DETENTION OFFICER Male Housing #2	1.000	43,713	153	2,363	11,627	2,710		5,735	634	20	66,955
DETENTION OFFICER Male Housing #2	1.000	54,470	191	2,955	11,627	3,377		7,146	790	20	80,576
DETENTION OFFICER Male Housing #2	1.000	53,670	188	2,911	11,627	3,328		7,041	778	20	79,563
DETENTION OFFICER Male Housing #2	1.000	45,468	159	2,459	11,627	2,819		5,965	659	20	69,176
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER-TRANSPORT #1	1.000	49,807	174	2,698	11,627	3,088		6,535	722	20	74,671
DETENTION OFFICER-TRANSPORT #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829
DETENTION OFFICER-TRANSPORT #3	1.000	49,515	173	2,682	11,627	3,070		6,496	718	20	74,302
DETENTION OFFICER-TRANSPORT #4	1.000	45,049	158	2,436	11,627	2,793		5,910	653	20	68,646
DETENTION OFFICER-TRANSPORT #5	1.000	49,496	173	2,681	11,627	3,069		6,494	718	20	74,279
DETENTION OFFICER-TRANSPORT #6	1.000	45,018	158	2,435	11,627	2,791		5,906	653	20	68,607
DETENTION OFFICER Part-Time Relief	0.500	21,786	76	1,157	5,814	1,351		2,858	316	20	33,378
DETENTION OFFICER Part-Time Relief	0.500	21,786	76	1,157	5,814	1,351		2,858	316	20	33,378
DETENTION OFFICER Part-Time Relief	0.500	21,630	76	1,148	5,814	1,341		2,838	314	20	33,181
DETENTION OFFICER Part-Time Relief	0.500	21,599	76	1,147	5,814	1,339		2,834	313	20	33,141
DETENTION OFFICER Part-Time Relief	0.500	21,568	75	1,145	5,814	1,337		2,830	313	20	33,102
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398
CIVIL OFFICER	1.000	48,132	168	2,606	11,627	2,984	4,173		698	20	70,408
POSSE/RESERVE	1.800	47,520	166	2,572	-	2,946			689		53,893
OVERTIME		169,000	592	9,295		10,478		22,173	2,451		213,989
COMP CASHOUT		17,340	61	954		1,075		2,275	251		21,956
SICK/VACA PAYOUT		15,300	54	842		949		2,007	222		19,374
SUBTOTAL 2300.000.0209.420230.???	56.600	2,919,533	10,216	152,176	644,141	181,012	34,712	324,279	42,332	1,180	4,309,582

Flathead County Adult Detention Center Projected FY 2020 Staffing Budget - 260 Bed Jail Offsite

Position Title	FTE	Total Wages +										Grand Total
		COLA + Uniform +Coroner	Unemplo yment	Work Comp	Group Insurance	FICA	PERS	SRS	Medicare	Life Insurance		
DETENTION COMMANDER	1.000	78,709	275	4,288	11,627	4,880		10,327	1,141	20	111,266	
DETENTION CHIEF	1.000	64,098	224	3,484	11,627	3,974		8,410	929	20	92,766	
ASST CHIEF DETENTION OFFICER	1.000	53,331	187	2,892	11,627	3,307		6,997	773	20	79,135	
BOX/OFFICE TECH	1.000	37,746	132	254	11,627	2,340	3,273		547	20	55,939	
BOX/OFFICE TECH	0.400	14,431	51	95	4,651	895	1,251		209	-	21,582	
PROGRAM DIRECTOR	1.000	37,044	130	2,013	11,627	2,297		4,860	537	20	58,528	
SHERIFF'S OFFICE NURSE	1.000	69,285	242	3,786	11,627	4,296	6,007		1,005	20	96,268	
SHERIFF'S OFFICE NURSE	1.000	59,585	209	1,606	11,627	3,694	5,166		864	20	82,770	
SHERIFF'S OFFICE NURSE	1.000	59,585	209	1,606	11,627	3,694	5,166		864	20	82,770	
SHERIFF'S OFFICE NURSE	1.000	59,585	209	1,606	11,627	3,694	5,166		864	20	82,770	
BLDG MAINT	1.000	37,156	130	3,025	11,627	2,304	3,221	-	539	20	58,022	
BLDG MAINT	0.400	14,862	52	1,210	11,627	921	1,289	-	216	-	30,177	
DETENTION SERGEANT	1.000	58,136	203	3,156	11,627	3,604		7,627	843	20	85,216	
DETENTION SERGEANT	1.000	62,340	218	3,387	11,627	3,865		8,179	904	20	90,540	
DETENTION SERGEANT	1.000	61,375	215	3,334	11,627	3,805		8,052	890	20	89,319	
DETENTION SERGEANT	1.000	58,327	204	3,167	11,627	3,616		7,652	846	20	85,459	
DETENTION CORPORAL	1.000	51,819	181	2,809	11,627	3,213		6,799	751	20	77,218	
DETENTION CORPORAL	1.000	57,828	202	3,139	11,627	3,585		7,587	838	20	84,826	
DETENTION CORPORAL	1.000	54,868	192	2,976	11,627	3,402		7,199	796	20	81,080	
DETENTION CORPORAL	1.000	52,130	182	2,826	11,627	3,232		6,839	756	20	77,612	
DETENTION OFFICER Female Housing #1	1.000	48,277	169	2,614	11,627	2,993		6,334	700	20	72,734	
DETENTION OFFICER Female Housing #1	1.000	44,800	157	2,423	11,627	2,778		5,878	650	20	68,332	
DETENTION OFFICER Female Housing #1	1.000	54,821	192	2,974	11,627	3,399		7,192	795	20	81,020	
DETENTION OFFICER Female Housing #1	1.000	52,736	185	2,859	11,627	3,270		6,919	765	20	78,382	
DETENTION OFFICER Female Housing #2	1.000	52,612	184	2,852	11,627	3,262		6,903	763	20	78,223	
DETENTION OFFICER Female Housing #2	1.000	44,800	157	2,423	11,627	2,778		5,878	650	20	68,332	
DETENTION OFFICER Female Housing #2	1.000	44,707	156	2,418	11,627	2,772		5,866	648	20	68,213	
DETENTION OFFICER Female Housing #2	1.000	49,024	172	2,655	11,627	3,040		6,432	711	20	73,681	
DETENTION OFFICER Male Housing #1	1.000	44,004	154	2,379	11,627	2,728		5,773	638	20	67,324	
DETENTION OFFICER Male Housing #1	1.000	51,896	182	2,813	11,627	3,218		6,809	752	20	77,317	
DETENTION OFFICER Male Housing #1	1.000	45,824	160	2,479	11,627	2,841		6,012	664	20	69,627	
DETENTION OFFICER Male Housing #1	1.000	43,832	153	2,369	11,627	2,718		5,751	636	20	67,106	
DETENTION OFFICER Male Housing #2	1.000	43,713	153	2,363	11,627	2,710		5,735	634	20	66,955	
DETENTION OFFICER Male Housing #2	1.000	54,470	191	2,955	11,627	3,377		7,146	790	20	80,576	
DETENTION OFFICER Male Housing #2	1.000	53,670	188	2,911	11,627	3,328		7,041	778	20	79,563	
DETENTION OFFICER Male Housing #2	1.000	45,468	159	2,459	11,627	2,819		5,965	659	20	69,176	
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #1	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Booking #2	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER-TRANSPORT #1	1.000	49,807	174	2,698	11,627	3,088		6,535	722	20	74,671	
DETENTION OFFICER-TRANSPORT #2	1.000	45,049	158	2,436	11,627	2,793		5,910	653	20	68,646	
DETENTION OFFICER-TRANSPORT #3	1.000	49,496	173	2,681	11,627	3,069		6,494	718	20	74,279	
DETENTION OFFICER-TRANSPORT #4	1.000	45,018	158	2,435	11,627	2,791		5,906	653	20	68,607	
DETENTION OFFICER-TRANSPORT #5	1.000	49,515	173	2,682	11,627	3,070		6,496	718	20	74,302	
DETENTION OFFICER-TRANSPORT #6	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER-TRANSPORT #7	1.000	39,664	139	2,140	11,627	2,459		5,204	575	20	61,829	
DETENTION OFFICER Part-Time Relief	0.500	21,786	76	1,157	5,814	1,351		2,858	316	20	33,378	
DETENTION OFFICER Part-Time Relief	0.500	21,786	76	1,157	5,814	1,351		2,858	316	20	33,378	
DETENTION OFFICER Part-Time Relief	0.500	21,630	76	1,148	5,814	1,341		2,838	314	20	33,181	
DETENTION OFFICER Part-Time Relief	0.500	21,599	76	1,147	5,814	1,339		2,834	313	20	33,141	
DETENTION OFFICER Part-Time Relief	0.500	21,568	75	1,145	5,814	1,337		2,830	313	20	33,102	
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398	
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398	
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398	
DETENTION OFFICER Part-Time Relief	0.500	20,222	71	1,071	5,814	1,254		2,653	293	20	31,398	
CIVIL OFFICER	1.000	48,132	168	2,606	11,627	2,984	4,173		698	20	70,408	
POSSE/RESERVE	1.800	47,520	166	2,572	-	2,946			689		53,893	
OVERTIME		169,000	592	9,295		10,478		22,173	2,451		213,989	
COMP CASHOUT		17,340	61	954		1,075		2,275	251		21,956	
SICK/VACA PAYOUT		15,300	54	842		949		2,007	222		19,374	
SUBTOTAL 2300.000.0209.420230.???	57.600	2,959,197	10,355	154,317	655,768	183,471	34,712	329,484	42,907	1,200	4,371,411	

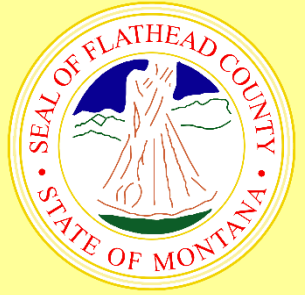


Flathead County Adult Jail Facility Analysis

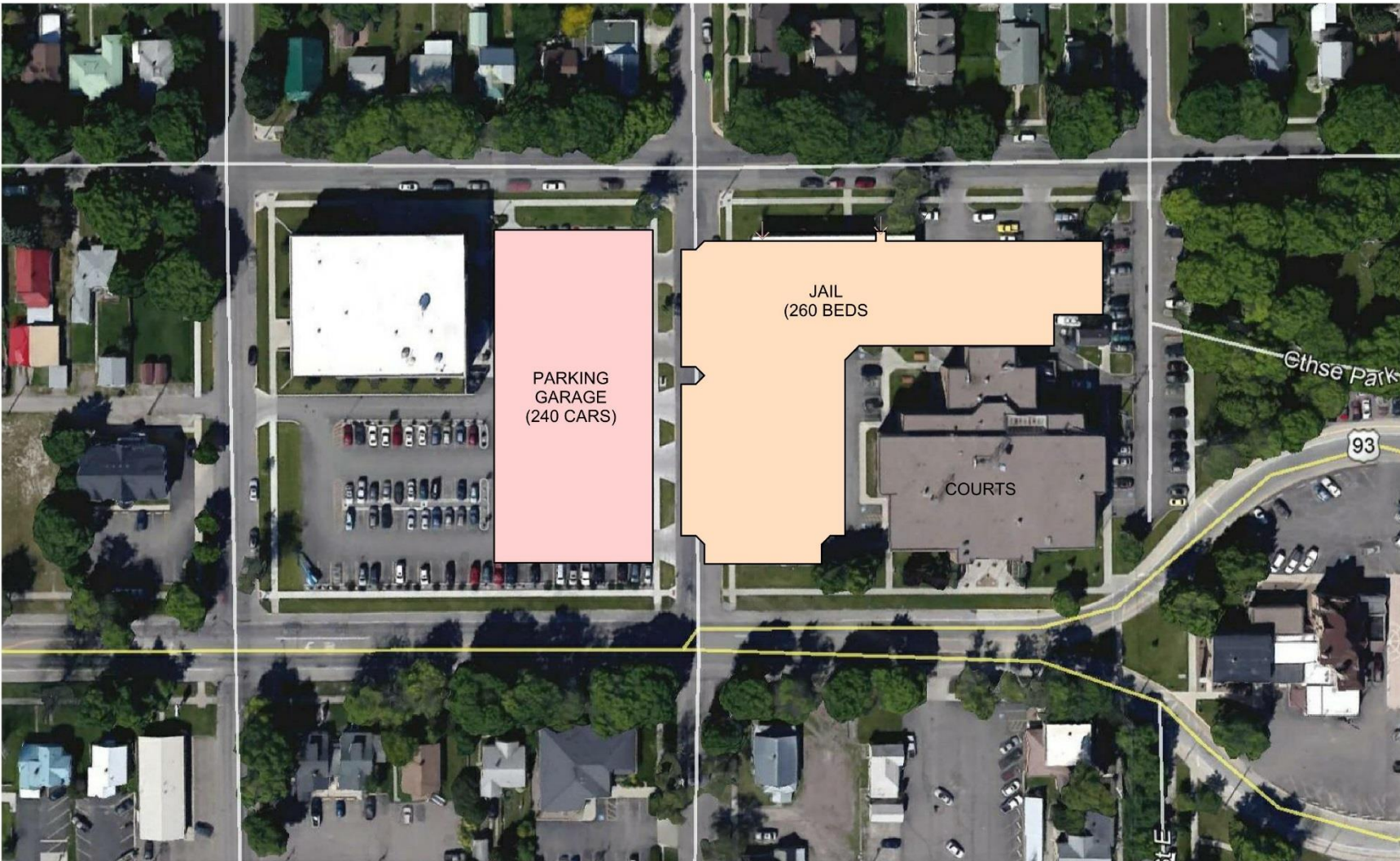
SPECTRUM
GROUP
ARCHITECTS



LCA Architects



Flathead County
Adult Facility
Analysis



FLATHEAD COUNTY JAIL - OPTION 1

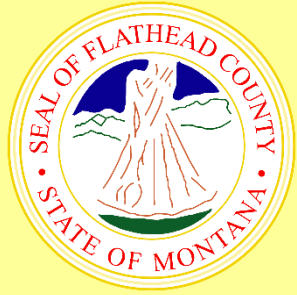


LCA Architects,
P.A.

04/18/18

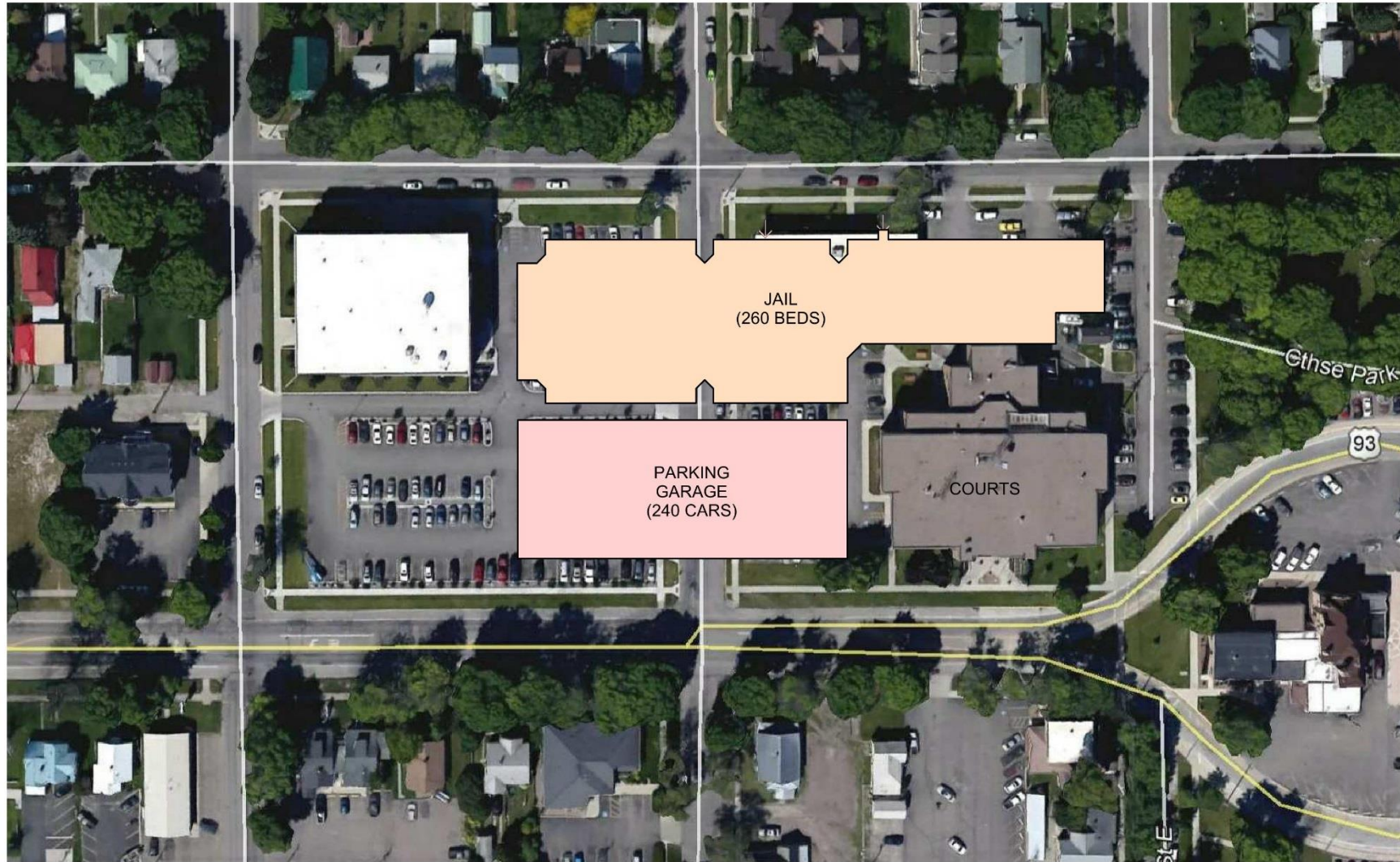


LCA Architects



Flathead County
Adult Facility
Analysis

SPECTRUM
GROUP
ARCHITECTS

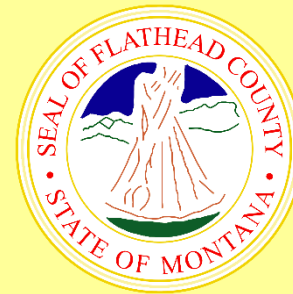


FLATHEAD COUNTY JAIL - OPTION 2

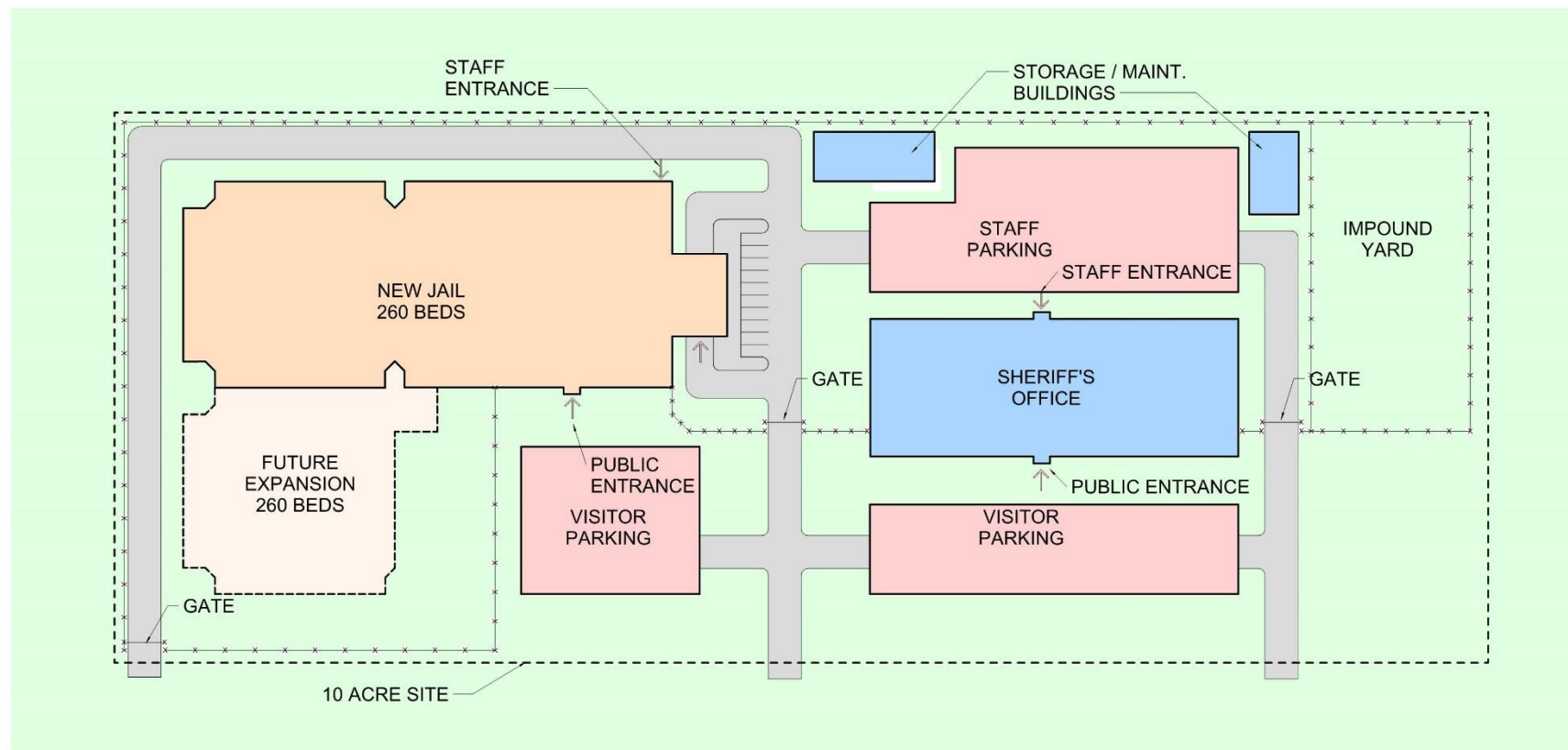


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P.A.

04/18/18



Flathead County Adult Facility Analysis

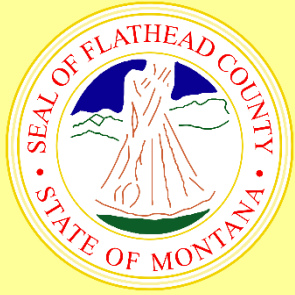


FLATHEAD COUNTY JAIL - OPTION 3

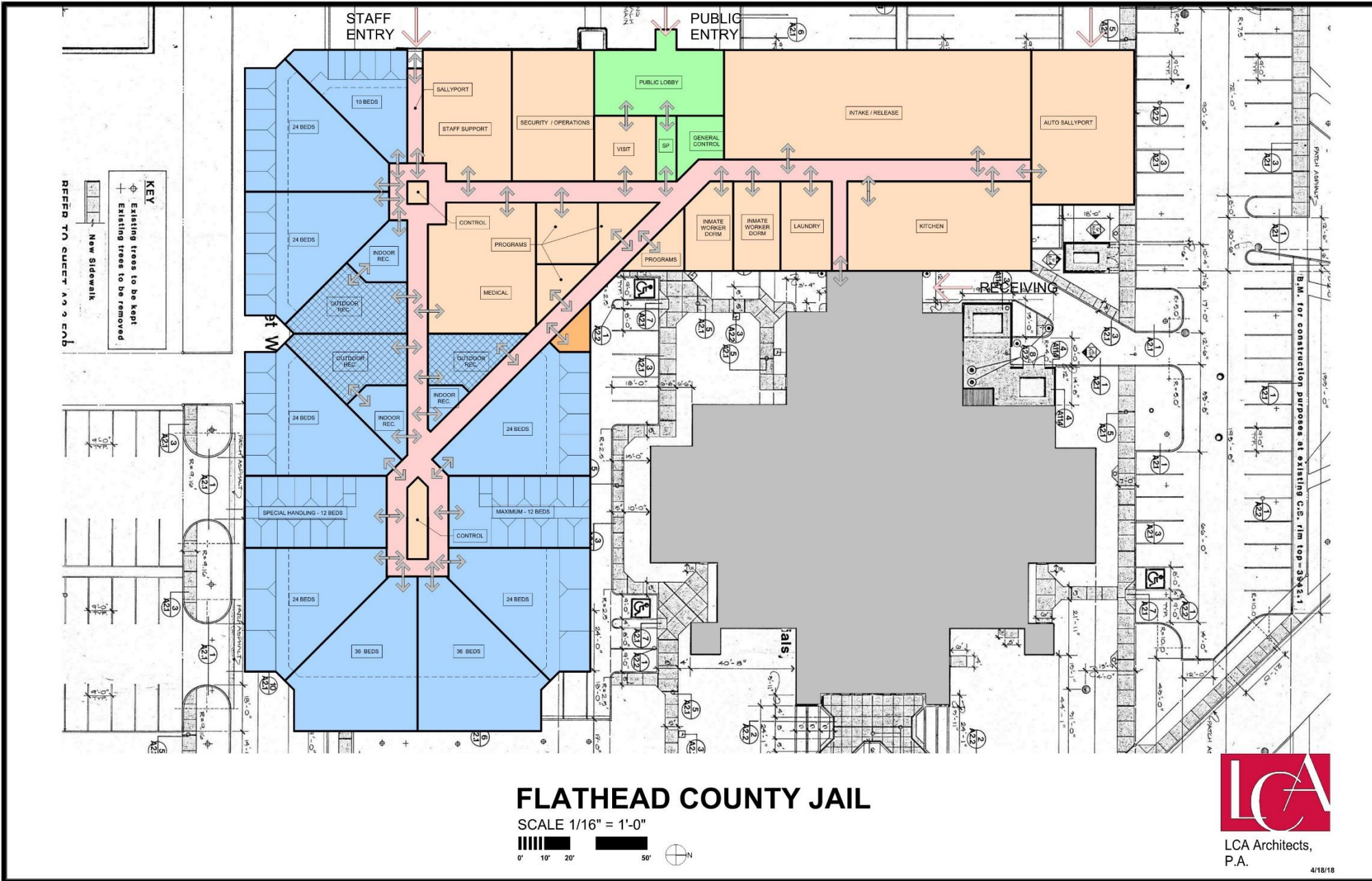


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Flathead County Adult Facility Analysis



Flathead County-Jail Expansion Concept #1 and #2

Opinion of Probable Cost

Construction Cost (260 Beds Total)

New Jail	59,123 s.f.	\$	485.00	\$	28,674,655
Site Work (includes demo of Judicial West)	59,123 s.f.	\$	40.00	\$	2,364,920
Replace Judicial West Building	15,000 s.f.	\$	300.00	\$	4,500,000
Close 10th and Relocate Utilities	Lump Sum	\$	200,000.00	\$	200,000
Conversion of Existing Jail into Courts	Lump Sum	\$	7,300,000.00	\$	7,300,000
Parking Garage (240 Cars)	240 ea	\$	30,000.00	\$	7,200,000
Design Contingency (5%)				\$	2,511,979

Total Construction Cost

\$ 52,751,554

Non-Construction Cost

Construction Contingency @ 7.5%		\$		\$	3,956,367
Non Construction Cost @ 20%		\$		\$	10,550,311
A/E Fees					
FF&E					
Miscellaneous (Geotech/Survey)					

Total Project Cost

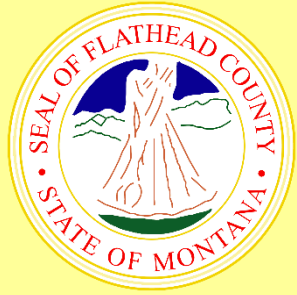
\$ 67,258,231

Escalation 10% (2020 Construction Start)

\$ 6,725,823

Total Project Cost in 2020

\$ 73,984,054



Flathead County Adult Facility Analysis



Flathead County-Jail Expansion Concept #3

Opinion of Probable Cost

Construction Cost (260 Beds Total)

New Jail	59,123 s.f.	\$	460.00	\$	27,196,580
New Sheriff's Office	30,000 s.f.	\$	260.00	\$	7,800,000
Site Work/Parking/Security Fencing	89,123 s.f.	\$	40.00	\$	3,564,920
Conversion of Existing Jail into Courts	Lump Sum	\$	7,300,000.00	\$	7,300,000
Design Contingency (5%)				\$	2,293,075

Total Construction Cost

\$ 48,154,575

Non-Construction Cost

Construction Contingency @ 5%				\$	2,407,729
Non Construction Cost @ 20%				\$	9,630,915
A/E Fees					
FF&E					
Miscellaneous (Geotech/Survey)					
Site Purchase (minimum 10 acres)	10 acre	\$	60,000.00	\$	600,000

Total Project Cost

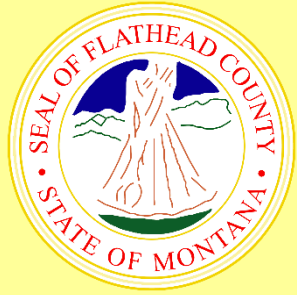
\$ 60,793,219

Escalation 10% (2020 Construction Start)

\$ 6,079,322

Total Project Cost in 2020

\$ 66,872,541



Flathead County Adult Facility Analysis



Flathead County-Jail Expansion Concept #3A (w/o Sheriff's Office)

Opinion of Probable Cost

Construction Cost (260 Beds Total)

New Jail	59,123 s.f.	\$	460.00	\$	27,196,580
Site Work/Parking/Security Fencing	59,123 s.f.	\$	40.00	\$	2,364,920
Conversion of Existing Jail into Courts	Lump Sum	\$	7,300,000.00	\$	7,300,000
Design Contingency (5%)				\$	1,843,075

Total Construction Cost

\$ 38,704,575

Non-Construction Cost

Construction Contingency @ 5%				\$	1,935,229
Non Construction Cost @ 20%				\$	7,740,915
A/E Fees					
FF&E					
Miscellaneous (Geotech/Survey)					
Site Purchase (minimum 10 acres)	10 acre	\$	60,000.00	\$	600,000

Total Project Cost

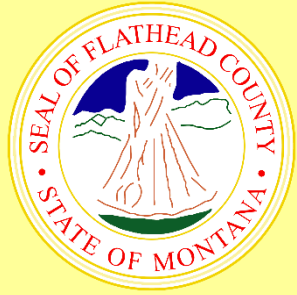
\$ 48,980,719

Escalation 10% (2020 Construction Start)

\$ 4,898,072

Total Project Cost in 2020

\$ 53,878,791



Flathead County Adult Facility Analysis

