

The Institute for Law and Policy Planning

Leon County, Florida

JAIL MASTER PLAN

25 August 1988

Subcontracting Corrections Architects:

The Design Partnership,
Architects and Planners

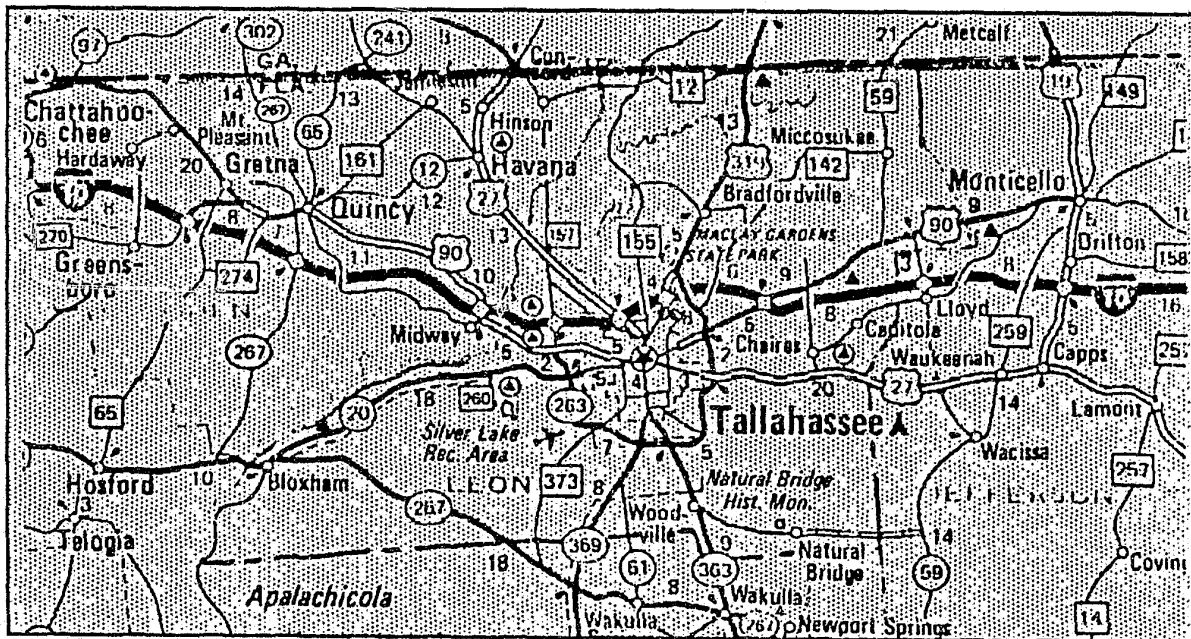


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INTRODUCTION

INTRODUCTION

This Master Plan Report draws upon, and follows 4 previous Jail Overcrowding Reports as well as the *Jail Evaluation*, a Report evaluating the existing County Jail; *Site Evaluation and Recommendations*, evaluating 25 potential sites; a report on *Master Plan Issues*; and the previous *Jail Needs Assessment*.

| JAIL EVALUATION

The Jail Evaluation concluded the following:

1. The existing jail is obsolete in design, inefficient to operate, does not meet current codes and standards, and its deficiencies present a significant liability exposure to the County and Sheriff. The jail is not amenable to remodeling to correct these deficiencies, nor is there sufficient space at the current site to construct a new facility there.
2. The existing jail structures, both the Main Jail and the Annex, appear to be sound structures that can be remodeled for a variety of non-custody uses and continue to be of real value to the County.

The Jail Evaluation recommended that a new jail be constructed at a new site that is large enough to allow economical low-rise construction for efficient operations as well as to enable growth to meet future needs as they occur.

| Site Evaluation and Recommendations

The Site Evaluations and Recommendations evaluated 25 possible sites and concluded that of the sites evaluated, the 54 acre undeveloped area at the west end of Tom Brown Park was the most suitable for location of the proposed jail. It was determined to be most suitable in that it is currently undeveloped, has compatible adjacent uses, is proximate to courts and other criminal justice functions, has good accessibility, and is developable.

| Jail Needs Assessment

The Jail Needs Assessment projects the need for 600 beds by the year 1992 and recommends that the site be planned for a foreseeable population of 3,000. It recommends that the facility's core be built for at least twice the initial complement of beds, and the site planned for at least three times the initial bed count.

INTRODUCTION

The Jail Needs Assessment recommended that the facility provide the following classifications, to be proportioned on the bases of a continuing profile and classification analyses.

- | | | |
|----|---|--|
| 1. | Maximum Security — single cells | Protective Custody
Special Management |
| 2. | Medium Security — single & double cells | Medical (expandable) |
| 3. | Minimum Security — dorms | Trustees
Weekenders |
| 4. | Work/Education Furlough — dorms | |
| 5. | Day Custody — work 8 hours, program 4 hours, with nights and 2 meals at home. | |
| 6. | Electronic Monitoring | Pre-trial
Post-sentence |

In addition, the following program recommendations were made:

Booking

The booking area should be large and organized to save police and deputy time. It should serve to screen and release inmates eligible for release through pre-trial, bail, mental health, public defender, and city police screening.

Work Programs

The jail should offer a full range of voluntary work programming for pre-trial inmates, and **require** work from all post-sentence inmates. Programs should include road work with the adjacent Operations Division and a nursery and/or similar jail industry programs.

Drug Programs

The new Leon County Jail, built to house a majority of inmates with drug problems, should offer a therapeutic drug program in certain pods, and **require** certain minimal drug education programming in all pods and for all of those serving sentences outside of custody.

All custody classifications should incorporate drug programming.

INTRODUCTION

Court

The new jail should provide for video arraignment to avoid unnecessary inmate transport, and a secure and attractive multi-purpose courtroom for certain proceedings and trials.

Construction

The new jail should be built in phases. A second and third phase of construction should be outlined, and provided for in the core and site plan. A double capacity core should be built, with expansion provision.

A Transition Team should be dedicated to planning and operationalizing the new facility, and providing training for the move.

Revisions to Criteria

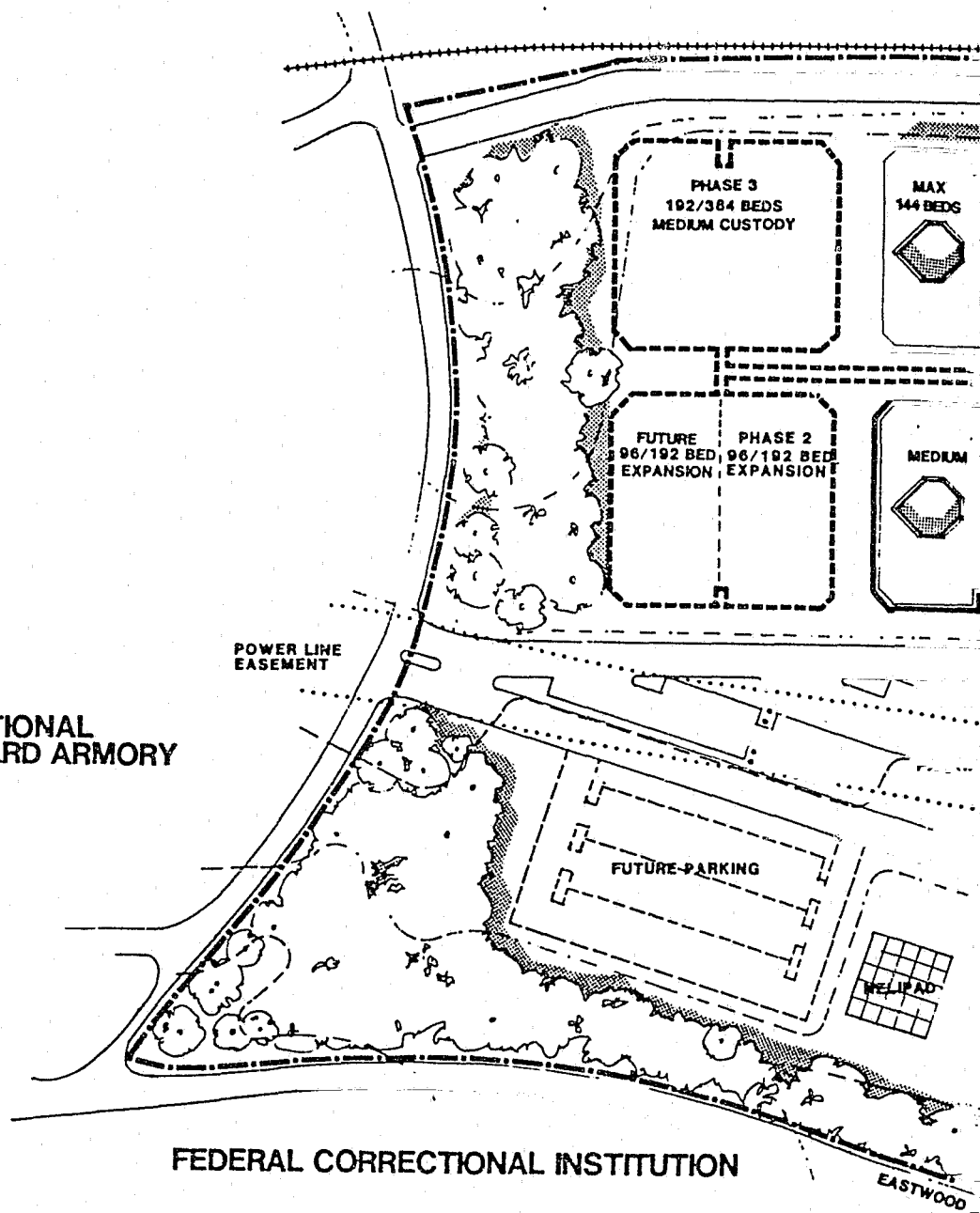
The Site Evaluation Report was based on the assumption that the ultimate Jail capacity would be 1,200 beds. The increase in the number of beds from 1,200 to 3,000 required more careful site planning and much more dense site development. Of particular importance to the planning is the fact that the site is not flat, but slopes approximately 80 feet from Eastwood Drive to the Railroad at the north side of the site; i.e., extensive grading will be required to develop the site for the intended uses.

MASTER SITE PLAN

NATIONAL
GUARD ARMORY

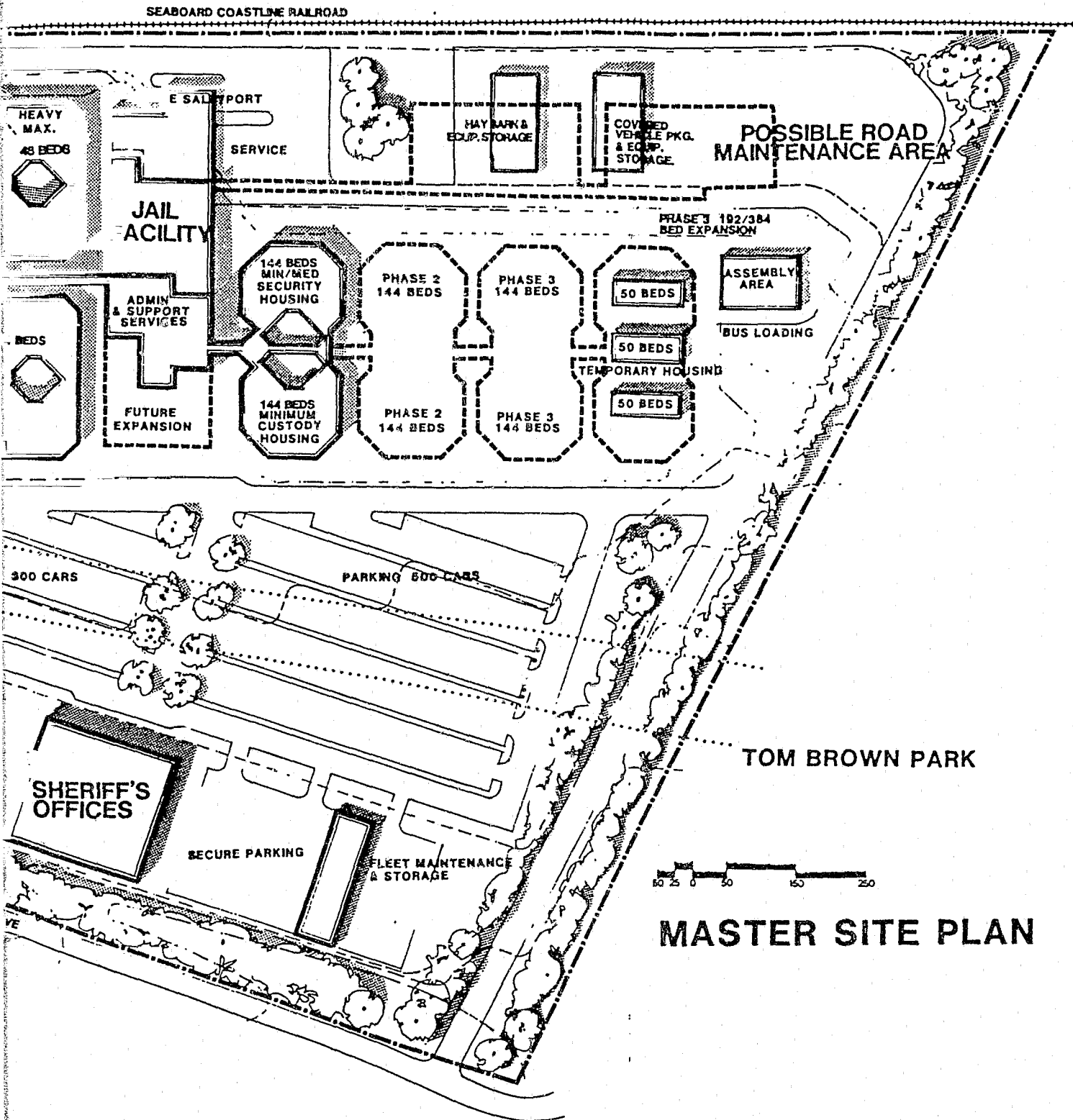
POWER LINE
EASEMENT

FEDERAL CORRECTIONAL INSTITUTION



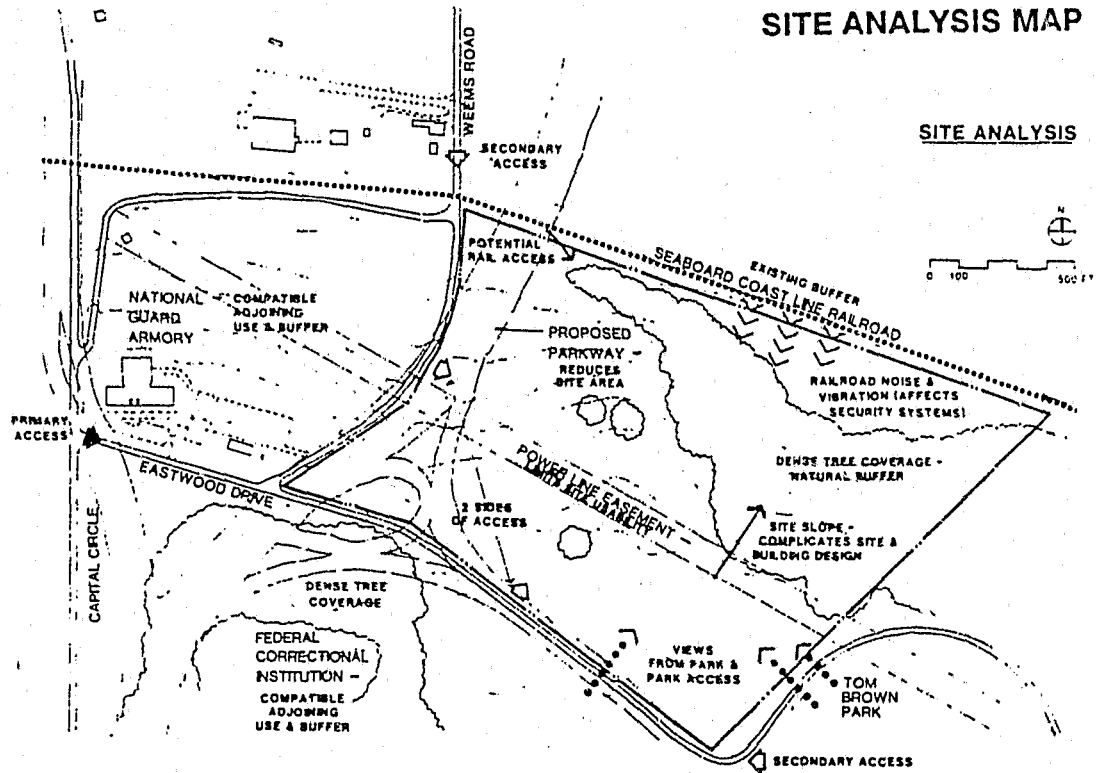
LEON COUNTY JAIL MASTER PLAN

MASTER SITE PLAN

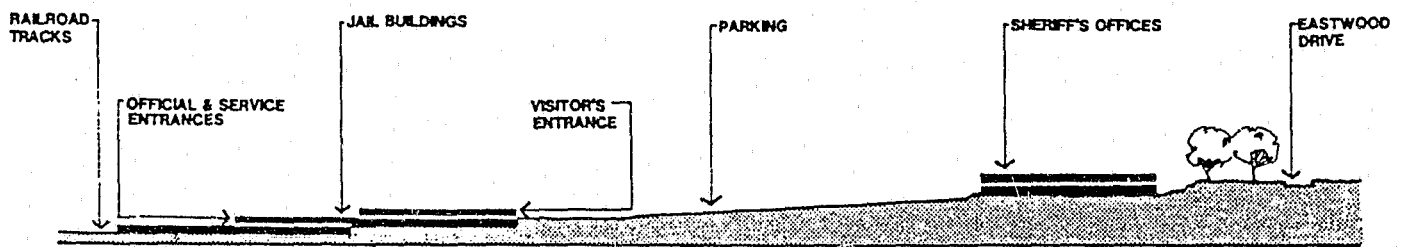


MASTER SITE PLAN

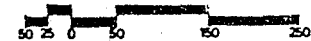
SITE ANALYSIS MAP



SECTION THROUGH SITE



CROSS SECTION THROUGH SITE



MASTER SITE PLAN

The proposed site is an undeveloped area of 54 acres at the west end of Tom Brown Park in the eastern portion of the city and is a short distance down Eastwood Drive from Capital Circle. The site is bordered by a railroad line on the north, the National Guard Armory across Weems Road to the west, the Federal Correctional Institution prison across Eastwood Drive to the southwest, and Tom Brown Park to the east. A 100-foot power line easement passes through the middle of the site. Trees now cover a large portion of the site.

| Realignment of Proposal Parkway

As presently proposed, the alignment of the new Parkway east of Weems Road and the interchange at Eastwood Drive would remove a significant amount of the available site and leave inadequate space for the proposed facilities. It is essential that, during the planning phase, the alignments for these improvements be adjusted so that they do not encroach on the site for the Jail and Sheriff's facilities.

| Access

The Master Plan envisions three points of site access, two from Weems Road and one from Eastwood Drive. The Main public and staff entrance to both the Jail and the Sheriff's Facilities is from Weems Road at approximately the center of the site. The second entrance from Weems Road is near the north end of the site and will serve as the entrance for Official vehicles taking arrestees and inmates to and from the Jail as well as for service and delivery vehicles. The entrance from Eastwood Drive is at the southeastern corner of the site and will serve as a secondary entrance to the facility and a primary entrance for vehicles to the assembly area for Work Furlough inmates and work crews not actually housed at the Jail. This access road will also serve the Road Maintenance Yard, should the County decide to locate a satellite facility at this site. This road connects to both the main staff/public entrance road and the service/prisoner entrance road.

| General Site Organization

General staff and visitor parking for both the Jail and the Sheriff's Facility is located at the center of the site under the power lines. The Sheriff's Facility with its helicopter landing pad, secure parking, maintenance garage and vehicle storage garage is located along the upper part of the site across from the Federal Correctional Institution. Adequate space should be available for anticipated initial needs and substantial future expansion in this area.

MASTER SITE PLAN

The new Jail is located along the lower portion of the site adjacent to the railroad. The location of this facility at the lower part of the site and the potential for screen planting around the perimeter will minimize the bulk of the building.

| Site Grading

Because of the slope of the site, the extent of parking and the size of the Jail, extensive site grading will be required to create level platforms for building. The site will be cut down at the top side for the Sheriff's Facilities and raised at the lower end for the Jail. The parking lots will be terraced in between.

| Jail Organization

The Jail is organized with the Support, Operations, and Administrative areas located in a 2-3 story building near the center of the complex with the housing units extending out from two sides.

Visitors will enter directly from the parking lot into the upper level of the support building and then move through to the administration area, to the central visiting area for inmates housed in dormitories or to the visiting areas at the mezzanine level of the cell housing units.

Inmate and service traffic in and out of the building will take place at the lowest level of the Support building. Elevators will connect to the main housing and support areas on the second level and the administration, visiting, and public entrance at the upper level.

Housing modules closest to the support building will be built first with expansion moving outward from the core.

The main parts of the Jail facility are connected by enclosed corridors. With the exception of the Work Furlough dorms, movement to any part of the facility is possible without going outdoors.

The master plan layout for the jail is based on the assumption that it should be possible to have windows in cells and dormitories where inmates are housed for extended periods of time. Since it is commonly accepted by other jurisdictions constructing jails at this time that windows are required, their inclusion should not be precluded. The decision whether and where to actually install windows or not can be made by the County at a later date.

MASTER SITE PLAN

At the northeast corner of the site where space is provided for the possible location of the Road Maintenance Yard, there is a location shown for the placement of the three 50-bed dormitory buildings now being constructed at the present jail site on Appleyard Road. With the exception of the concrete block toilet and shower areas, these buildings are being constructed so that they are relocatable. Adjacent to these wood frame buildings is shown a covered assembly area for Jail, Weekender, and Day Custody Work Crews and a paved area for loading buses and vans to transport work crews to and from the work areas.

| Image of the Complex

As a result of the extensive grading required, considerable site repair will be necessary. This repair will be in the form of new plantings around the perimeter of the site, around the parking areas, and between the buildings and drive areas. This planting will be in the form of grass or other erosion control plantings and trees which will soon screen the buildings from general view.

When the new trees have filled in, the complex should appear little different from a typical suburban office park when seen from Capital Circle or Weems Road. The large jail facility will nestle well enough into the site that if care is taken with planting trees along the eastern edge of the site, it will not be visible from Tom Brown Park itself.

**PRELIMINARY JAIL PROGRAM
REQUIREMENTS**

PRELIMINARY JAIL PROGRAM REQUIREMENTS

This Preliminary Program describes the suggested functional elements of the proposed new jail facility. The first phase of construction will provide a facility which should have a cap at 672 beds. A temporary increase to 1,014 beds can be made when authorization is given by the Board of County Commissioners to double bunk the medium custody cells and to relocate and continue the use of the 150-bed temporary housing units now under construction. The core facilities are intended to provide support for up to 1,686 before additions to the core facilities are required. Additional housing areas and additions to the core facilities will both be required to bring the facility to its full 3,000-bed capacity.

Housing Functions

Housing is to be divided into six classifications as follows:

- Heavy Maximum Custody
- Maximum Custody
- Medium Custody
- Medium/Minimum Custody
- Minimum Custody
- Work Furlough Custody

Housing accommodation will vary according to custody level. **Heavy Maximum** and **Maximum Custody** inmates will be housed in single cells with a minimum area of 63 square feet. **Medium Custody** inmates will be housed in single cells with a minimum square footage of 90 square feet. These cells will be intended for possible future occupancy by two inmates. **Medium/Minimum** and **Minimum Custody** inmates will be housed in dormitories. **Work Furlough** inmates will be housed in dormitories of less costly construction than that required for the other custody levels. This can be wood frame and utilize standard commercial materials. The temporary buildings now under construction at the Appleyard Road site are examples of this kind of construction.

Cell housing will be grouped in units with 48 cells sharing a common Day Space which will provide space for eating meals, other daytime activities, and shower facilities. Each unit will be designed to be observed from an enclosed staff station (i.e., remote surveillance) or, to operate with direct supervision. Cells should have fronts open to the day space with either glass or bars for observation. Plumbing will be on the back wall of the cell with access for service from a perimeter service space. Secure visiting areas will be provided adjacent to each housing unit.

Cell housing units will be paired and have direct access to outdoor activity courtyards and other support spaces. Supervision of all areas will be provided from the staff stations.

PRELIMINARY JAIL PROGRAM REQUIREMENTS

Dormitory housing will be in groupings of 144 beds which will have direct access to outdoor activity areas and other support spaces under observation from staff station. Each dormitory unit will be divided into an area for sleeping and a day space for eating and other daily activities. Visiting will be conducted at a central location.

The following is the distribution of beds for the initial phase of construction:

Custody Level	Units	Modules
Heavy Maximum	48	cells
Maximum	144	cells
Medium	192	cells
Medium/Minimum	144	beds
Minimum	144	beds
SUBTOTAL	672	
Work Furlough	150	beds
Day Custody	100	punishment slots
Electronic Monitoring	100	punishment slots
SUBTOTAL	1,022	
Double Bunk All Medium Cells	192	beds
TOTAL PHASE 1	1,214	beds and punishment slots

It is anticipated that the dormitory buildings now being constructed will be relocated to the new site and used to house the Work Furlough inmates. The phase 1 total of 1,214 represents the maximum temporary accommodation of inmates and others under supervision without additional construction.

PRELIMINARY JAIL PROGRAM REQUIREMENTS

| OTHER PROGRAM ELEMENTS

To support the housing functions and operate and maintain the facility, space for additional functions is required.

INMATE PROCESSING will include oversized spaces and facilities for vehicular sally port; police booking, alcohol testing and holding cells; facility booking; recovery and release; courts holding and transportation; classification; pre-trial release; and hearings.

FACILITY OPERATIONS will include accommodations for a public lobby; administrative and operations offices; staff facilities, training, and conference areas; and central control will be located in the Sheriff's Operations building for Department-wide use.

PROGRAM FACILITIES will include central visiting for the minimum and medium/minimum custody inmates who are housed in dormitories; educational classroom space (for Drug Programs, etc.); library and law library; and program support spaces. Drug program space for use by sentenced persons outside the facility will be provided outside the security perimeter.

HEALTH SERVICE facilities will include space for a medical/mental health clinic with 8-10 infirmary beds and administrative space and provide for expansion for special needs such as AIDS patients, etc. One of the housing units will be designated for Mental Health beds.

SUPPORT SERVICES facilities will include food services, laundry, commissary, housekeeping, and maintenance.

SPACE SUMMARY

Based on a general understanding of the space program requirements for the new Jail facility and experience with other County Jails, a space estimate for the first phase of construction has been prepared. The estimate assumes that the core will be designed to support 1,500 beds without major additions and that with additions it will later be able to support 3,000 beds.

Space Description	Qty	Unit	GSF/ Unit	GSF	
Housing:					
Heavy Maximum	48	Cells	265	12,720	
Maximum	144	Cells	265	38,160	
Medium	192	Cells	258	68,736	
Medium/Minimum	144	Beds	160	23,040	
Minimum	144	Beds	160	23,040	
Bldg. Circulation		@10%		16,500	
Mechanical		@10%		18,150	
Total Housing Area				200,346	Sq. Ft.
Outdoor Courtyards	6		2,500	15,000	Sq. Ft.
Administration & Support					
Inmate Processing				15,382	
Facility Operations				15,382	
Programs				23,586	
Health Services				4,102	
Support Services				25,638	
Bldg. Circulation				8,204	
Mechanical				10,255	
Total Administration & Support				102,549	Sq. Ft.
TOTAL JAIL AREA (including Outdoor Courtyards at 1/2)				310,395	Sq. Ft.
Work Furlough Barracks (Relocated)				13,200	Sq. Ft.
Worker Assembly Structure				2,500	Sq. Ft.
TOTAL FACILITY AREA				326,095	Sq. Ft.

Note: GSF = Gross Square Feet and includes walls and internal circulation.

SPACE SUMMARY

The development of staff projections is a crucial part of the programming process and directly related to the architectural design. Building organization, particularly with regard to the development of housing units, has a direct impact on the number of individuals required to staff a facility.

The staffing table that follows represents a first pass analysis of staffing requirements for the proposed facility. This staffing model is representative of the kinds and numbers of positions typically found in new generation jails. However, every county and sheriff's department has developed over the years with unique organizations and operations, and no single staffing model is appropriate to all jurisdictions. **THIS STAFFING MODEL SHOULD BE TAKEN AS REPRESENTATIVE OF STAFFING TYPES AND POSITIONS REQUIRED, BUT NOT AS A RECOMMENDED STAFF MODEL.** The detailed programming phase that will follow the Needs Assessment and Master Plan Phase will define in full specificity all operations and staffing required for the facility.

Observations about the staffing model are:

1. The custody administration area represents the core staff and organization to ultimately operate a custody system of up to 3,000 beds. The management structure of this size operation must by necessity be larger and more complex than the present management structure which is based on an operation 15 to 20 percent of this size. An important part of programming will be an examination of any redefinitions of the management structure of the custody division of the Sheriff's Department that will be needed with a larger operation.
2. Housing staff includes zone control station positions as well as housing module positions.
3. Control and systems supervisor and technician positions are intended to represent management of all electronic and data processing functions — security, communications, records, data processing, recreational TV, educational and program systems, etc. In-house capability in these areas is recommended in order to keep these vital systems operational at all times.
4. A number of positions are not Sheriff's Department staff, i.e., probation (electronic monitoring), health services, education, library, religion, etc. Some of these may be staffed by volunteer organizations. Thus, the total bottom-line staff number does not represent positions that must be totally funded by the County. Pre-trial release and other judicial staff have not been included.

SPACE SUMMARY

5. In-house maintenance staff is recommended with this large an operation. Included on a full-time basis should be carpentry, electrical, plumbing, mechanical and maintenance supervisory staff.

STAFFING

PHASE 1, WITH WORK FURLOUGH & DOUBLE BUNKING

Total Beds = 1014

Position	Days/ Week	Day Shift	Swing Shift	Grave- Yard	Sub- Total	Relief Factor	Posit. Total	Unit Total
ADMINISTRATION:								
Division Commander	5	1			1.0	1.00	1.00	
Clerical	5	1			1.0	1.13	1.13	
Facility Commander	5	1			1.0	1.00	1.00	
Admin. Sgt.	7	1	1	1	3.0	1.70	5.10	
Training Sgt.	5	1			1.0	1.22	1.22	
Programs Dir.	5	1			1.0	1.00	1.00	
Records/Clerical	7	7	2	2	11.0	1.58	17.38	27.83
OPERATIONS & CONTROL:								
Med/Max Area								
Commander	7	1	1	1	3.0	1.70	5.10	
Min Area Commander	7	1			3.0	1.70	5.10	
Classification	7	4			4.0	1.70	6.80	
Clerical	7	2			2.0	1.58	3.16	
Visiting Control	7	2	2		4.0	1.70	6.80	
Contr./Syst. Superv.	5	1			1.0	1.18	1.18	
Central Control	7	2	1	1	4.0	1.70	6.80	
Electr/Data Proc Tech	5	1			1.0	1.13	1.13	
Transportation	5	6	2	2	10.0	1.22	12.20	48.27
INTAKE:								
Supervisor	7	1	1	1	3.0	1.70	5.10	
Intake Officers	7	1	2	2	5.0	1.7	8.50	
Escort/Relief	7	6	6	6	18.0	1.70	30.60	
Property	7	1	1	1	3.0	1.70	5.10	49.30
HOUSING:								
Heavy Max (48 Beds)	7	2	2	2	6.0	1.70	10.20	
Maximum (144 Beds)	7	3	3	3	9.0	1.70	15.30	
Med (384 Beds, 2 Cell)	7	5	5	5	15.0	1.70	25.50	
Med/Min (144 Beds)	7	3	3	3	9.0	1.70	15.30	
Minimum (144 Beds)	7	2	2	2	6.0	1.70	10.20	
Work Furl. (150 Beds)	7	1	2	1	4.0	1.70	6.80	83.30

STAFFING

PHASE 1, WITH WORK FURLOUGH & DOUBLE BUNKING (Continued)

Position	Days/ Week	Day Shift	Swing Shift	Grave- Yard	Sub- Total	Relief Factor	Posit. Total	Unit Total
NON-HOUSING SLOTS:								
Day Cust. (100 Slots)	7	3			3.0	1.70	5.10	
Elect Mon (100 Slots)	7	3	1	1	5.0	1.70	8.50	13.60
SUBTOTAL CUSTODY STAFF:							222.30	
CUSTODY INMATE/STAFF RATIO:							4.56	
MEDICAL:								
Health Services Dir	5	1			1.0	1.00	1.00	
Physician	5	.5			.5	1.15	.58	
Nurses	7	7	3	3	13.0	1.62	21.06	
Medical Records	5	4			4.0	1.13	4.52	
Clerical	5	2			2.0	1.13	2.26	
Radiology Tech	5	.5			.5	1.13	.57	
Pharmacist	5	1			1.0	1.15	1.15	
Dentist	5	.5			.5	1.15	.58	
Dental Assistant	5	.5			.5	1.13	.57	
Mental Health	5	3	3		6.0	1.15	6.90	39.17
PROGRAMS:								
Inmate Services Dir	5	1			1.0	1.00	1.00	
Programs Staff Secr.	5	1			1.0	1.00	1.00	
Teachers	5	4			4.0	1.00	4.00	
Librarian	5	1			1.0	1.00	1.00	
Law Library Clerk	5	.5			.5	1.00	.50	
Chaplain	5	2			2.0	1.00	2.00	9.50
SUPPORT:								
Head Cook	5	1			1.0	1.00	1.00	
Supervising Cooks	7	3	3		6.0	1.58	9.48	
Baker	5	1			1.0	1.13	1.13	
Support Svcs Director	5	1			1.0	1.00	1.00	

STAFFING

PHASE 1, WITH WORK FURLOUGH & DOUBLE BUNKING (Continued)

Position	Days/ Week	Day Shift	Swing Shift	Grave- Yard	Sub- Total	Relief Factor	Posit. Total	Unit Total
SUPPORT (continued)								
Clerical	5	2			2.0	1.00	2.00	
Commissary	5	1			1.0	1.13	1.13	
Housekeeping	7	2	1	1	4.0	1.58	6.32	
Maintenance	5	6			6.0	1.13	6.78	28.84

SUBTOTAL NON-CUSTODY STAFF: 77.51

NON-CUSTODY INMATE/STAFF RATIO: 13.08

JAIL FACILITY TOTAL STAFF: 299.81

JAIL FACILITY TOTAL INMATE/STAFF RATIO: 3.38

EXPANSION

The Jail is to be designed to be expanded in phases from the initial 1,014-bed capacity to an ultimate capacity of approximately 3,000 beds. The chart below indicates a recommended phasing schedule. The increments reflect the addition of modules of similar size to those in the first phase.

Phasing Schedule

Custody Level	Phase 1	Phase 2	1 & 2 Total	Phase 3	1,2,3 Total	Future	Ultimate Total
Heavy Maximum	48	0	48	0	48	0	48
Maximum	144	0	144	0	144	0	144
Medium	192	96	288	192	480	288	768
Medium/Minimum	144	144	288	144	432	144	576
Minimum	144	144	288	144	432	144	576
SUBTOTAL	672	384	1,056	480	1,536	576	2,112
Work Furlough	150	0	150	0	150	0	150
SUBTOTAL	822	384	1,206	480	1,686	576	2,262
Double Bunk	192	96	288	192	480	288	768
TOTAL	1,014	480	1,494	672	2,166	864	3,030

The core of the facility is to be built in such a way that departments can be expanded to meet future needs. This may involve using metal stud and drywall partitions in non-secure areas to allow for change to meet future needs. The footprint of the first phase buildings may be irregular to allow for the "filling-in" of spaces in the future. Expansion should be anticipated on all floors.

The phases should be sequenced as follows:

- | | |
|---------|---|
| Phase 1 | Planning for the construction of this phase should begin immediately. |
| Phase 2 | Construction should begin when the average daily incarcerated population exceeds 822. |
| Phase 3 | Construction should begin when the average daily incarcerated population exceeds 1,206. |

SHERIFF'S FACILITIES

SHERIFF'S FACILITIES

In the context of developing a cost-effective and programmatically flexible long-term solution, it has been proposed that the County Sheriff's facilities be located on the site along with the new County Jail. The potential for sharing facilities and general accessibility are factors in sharing the site with the Sheriff's facilities.

The Sheriff's Department supervisors were asked to complete questionnaires related to their staff, facility, and parking needs and desirable relationships. These have been helpful in establishing the preliminary Program Requirements included in this report.

Sheriff's Facilities:

The Sheriff's Department is organized under the Sheriff into two divisions as follows:

Administrative Division:	Personnel Services Bureau
	Support Services Bureau
	Judicial Services Bureau
	Corrections Bureau (Jail)
Operations Division:	Uniform Patrol Bureau
	Community Services Bureau
	Criminal Investigations Bureau

Space requirements reported on the questionnaires were general and final needs cannot be determined without more detailed programming, but based on the questionnaires certain conclusions can be drawn and projections made. Space provided in the new County Courthouse is summarized as follows:

UNIT	STAFF STATIONS	DEPT. AREA
Select Enforcement	20	977
Vice / Intelligence	14	1,101
Warrants/Civil Processes	26	1,369
Bailiffs	12	455
ID Evidence Offices	7	747
ID Evidence Labs		1,120
ID/Evidence Vault		970
ID		696
Holding		238
Crimes Against Property	10	813
Crimes Against Persons	14	1,230
Interview Rooms		180

SHERIFF'S FACILITIES

UNIT	STAFF STATIONS	DEPT. AREA
T.A.C.	16	1,806
Accounting	4	896
Personnel	4	508
Crime Prevention	15	2,135
Administration	6	2,744
Criminal/Civil Records	7	1,402
Communicat./Command Center	13	2,405
Purchasing	3	1,025
Patrol	4	6,120
TOTALS	175	28,937
TOTALS LESS BAILIFF AND COMMAND CENTER FUNCTIONS	151	26,077

Only the Bailiff and Communications and Command Center functions will remain at the new Courthouse. All other units will be housed in the proposed new Sheriff's building. The 26,077 square feet of space provided for the Sheriff's Department (less Bailiffs) in the new County Courthouse has been determined to be inadequate by the consultants based on a review of the general department needs and the utilization of the existing space. For master planning purposes, an upper end of approximation of 40,000 square feet has been used. This amount, as used in the site evaluation study, appears to appropriately reflect the needs of the Department including a reasonable factor for growth. Initial phase requirements will be developed in the programming phase.

In addition, buildings of approximately 10,000 square feet for fleet maintenance services and 1,500 square feet for SWAT team vehicles and boat storage are needed. A storage yard for 40 vehicles is also required.

PUBLIC WORKS FACILITIES

PUBLIC WORKS FACILITIES

The potential for providing inmate work programs and accessibility to the railroad for delivery of materials make the location of the Public Works Operations facilities on the same site as the new jail a reasonable consideration.

The Public Works operations supervisors were also asked to complete questionnaires related to their staff, facility, parking needs, and desirable relationships.

Analysis of the questionnaires and a preliminary layout on the site indicates that 16 to 20 acres would be required for these functions, not including any buffer planting area. Allocating this much of the site for Public Works does not leave adequate space for the Jail with expansion and the Sheriff's facilities, the two higher priority users.

It would be possible to accommodate a regional satellite storage and staging yard for the road maintenance operation and the Master Site Plan shows where these facilities might go. In the County, however, there is currently strong opposition to splitting operations facilities of the department.

It may be cost effective for the County to sell the existing Public Works Operations site and relocate the operation to the existing Jail facilities on Appleyard Road. The new garage facilities at that site would be particularly adaptable to this use.

PARKING

PARKING

| Assumptions

The following study assumes that the new jail is located adjacent to Tom Brown Park and is fairly isolated from public transportation. Calculations are made for Phase 1 and are projected for future phases. The parking requirements are preliminary and need to be verified during programming.

| Jail Parking

Staff parking requirements are based on there being overlaps of about 1/2 hour between shifts for briefings of on-coming staff before off-going staff are relieved. This results in staff parking having to accommodate the 2 larger shifts, typically the week-day day and evening shifts. From the staffing model for the Phase 1 Jail, the day and evening shifts total to about 150 persons. This includes all staff — Sheriff's, non-custody, maintenance, and programs providers.

Visitation parking is based on 1/2 of all visits being on the weekends, equally divided between Saturday and Sunday, and on a total of 6 hours of visitation being provided, in 3 2-hour shifts (this assumes that there would be no visitation during meal periods). The calculation is as follows:

1,014	Total Beds
507	Weekend Visits
253	Visitations Saturday, 253 on Sunday
84	Visitations Each 2 Hour Period

Assuming no overlap between visitation periods if they are separated by a meal break, 84 parking spaces would be required.

Official parking is also required for arresting officers, other agencies, and inmate transportation vehicles. Space for 20 cars and 1 bus are needed.

Maintenance staff coming from central shops require parking near the service entrance. Space for approximately 4 cars/pickups is needed, as well as tool and supplies off-loading space.

PARKING

Persons sentenced to work details will be coming to the site for work assignments, and leaving their cars there while on work details. One hundred work slots are programmed. Not all of these persons will drive themselves, as many may be under driving restrictions due to DUI convictions. Also, many may be weekend workers only. For master planning purposes, it is assumed that most parking demand for this category will be on weekends when Sheriff's Facility visitor spaces or surplus staff spaces will be available, and no additional parking for workers has been provided. This assumption should, however, be verified.

Total jail parking for Phase 1 is as follows:

Staff	150
Visitors	84
Official	20
Bus	1
Maintenance	4
TOTAL:	260 Cars

| Sheriff's Facility Parking

Parking Requirements have been compiled from the questionnaires completed by Sheriff's staff. Shift overlaps similar to those required for the jail are also needed for the Sheriff's Facility. This applies particularly to the Patrol Check-on and Check-off procedures, with maximum demand occurring week day afternoons.

Estimated parking for the Sheriff's Facility for Phase 1 are as follows:

General Staff	125
Official Vehicles	60
Visitors	80
TOTAL	265 Cars

| Future Phase Requirements

Future requirements for both the Jail and Sheriff's Facility will depend on the growth of programs and services as well as the gross bed capacity. These projections cannot be made with any specificity at this point in time, but should be addressed during detailed facility and operational programming.

PARKING

For master planning purposes, it is reasonable to assume a straight line relation of jail parking needs to beds, as programs and services tend to expand at least as rapidly (if not more rapid) than the number of inmates. On this basis, the ultimate 3,000 bed jail will need about 700 parking spaces.

For the Sheriff's Facility, growth of services and staff is determined by public needs through the political process, and cannot be generalized. For master planning purposes, a growth of 20 percent is assumed. This results in a future need for 318 cars.

Total future parking for use in master planning is about 1,018 cars, and the site plan drawings represent this amount of parking.

BUDGET

BUDGET

To establish an approximate project scope and cost, a cost model has been developed. In this model, construction for the jail housing is assumed to be slab-on-grade, concrete masonry or pre-cast concrete walls, concrete and/or steel deck roof structure, fully air-conditioned with good quality institutional finishes. The housing areas are assumed to be of 1-story construction with half of the bed space and the visiting areas on a mezzanine level. The jail administrative and support building is assumed to be of 2- and 3-story construction due to the slope of the site.

The cost model reflects the costs of a facility which is constructed for the maximum staffing efficiency, to be expandable, and to be durable providing for low maintenance. The model reflects a facility that is carefully designed and constructed, not built in haste, and not lavish.

The consultants have talked with the Florida State Department of Corrections, Florida jail officials, and public and private persons involved in local construction. The costs projected for the new Leon County Jail Facility reflect the information gathered in these discussions and the understanding that Florida construction costs are approximately 10% less than the national average.

The Sheriff's Office building is assumed to be a 2-story steel frame construction, fully air-conditioned with good quality commercial finishes. The maintenance and garage buildings would be open-framed steel structures.

Jail Construction Costs

Description	Sq. Ft. Area	Unit Cost	Space Cost
Housing	200,346		
Outdoor Courtyards	15,000		
Administration/Support	102,549		
TOTAL BUILDING	310,395	112.50	\$ 34,919,438
Phase 1 Cost per Bed	@ 672		\$ 51,963

Work Furlough Facility Costs

Description	Sq. Ft. Area	Unit Cost	Space Cost
Relocation of Existing Units		L.S.	\$ 150,000
Assembly Area Construction	2,500	30.00	75,000
TOTAL WORK FURLOUGH AREA			\$ 225,000

BUDGET

Sheriff Facilities Construction Costs

Description	Sq. Ft. Area	Unit Cost	Space Cost
Office Space	40,000	55.00	\$ 2,200,000
Maintenance Garage	10,000	30.00	300,000
Storage Garage	1,500	30.00	45,000
TOTAL BUILDINGS	51,500		\$ 2,545,000

Public Works Satellite Operations Construction Costs

Description	Sq. Ft. Area	Unit Cost	Space Cost
Storage Garage	5,760	30.00	\$172,800
Hay Storage Barn	2,880	25.00	72,000
TOTAL BUILDINGS			\$ 244,800

Total Jail, Sheriff's Facility, and
Satellite Operations Construction Costs \$ 37,934,238

| Budget Items not Included in Construction Cost Estimate

Site development and improvement costs are not included. These need to be determined from further engineering and design studies and can be expected to range from \$2-5 million.

The construction costs do not include other costs which are part of an overall project budget. Not included are testing and inspection, county administrative staff costs, necessary change orders, professional fees, and other indirect costs. These costs could run as high as 25%.

No construction cost escalation has been included. An escalation factor should be added based on the timing of the project implementation schedule and anticipated escalation, if any, at that time.

BUDGET

| Explanation of Cost Per Bed

The projected building area and consequently the cost per bed, reflects the inclusion of additional area for the following:

- Core facilities sized for 1,500 beds rather than 672 beds, adding roughly \$5,600 per bed to the facility costs;
- Provisions for future double bunking of Medium Custody cells, adding roughly \$5,100 per bed to the facility costs;
- Perimeter plumbing chases at all cells, adding roughly \$2,400 per bed to the facility costs;
- Separate circulation for visitors, adding roughly \$1,800 per bed to the facility costs.

These costs are intended to give some measure to the impact on the cost per bed of the special features included in the Preliminary Program Requirements and are not to be used as cost estimates.

| Phasing Options

By deleting the 192/384 bed Medium Custody Unit from Phase 1 construction, the initial system total capacity would be reduced to 830 and the building cost could be reduced to \$27,046,013 (a \$7,873,425 reduction in the cost of the Jail portion of the project).