

Welcome to the  
Clark County Jail Renovation and  
Expansion Project  
County Council Work Session

# AGENDA

1. Introduction
2. History and Foundation
3. Jail Renovation and Expansion Stakeholders
4. Concept Update
5. Full and Partial Project Options - Phasing & Schedule
6. Operational Phasing
7. Financial Team – Funding Options
8. Questions & Answers
9. Next Steps



# Introduction

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Amber Emery – Deputy County Manager

David Shook – Director of Jail Services

Michelle Schuster – Director of Internal Services

KMB Team:

Terry Bills – Project Manager

Greg Cook – Principal Architect

Bill Valdez – Partner – in - Charge

Finance Team:

Mark Gassaway – Finance Director

Emily Zwetzig – Budget Director

Sara Lowe – Chief Deputy Treasurer

# History and Foundation

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History-5 Large Projects and 2-3 other facility studies that involved the jail

Corrections Facility Advisory Commission (CFAC)

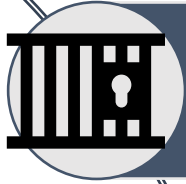
Clark County Jail is sized to provide constitutional housing for current and future incarcerated population

- ❖ Priority need- Jail booking
- ❖ Priority need- Professional visitor access for attorneys
- ❖ Priority need- Health services
- ❖ Priority need- Programs

Jail Steering Committee established October 2023



# Jail Renovation and Expansion Stakeholders



## Internal Corrections subject matter experts

- Operational flexibility (direct/indirect supervision)
- Housing options (single, double, quad, dorm)



## Law Enforcement

- Larger and more efficient booking
- Decreased booking restrictions due to more beds



## Courts and Prosecutors

- Add beds for pretrial and sentenced inmates
- Add work release



## Defense Bar

- Increased professional visiting space including capacity to review video evidence
- Additional booths for other types of hearings



## Health Services (includes medical and behavioral health services)

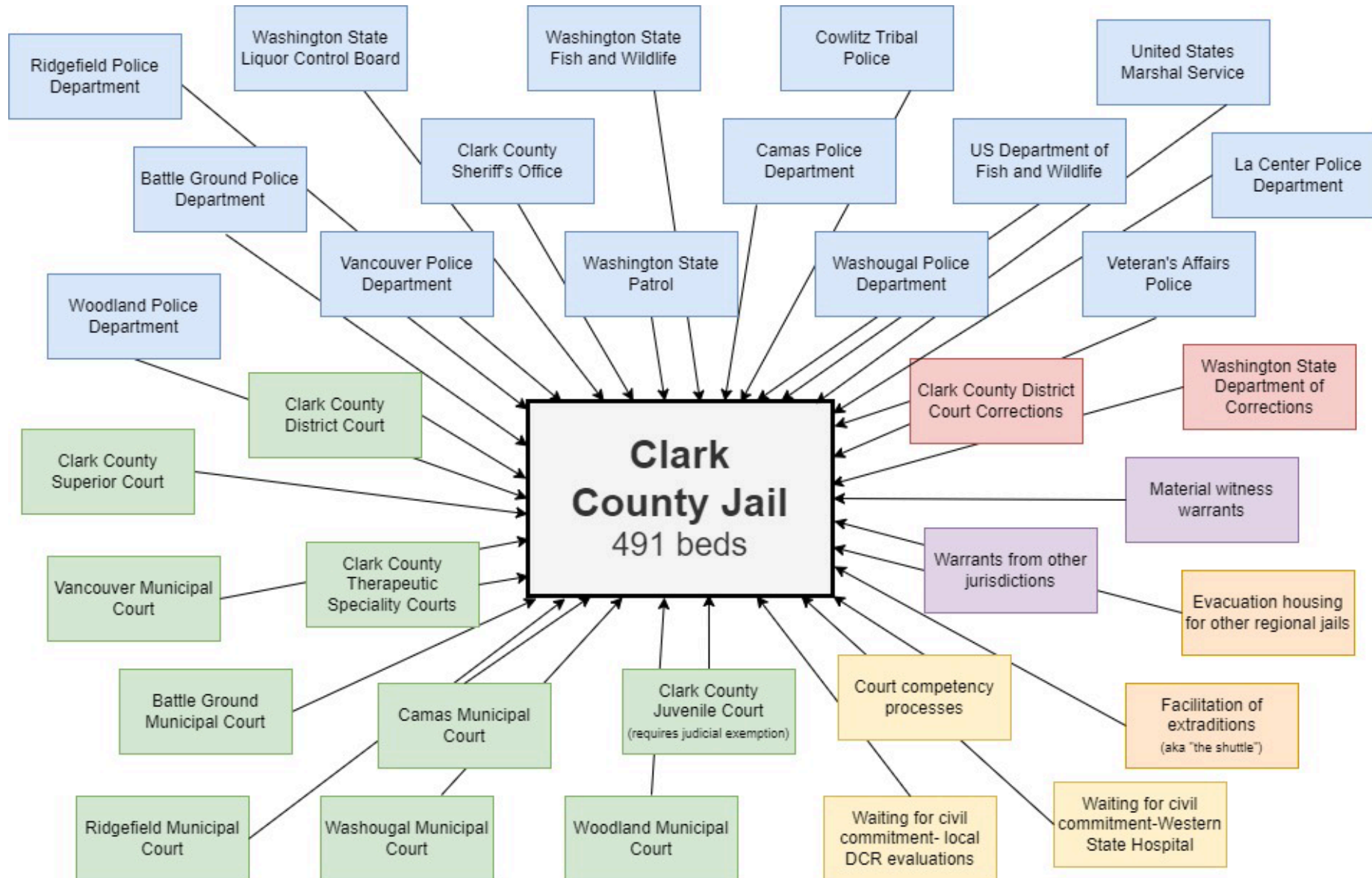
- Added medical housing
- Increased space for treatment programs for mental health and substance use disorders



## Programs

- Increased space for in person programs
- Tele access for virtual programs

# Current Jail Space- Stakeholders



# Current Jail Space Needs

## Increases in Annual Jail Bookings

Year	Number of Bookings
2022	5,693
2023*	6,356
2024* (projected)	7,643
*Does not include: Northwest Shuttle Services (800-1000 bookings) DOC contract services (500-1000 bookings)	

## Increases in Local Law Enforcement

Officer/Deputy	Number of Bookings*
1	20
40	800
120	2400
*Projected	

## 2023 Estimates of Additional Health Needs

74% substance use disorder	4,703 annually
64% with a current medical need	4,068 annually
53% opioid use disorder	3,360 annually
53% mental health disorder	3,360 annually
51% with a chronic medical need	3,242 annually
45% both mental health and substance use disorder	2,860 annually
25% of average daily population reporting homelessness prior to arrest	110 per day
Based on local, state and national percentages	

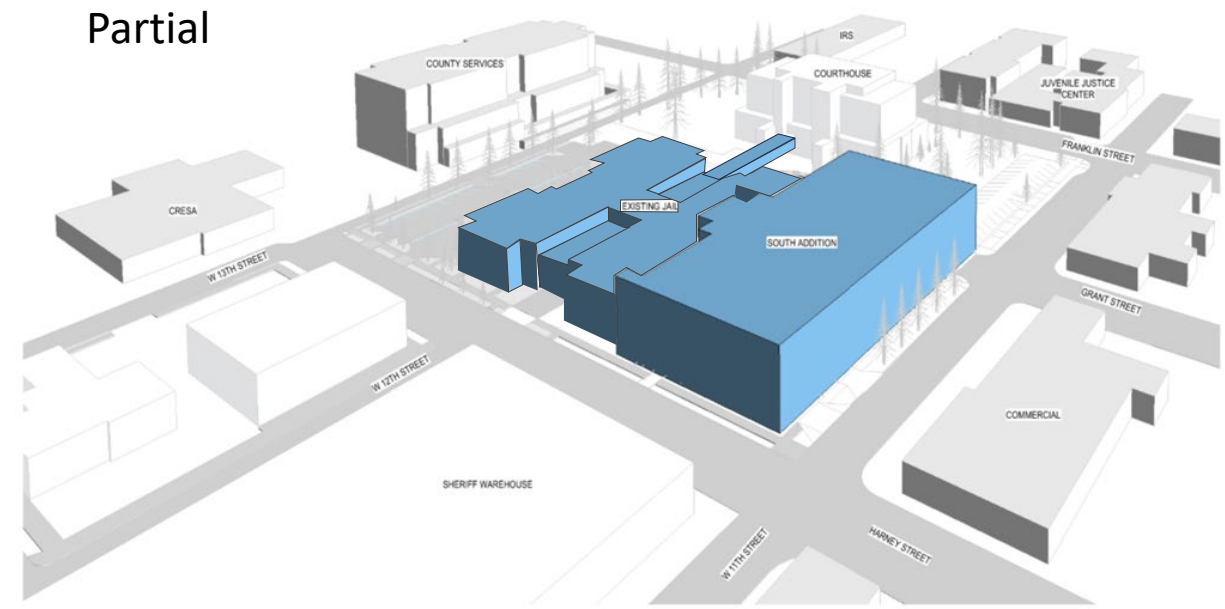
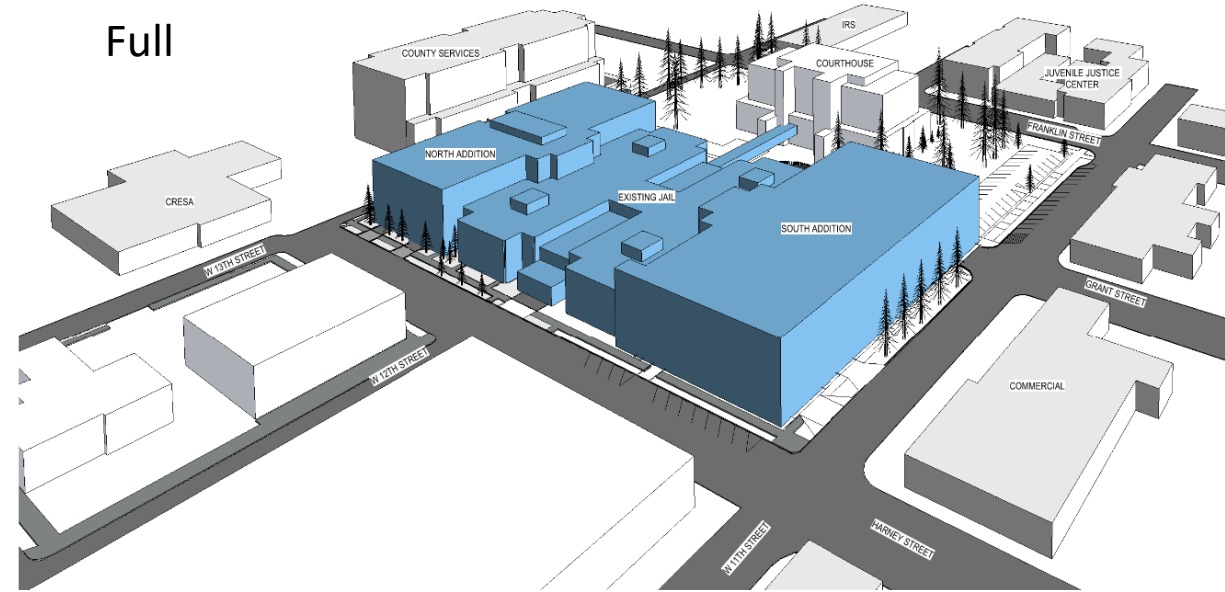
# Questions from Council



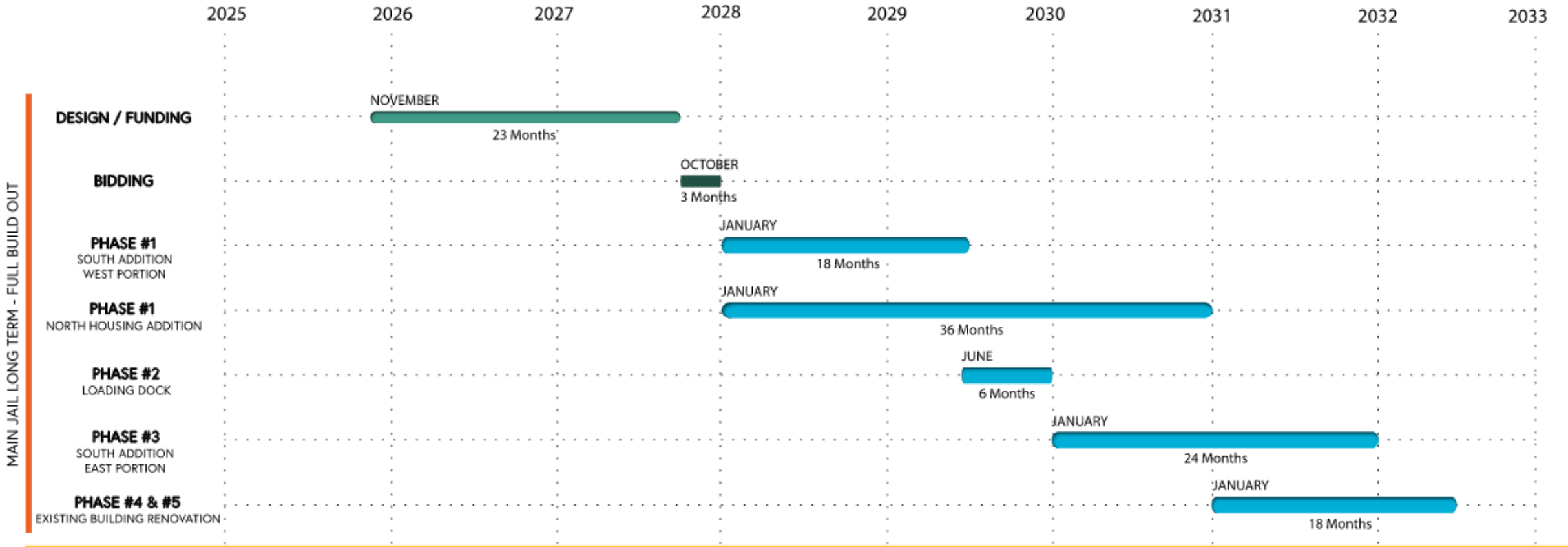


# Site Considerations – Jail Renovation and Expansion

1. Constrained urban site within public county campus site
2. Entry areas for booking, courtrooms, public access, supplies, staff
3. Vehicular sallyport flow access from south side of building
4. Displacement of employee parking areas

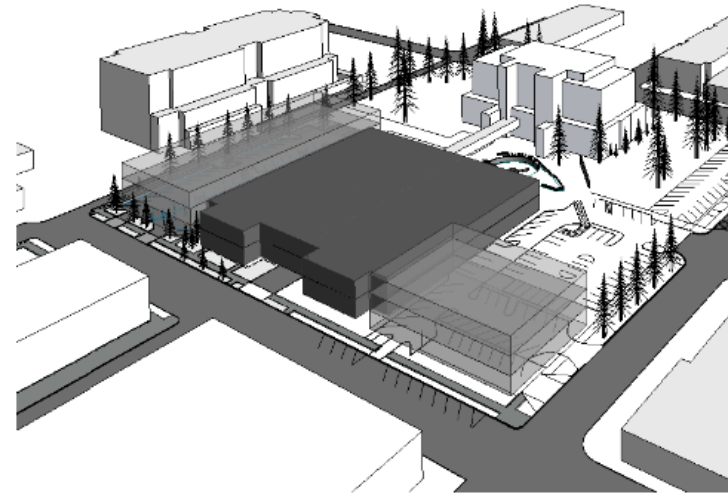
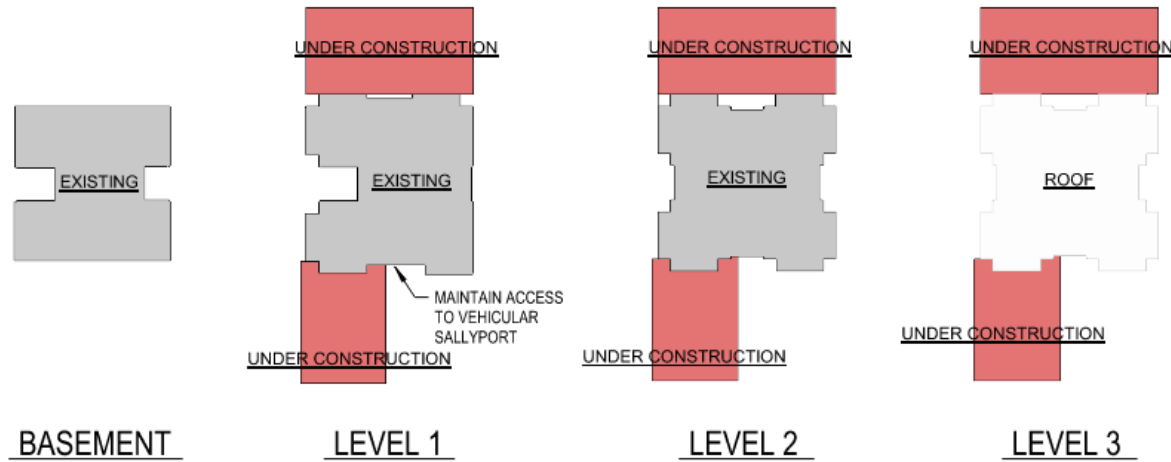


# Phasing & Schedule – Full Jail Renovation and Expansion

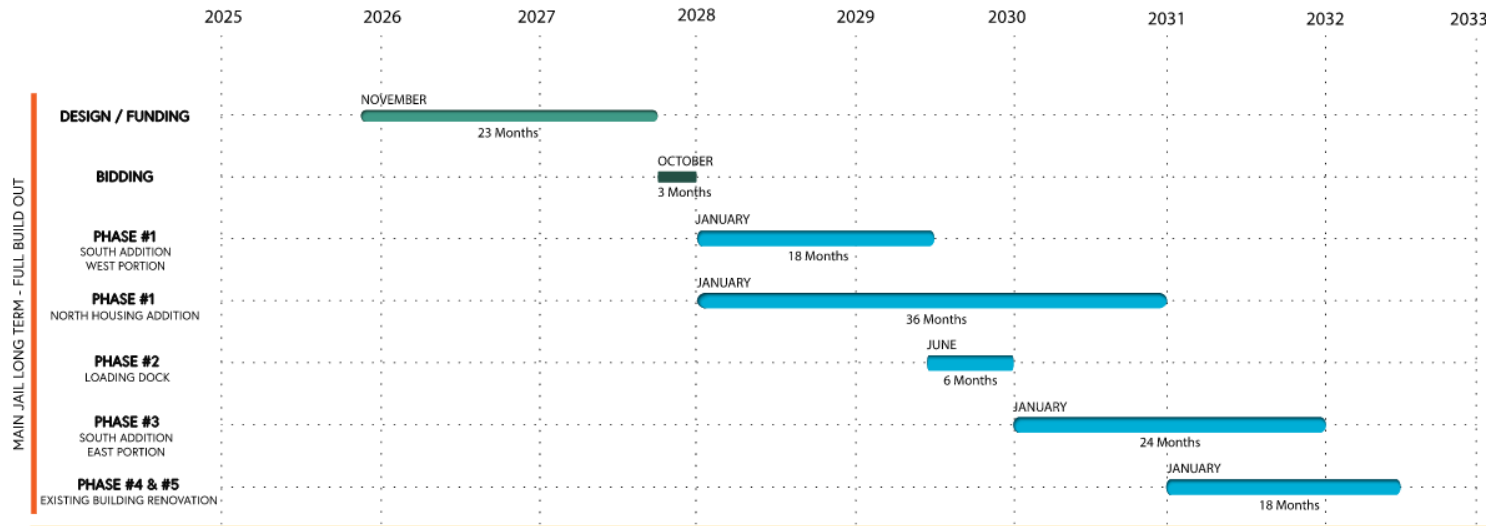


# Full Jail Renovation and Expansion

## PHASE #1 – SOUTHWEST AND NORTH ADDITION



## PROJECT TIMELINE NOVEMBER 2025 – JUNE 2032



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING - GENERAL, MENTAL HEALTH, ORIENTATION

**PHASE CONSTRUCTION COST ESTIMATE:**

**\$147,404,000**

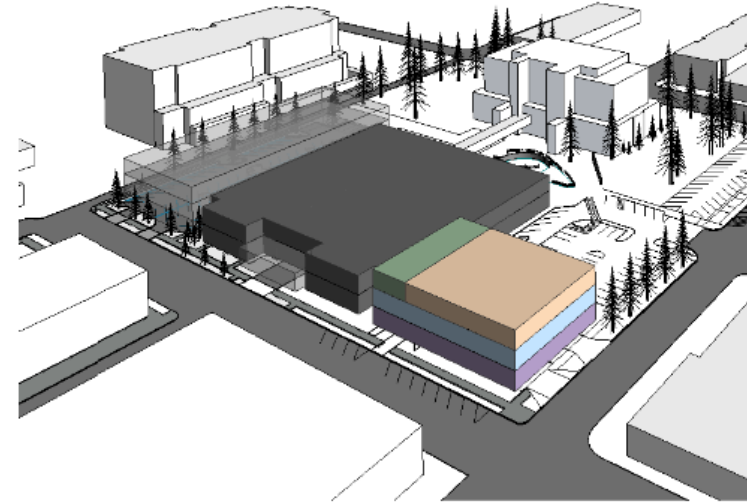
**PHASE PROJECT COST ESTIMATE:**

**\$210,321,910**

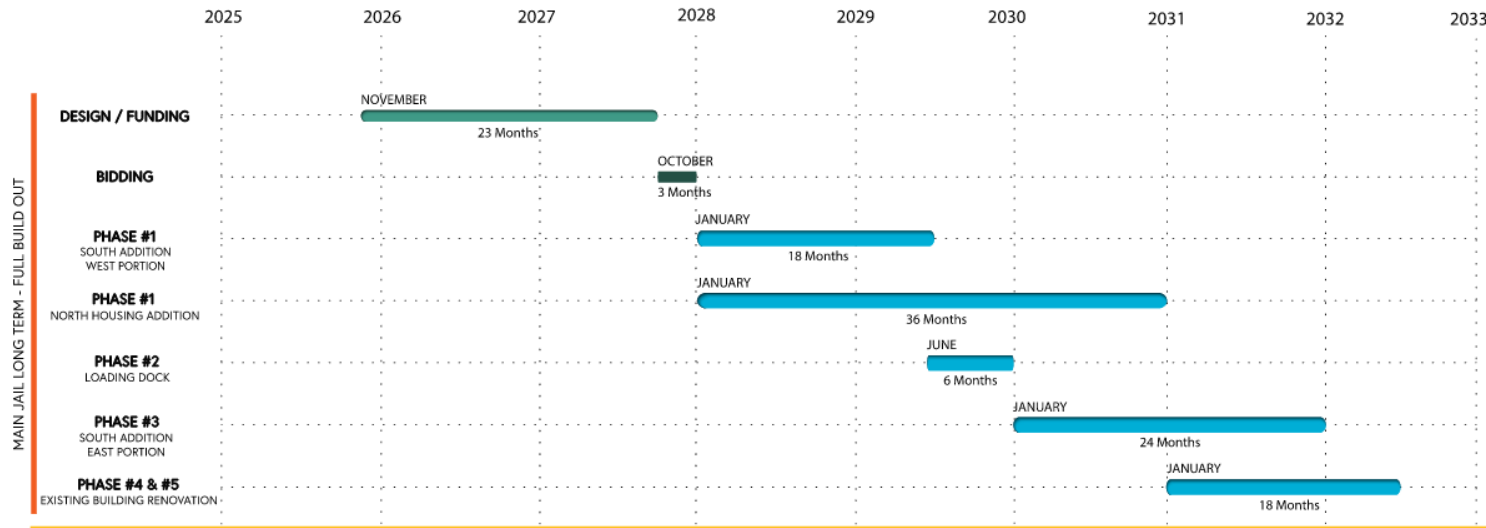


# Full Jail Renovation and Expansion

## PHASE #2 – LOADING DOCK / COMPLETION OF NORTH ADDITION



## PROJECT TIMELINE NOVEMBER 2025 – JUNE 2032



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING
  - GENERAL
  - MENTAL HEALTH
  - ORIENTATION

**PHASE CONSTRUCTION COST ESTIMATE:**

**\$1,898,000**

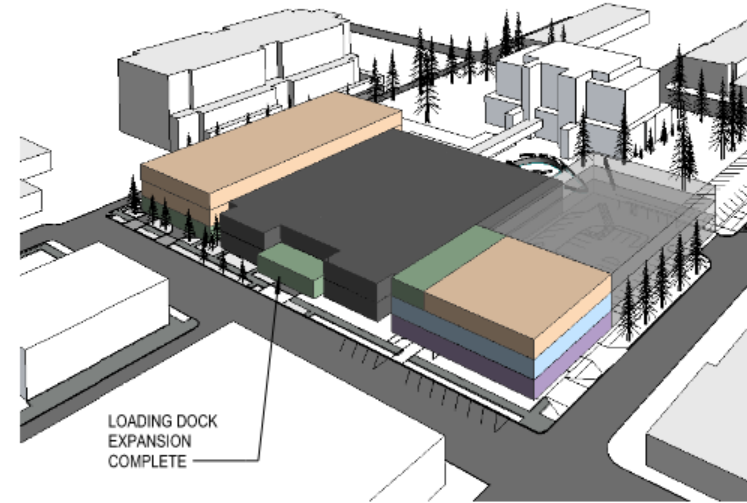
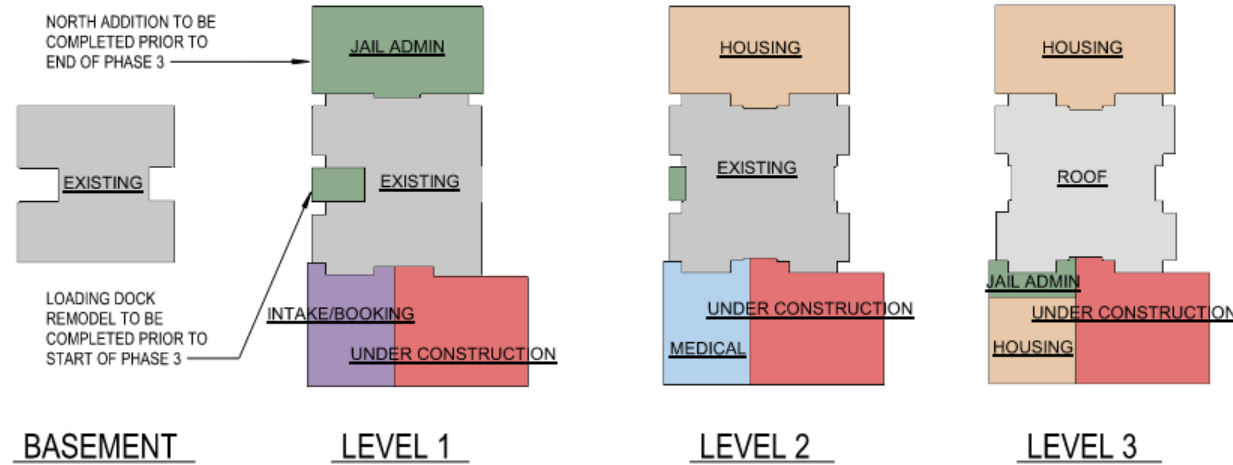
**PHASE PROJECT COST ESTIMATE:**

**\$2,436,365**

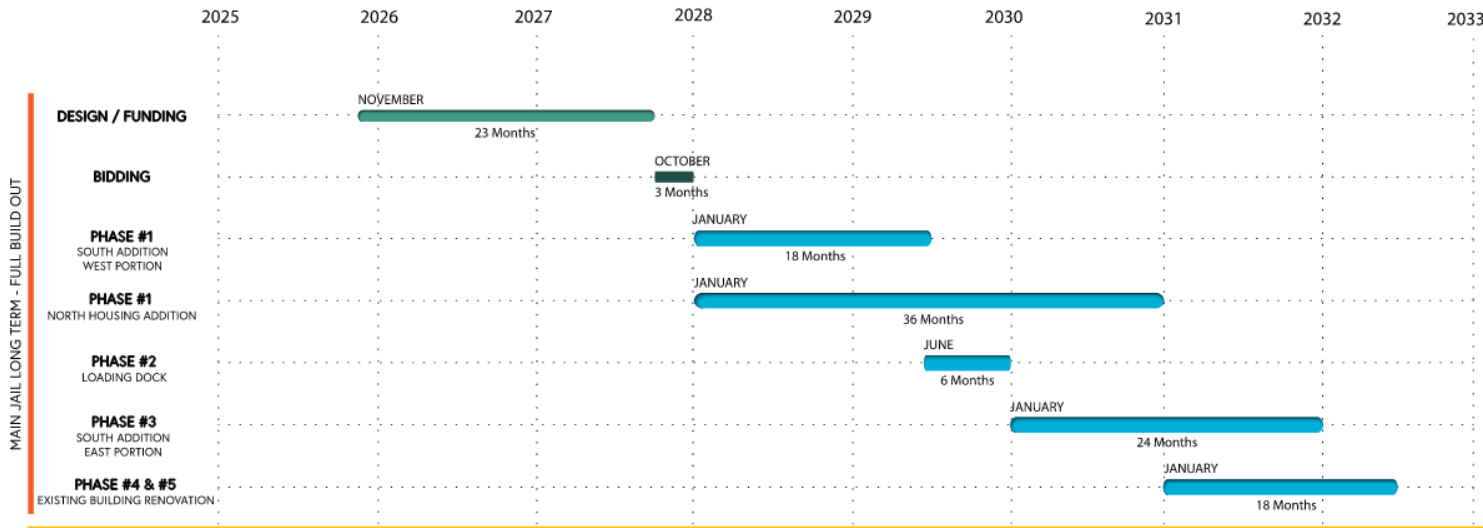


# Full Jail Renovation and Expansion

## PHASE #3 – SOUTH ADDITION EAST PORTION



## PROJECT TIMELINE NOVEMBER 2025 – JUNE 2032



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING
  - GENERAL
  - MENTAL HEALTH
  - ORIENTATION

**PHASE CONSTRUCTION COST ESTIMATE:**

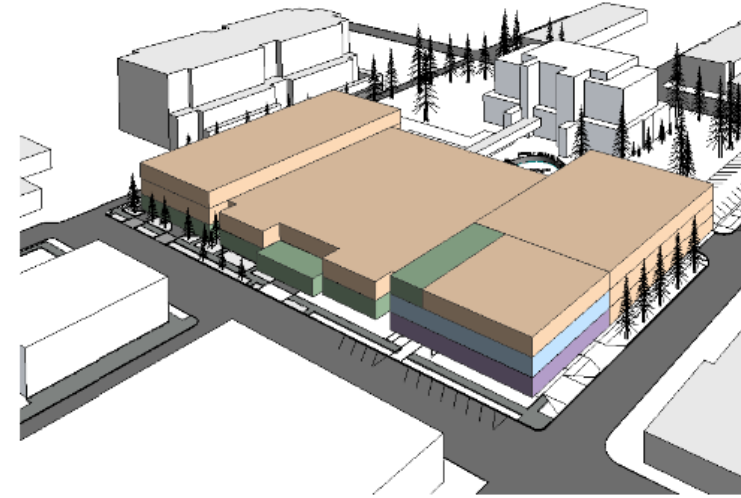
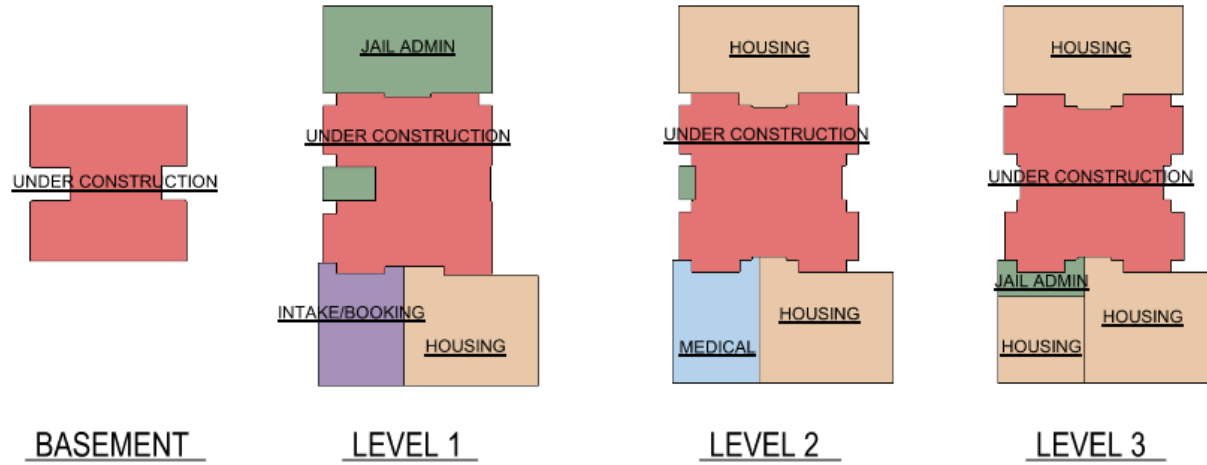
**\$79,408,000**

**PHASE PROJECT COST ESTIMATE:**

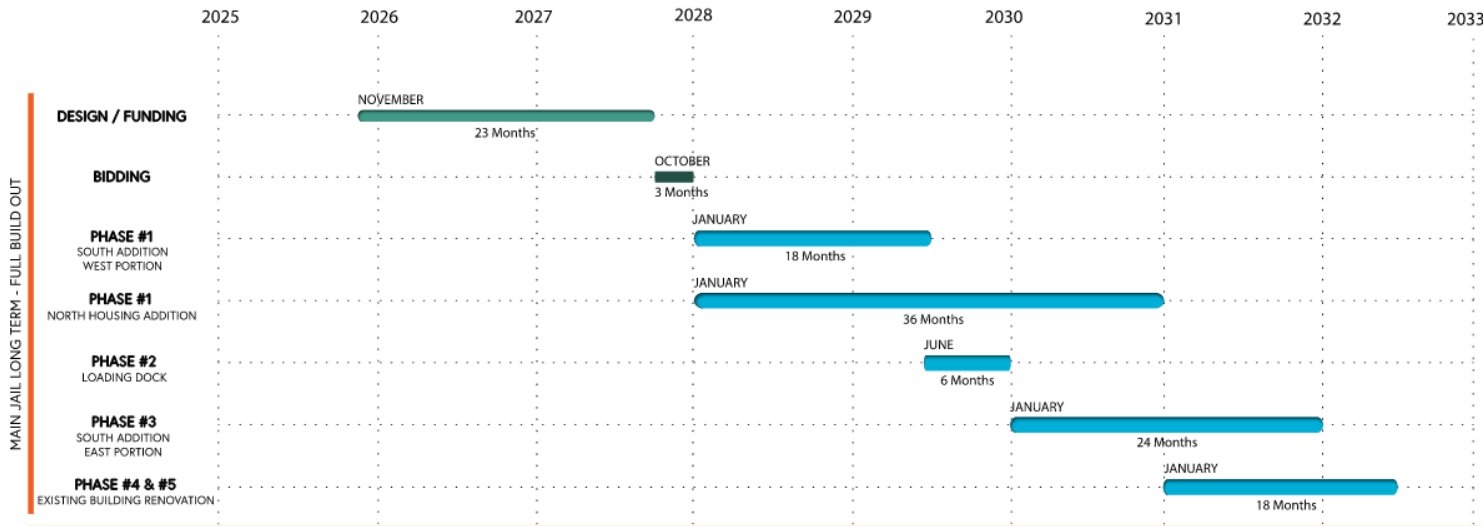
**\$101,931,953**

# Full Jail Renovation and Expansion

## PHASE #4 – EXISTING BUILDING RENOVATION



## PROJECT TIMELINE NOVEMBER 2025 – JUNE 2032



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING  
- GENERAL  
- MENTAL HEALTH  
- ORIENTATION

**PHASE CONSTRUCTION COST ESTIMATE:**

**\$122,161,000**

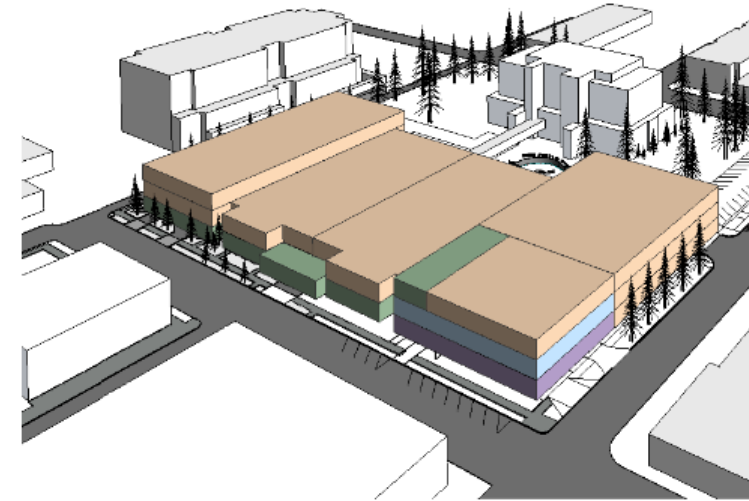
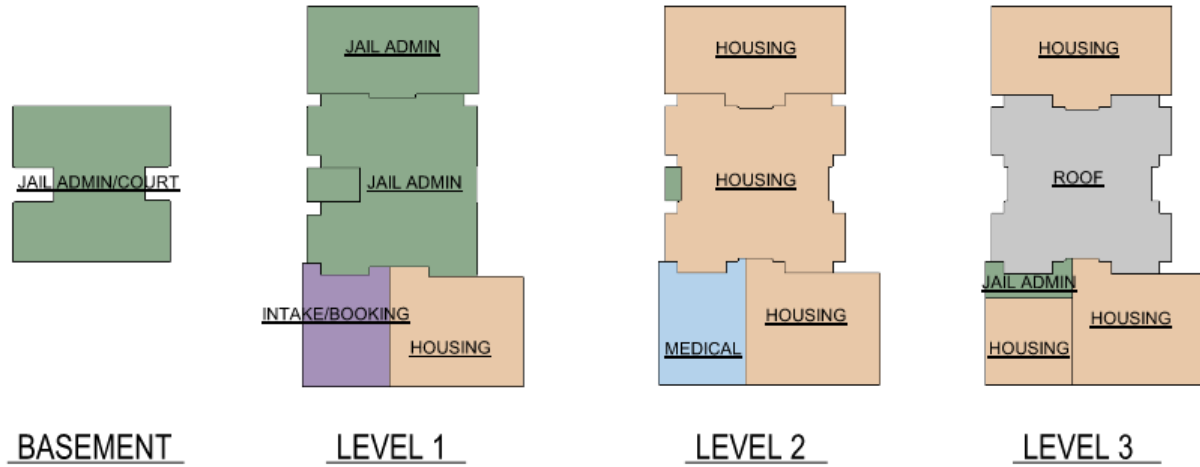
**PHASE PROJECT COST ESTIMATE:**

**\$156,811,773**

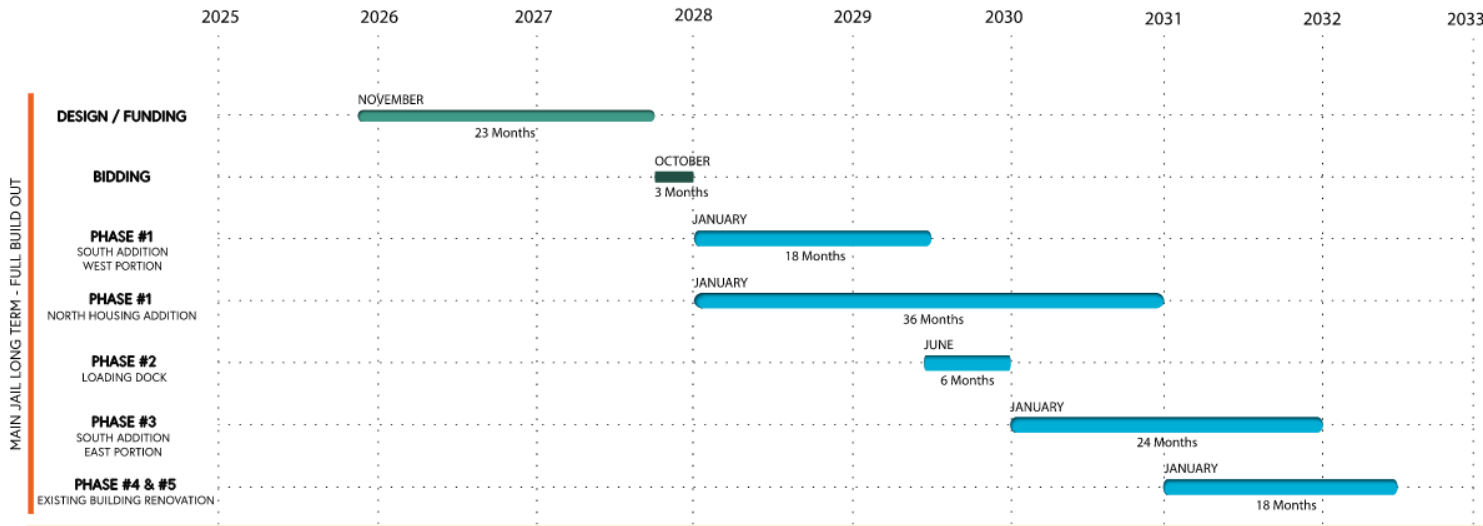


# Full Jail Renovation and Expansion

## PHASE #5 – PROJECT COMPLETION



## PROJECT TIMELINE NOVEMBER 2025 – JUNE 2032



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING  
- GENERAL  
- MENTAL HEALTH  
- ORIENTATION

**TOTAL CONSTRUCTION COST ESTIMATE:**

**\$350,871,000**

**TOTAL PROJECT COST ESTIMATE:**

**\$471,502,000**



# Current Condition and Anticipated Growth – Full

Current Existing Main Jail & JWC Footage:	186,983 GSF
Full Main Jail Programmed Square Footage & JWC Footage:	406,436 GSF

## What we need and what that gives us:

- Orientation Housing (72 hours): 154 Beds
- Acute Mental Health Housing: 74 Beds
- Medical Housing: 20 Beds
- General Population Housing (Exist): 427 Beds
- General Population Housing (New): 192 Beds
- Total Beds (New): 867 Main Jail plus J Pod -64 beds-931 Total
- Medical Clinic
- Superior & District Courtroom: 3 Total
- Improved operational efficiency, safety and security; and Increased access to services and providers
- Centralized & Decentralized Programs, Interview, Counseling, Visitation, Recreation
- Covered Vehicle Sally Port & Booking with 2 drive lanes and 6 law enforcement vehicles

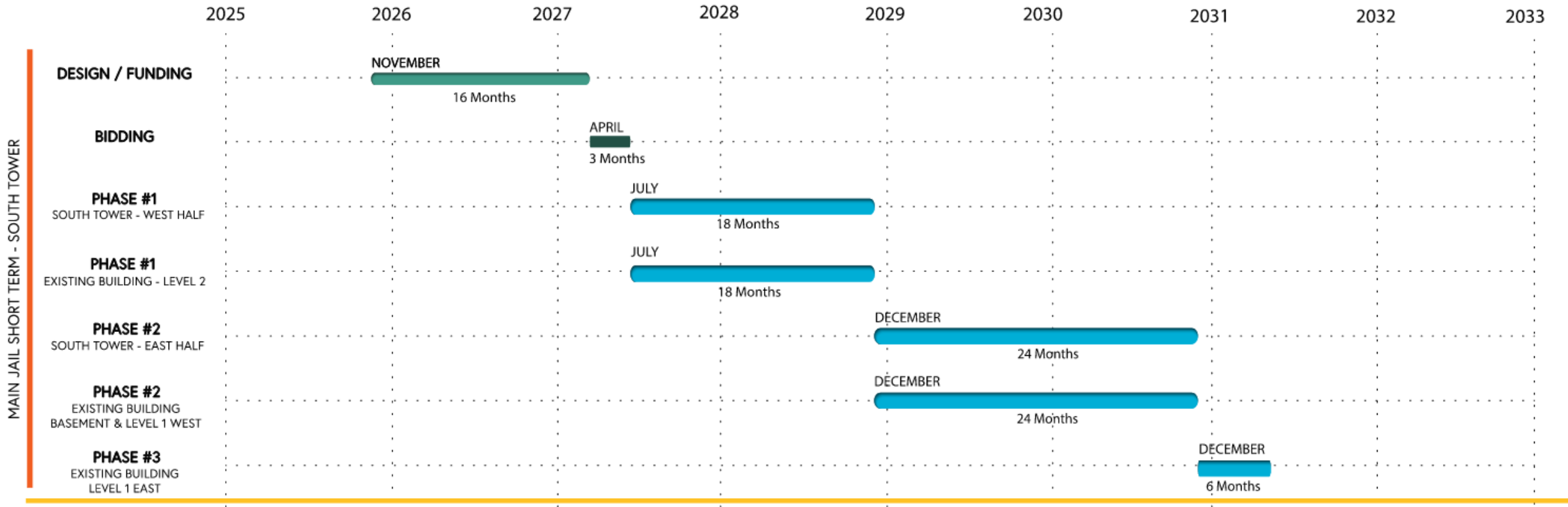


# Cost Estimate & Financials – Full Jail Renovation and Expansion

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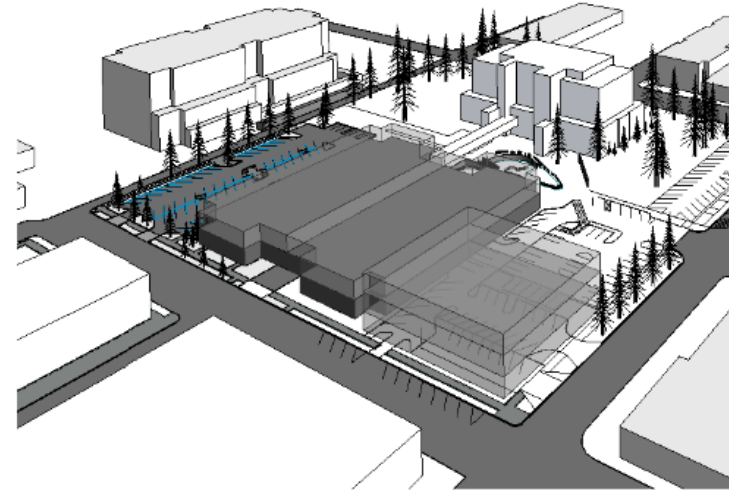
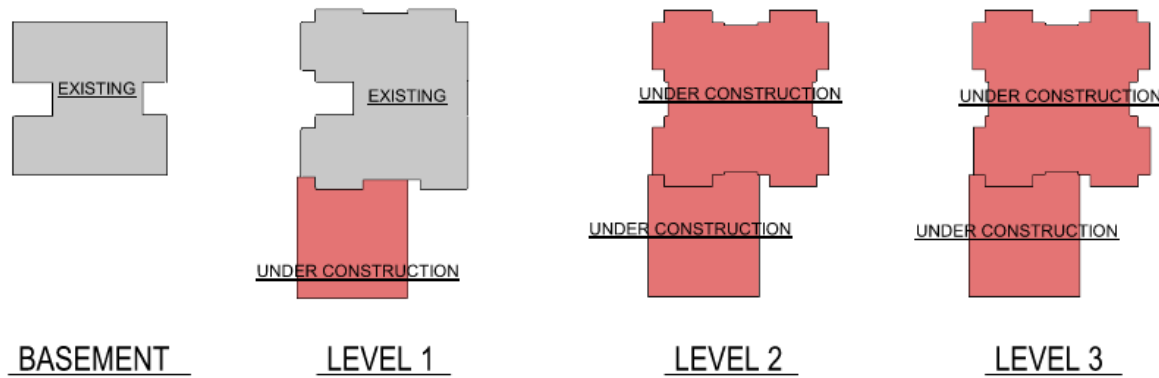
Renovation Construction Estimate:	\$122,868,000
<u>Expansion Construction Estimate:</u>	<u>\$228,003,000</u>
Total Construction Estimate:	\$350,871,000
A&E Predesign: Phase 1: Main Jail	\$ 495,000
A&E Design Phase 2: Main Jail	\$20,612,000
A&E Construction Phase 3: Main Jail	\$ 9,267,000
Owner Change Order / Unforeseen Conditions Allowance (8%):	\$28,319,000
Washington State & County Taxes (8.7%):	\$34,156,000
Furniture, Fixtures and Equipment (FF&E) Items:	\$10,280,000 (Assumed)
Hazardous Materials Abatement:	\$ 3,113,000 (Assumed)
Owner Construction Special Inspection & Testing & Commissioning:	\$ 3,251,000
Owner Direct Expenses (Utility Connection Fees, Building Permit Fees, Land Use Permit Fees, Plan Check Fees, Performance Bonds, Builders Risk Insurance,...):	<u>\$11,138,000</u>
<b>TOTAL:</b>	<b>\$471,502,000</b>

# Phasing & Schedule – Partial Jail Renovation and Expansion

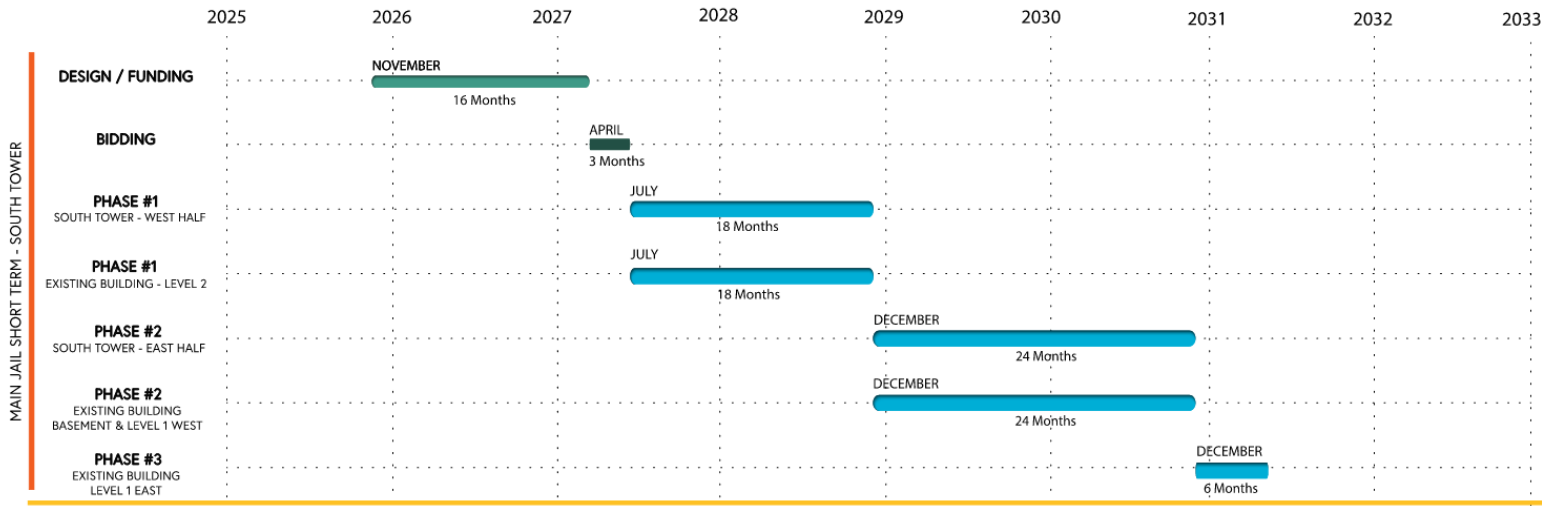


# Partial Jail Renovation and Expansion

PHASE #1 – SOUTH TOWER ADDITION – WEST HALF AND (E) BUILDING – LEVEL 2 BY QUADRANTS



PROJECT TIMELINE NOVEMBER 2025 – MAY 2031



3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING  
- GENERAL  
- MENTAL HEALTH  
- ORIENTATION

PHASE CONSTRUCTION COST ESTIMATE:

**\$ 96,001,000**

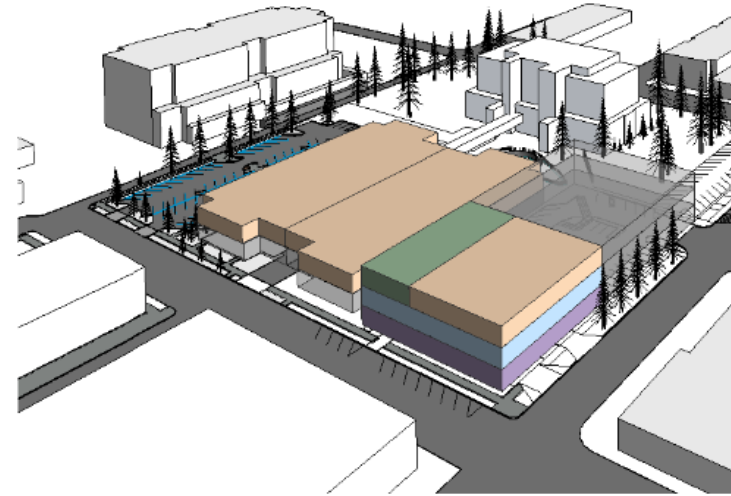
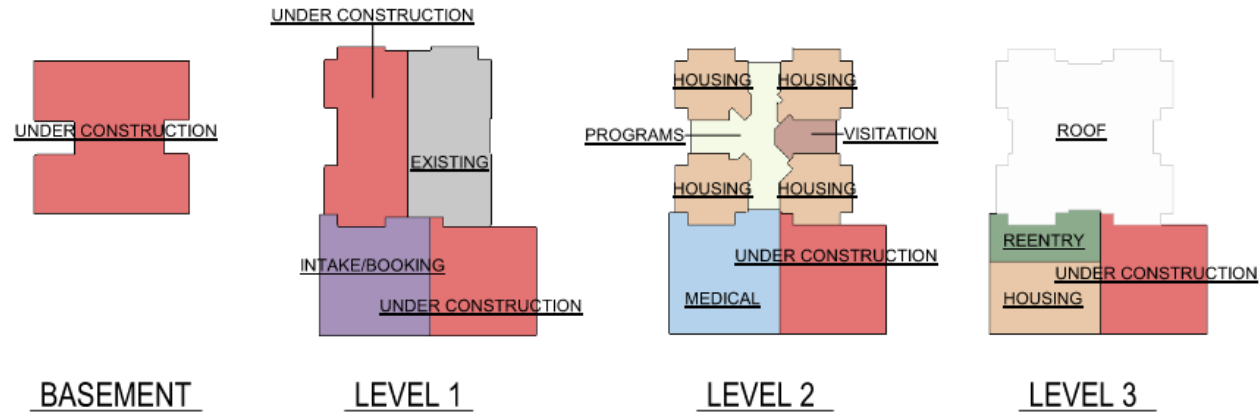
PHASE PROJECT COST ESTIMATE:

**\$145,097,241**

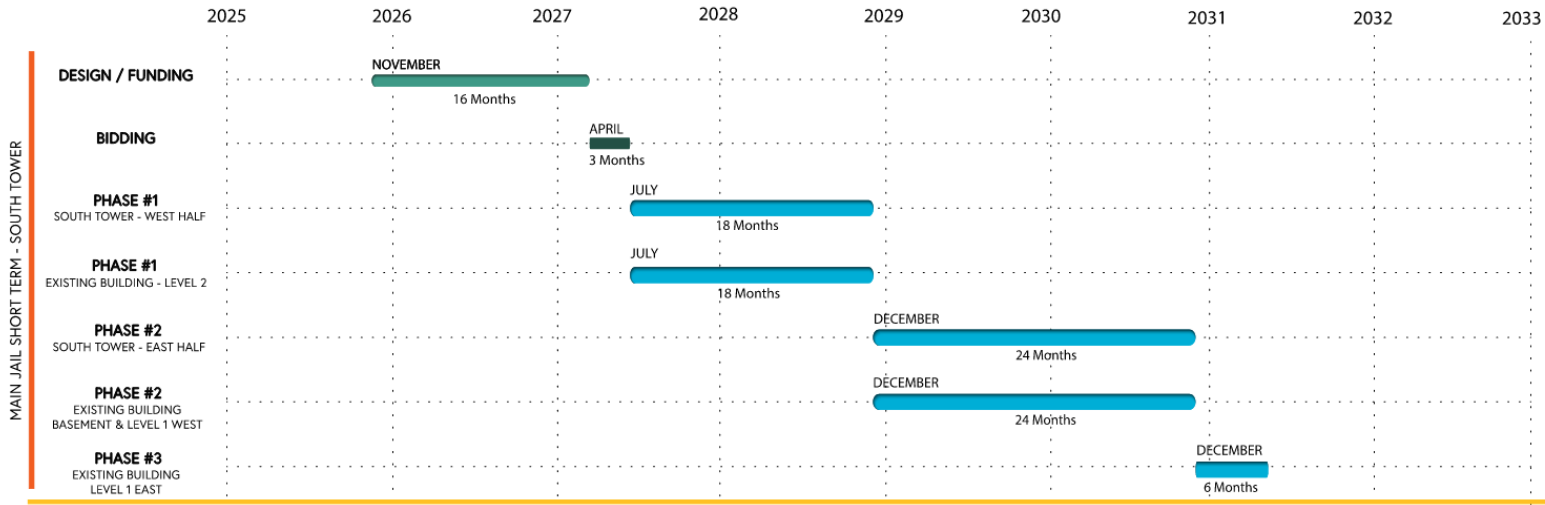


# Partial Jail Renovation and Expansion

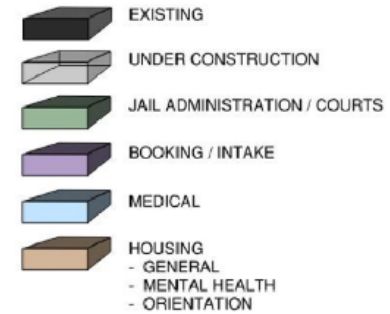
PHASE #2 – SOUTH TOWER ADDITION – EAST HALF AND (E) BUILDING – BASEMENT & WEST HALF OF LEVEL 1



PROJECT TIMELINE NOVEMBER 2025 – MAY 2031



3D MASSING LEGEND



PHASE CONSTRUCTION COST ESTIMATE:

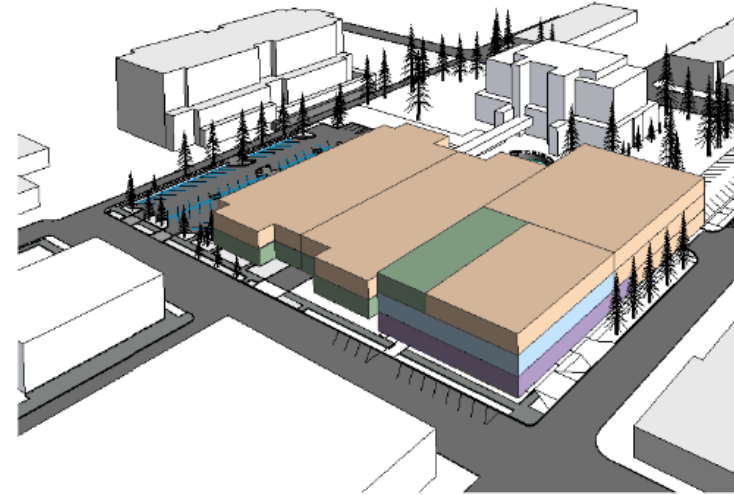
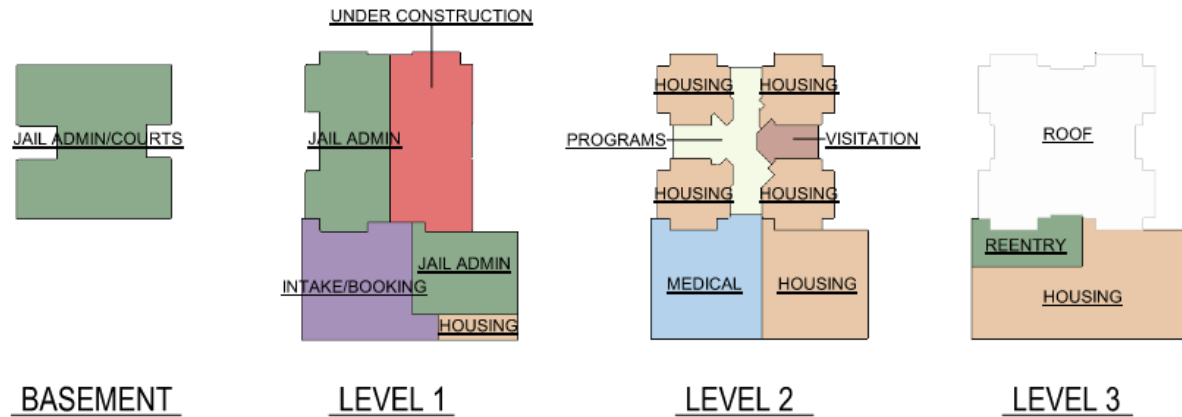
**\$123,457,000**

PHASE PROJECT COST ESTIMATE:

**\$159,848,454**

# Partial Jail Renovation and Expansion

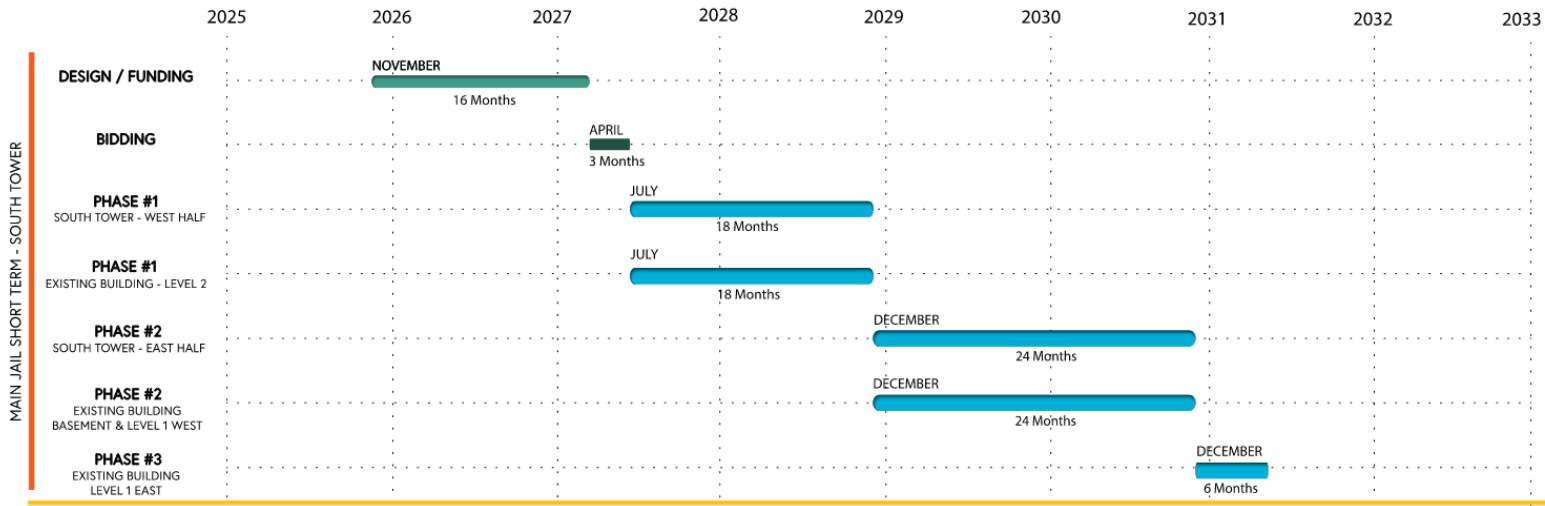
## PHASE #3 – (E) BUILDING – EAST HALF OF LEVEL 1



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING  
- GENERAL  
- MENTAL HEALTH  
- ORIENTATION

## PROJECT TIMELINE NOVEMBER 2025 – MAY 2031



**PHASE CONSTRUCTION COST ESTIMATE:**

**\$19,216,000**

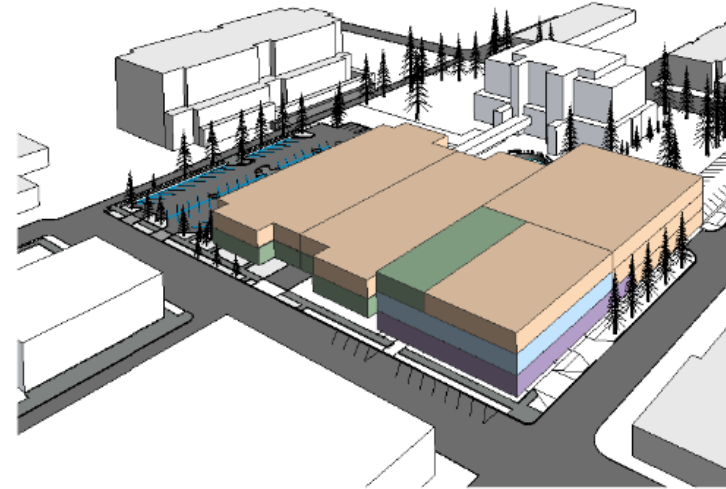
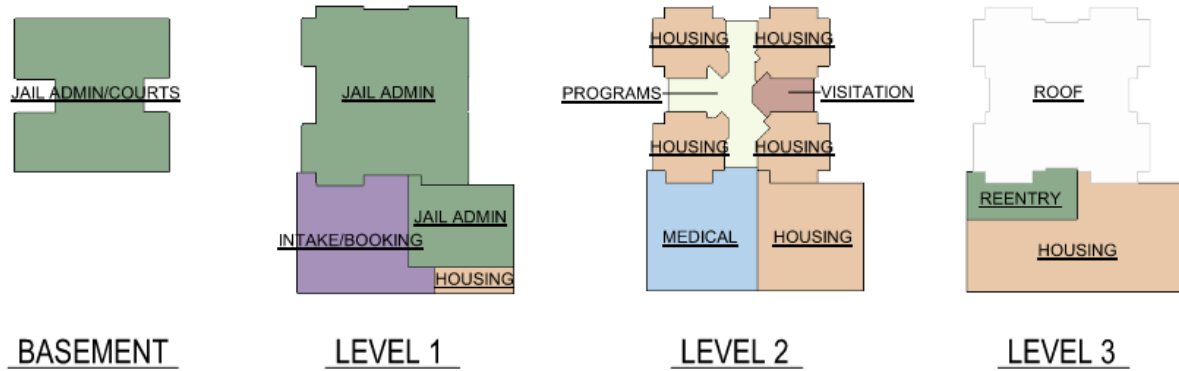
**PHASE PROJECT COST ESTIMATE:**

**\$24,880,306**



# Partial Jail Renovation and Expansion

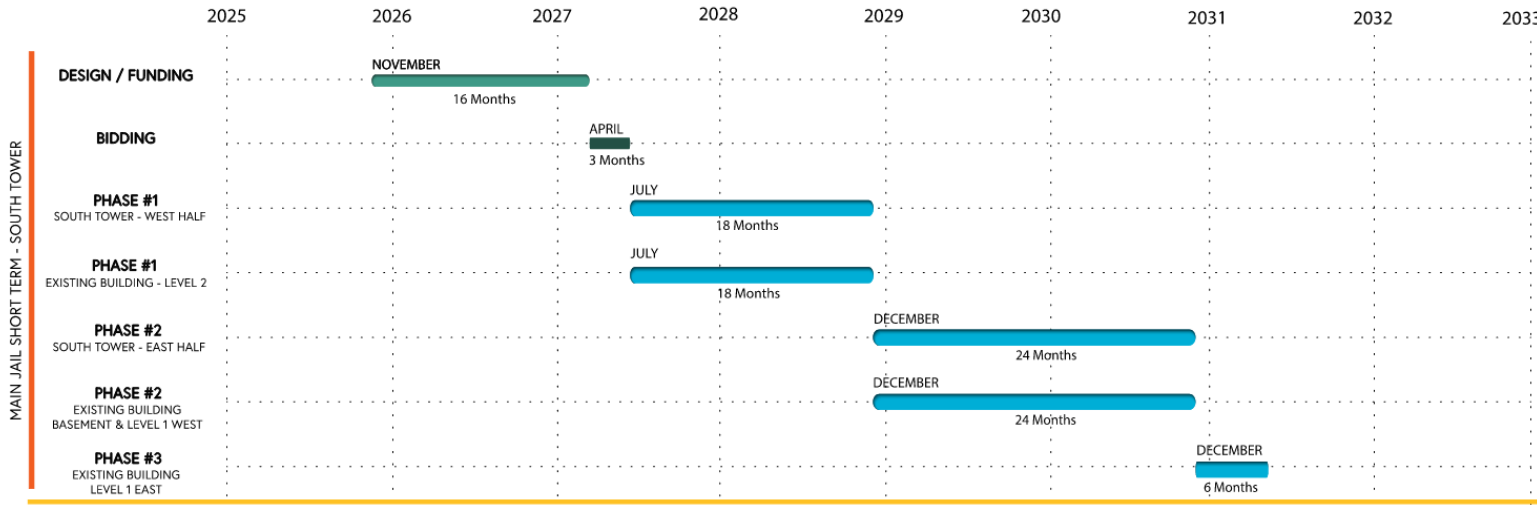
## PHASE #4 – PROJECT COMPLETION



### 3D MASSING LEGEND

- EXISTING
- UNDER CONSTRUCTION
- JAIL ADMINISTRATION / COURTS
- BOOKING / INTAKE
- MEDICAL
- HOUSING  
- GENERAL  
- MENTAL HEALTH  
- ORIENTATION

## PROJECT TIMELINE NOVEMBER 2025 – MAY 2031



**TOTAL CONSTRUCTION COST ESTIMATE:**

**\$238,674,000**

**PHASE PROJECT COST ESTIMATE:**

**\$329,826,000**



# Current Condition and Anticipated Growth – Partial

Current Existing Main Jail & JWC Footage:

186,983 GSF

Full Main Jail Programmed Square Footage & JWC Footage:

314,149 GSF

## What we need and what that gives us:

- Orientation Housing (72 hours): 154 Beds
- Acute Mental Health Housing: 74 Beds
- Medical Housing: 20 Beds
- General Population Housing (Exist): 427 Beds
- Medical Clinic
- Superior & District Courtroom: 3 Total
- Improved operational efficiency, safety and security; and Increased access to services and providers
- Centralized & Decentralized Programs, Interview, Counseling, Visitation, Recreation
- Covered Vehicle Sally Port & Booking to simultaneously supporting 2 drive lanes and 6 law enforcement vehicles

PARTIAL MAIN JAIL EXPANSION	
Housing Type	Bed Count
Orientation Housing	154
Mental Health Housing	74
General Population: Single Beds	19
General Population: Double Beds	296
General Population: Quad Beds	0
General Population: Mini Dorm 8-beds	0
Dormitory	112
Medical Housing	20
<b>Total Bed Count</b>	<b>675</b>
JWC J-POD Housing	64
<b>Total Bed Count including J-POD</b>	<b>739</b>

# Cost Estimate & Financials-Partial

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Renovation Construction Estimate:	\$112,427,000
<u>Expansion Construction Estimate:</u>	<u>\$126,247,000</u>
Total Construction Estimate:	\$238,674,000

A&E Predesign: Phase 1: Main Jail	\$ 495,000
A&E Design Phase 2: Main Jail	\$ 20,302,955
A&E Construction Phase 3: Main Jail	\$ 9,127,855
Owner Change Order / Unforeseen Conditions Allowance (8%):	\$ 19,264,000
Washington State & County Taxes (8.7%):	\$ 23,220,000
Furniture, Fixtures and Equipment (FF&E) Items:	\$ 6,836,000 (Assumed)
Hazardous Materials Abatement:	\$ 2,117,000 (Assumed)
Owner Construction Special Inspection & Testing & Commissioning:	\$ 2,212,000
Owner Direct Expenses (Utility Connection Fees, Building Permit Fees, Land Use Permit Fees, Plan Check Fees, Performance Bonds, Builders Risk Insurance,...):	<u>\$ 7,577,000</u>
<b>TOTAL:</b>	<b>\$329,826,000</b>



# Questions from Council



# Facilities Maintenance and Operation Cost (M&O)

<u>Current Square Footage (Sq. Ft.)</u>		<u>Partial– New Jail Estimated Sq. Ft.</u>		<u>Full– New Jail Estimated Sq. Ft</u>	
Main Jail	138,523 sq. ft.	Main Jail	253,057 sq. ft.	Main Jail	345,344 sq. ft.
Jail Work Center	48,460 sq. ft.	Jail Work Center	61,092 sq. ft.	Jail Work Center	61,092 sq. ft.
Total:	186,983 sq. ft.	Total	314,149 sq. ft.	Total	406,436 sq. ft.

## Maintenance and Operation Cost (M&O)-Actuals\*

	<u>Main Jail M&amp;O</u>	<u>Jail Work Center M&amp;O**</u>
2024	\$903,000	\$409,000
2023	\$790,000	\$422,000
2022	\$774,000	\$282,000
2021	\$743,000	\$331,000
2020	\$831,000	\$347,000
2019	\$680,000	\$266,000

## Estimated Future Maintenance and Operation Cost (M&O)\*

	<u>Main Total Jail M&amp;O</u>	<u>Jail Work Center M&amp;O**</u>
Partial	\$1,650,000	\$516,000
Full	\$2,251,000	\$516,000

<u>Project Cost above normal M&amp;O</u>	<u>2019-2024**</u>
PRJ0000008 Jail Security and Fire/Duct System	\$ 1,861,000
PRJ000044 182823 2018-2019 Jail Suicide Mitigation Project	\$ 34,000
PRJ0000593 Jail Detention Door Repair	\$ 132,000
PRJ0000594 Corrections Center Chiller Replacement	\$ 405,000
PRJ0000781 Sheriff's metal bunk bed replacement	\$ 360,000
PRJ0001889 Jail Shower and Plumbing Repairs	\$ 413,000
PRJ0002079 Jail Loading Dock Grill Replacement	\$ 31,000
PRJ0002344 Jail Covid Barrier Upgrades	\$ 265,000
PRJ0002581 County Building Roof Cleaning	\$ 17,000
	\$ 3,518,000

<u>Jail Work Center Project cost above normal M&amp;O</u>	<u>2019-2024**</u>
PRJ0001121 Jail Work Center - Roof Replacements	\$ 335,000
Kitchen equipment purchases	\$ 10,000
PRJ0002737 Jail Work Center Remodel	\$ 337,000
PRJ0002968 JWC Heater Exchanger Repair	\$ 17,200
PRJ0003106 Replace Steam Kettles	\$ 116,000
PRJ0003109 Purchase of Three New Tilting Skillets	\$ 100,000
	\$ 915,200

\*All numbers have been rounded to the nearest thousand

\*\*Lifeline Crisis Stabilization building is included in these cost and we do collect revenue from them.





# Clark County Jail Services

## Operational Growth and Costs



# Determining Ongoing Operational Costs

Unit of Measurement	Definition	Example of an Applicable Cost
Per inmate	Per individual incarcerated person	Cost of medication for a specific inmate
Per bed count	Per literal jail bed	Cost of an inmate mattress
Per staff	Per individual employee	Corrections officer salary
		1 post = 4 corrections officers*
Per post	A required work location* *may vary by time of day	2 staff required per 24-hours, 4 staff for both sides of the 4 days on 4 days off rolling schedule plus relief factor  *may vary by specific post
Per square foot	Cost to operate an area of the building	Cost of electricity
One time cost	Cost which occurs once	Purchasing a computer for a new jail records support specialist
Onboarding cost	Cost related to hiring a new staff person	Uniform and equipment to send a corrections officer to the state required training academy



# Areas of Required Growth

	Current	Preparation	Partial Phase 2	Full Phase 3	Function
J Pod	NA	+8	NA	NA	Increases beds, allows for additional capacity during remodel of Main Jail
Increase jail operational staff	<b>160</b>	+10 (170)	+69 (239)	+102 (272)	Provides security for Main Jail facility, adds specialized posts to new housing areas
Increase support services staff	<b>23</b>	+15 (38)	+8 (46)	+8 (54)	Maintain records, administrative support and commissary for increased inmates
Increase jail industries staff	<b>21</b>	0 (21)	+8 (29)	+5 (34)	Maintain food, laundry and logistics for increased inmates
Increase jail program staff	<b>22</b>	12 (34)	+4 (38)	+7 (45)	Facilitate Reentry, MOUD and other voluntary inmate programs



# Ongoing Jail Operations Growth

## Current Jail Operations

491 Main Jail beds  
236 Employees  
70 Main Jail posts

**186,983 square ft**

## Preparation 2025-2026

491 Main Jail beds  
+53 H-Pod beds  
+64 J-Pod beds  
236 Employees  
70 Main Jail posts  
28 H/J-Pod posts

**199,634 square ft**

## Partial Phase 2027-2030

675 Main Jail beds  
+64 J-Pod beds  
370 Employees (+134)  
140 Main Jail posts  
16 J-Pod posts

**314,143 square ft**

## Full Phase 2030-2032

867 Main Jail beds  
+64 J- Pod beds

414 Employees (+178)  
178 Main Jail posts  
16 J- Pod posts

**406,436 square ft**



# Ongoing Jail Operational Costs

## Current Jail Operations

491 Main Jail beds  
+53 H-Pod beds  
+64 J-Pod beds

70 Main Jail posts  
16 H-Pod posts  
24 J- Pod posts

Annual Budget  
\$40,995,664

## Partial Phase 2028-2030

675 Main Jail beds  
+64 J-Pod beds  
140 Main Jail posts  
16 J Pod posts

Additional annual  
budget: \$26,268,327

Est. annual budget:  
\$69,670,379  
(1x cost:\$2,406,388)

## Full Phase 2031-2033

867 Main Jail beds  
+64 J- Pod beds  
178 Main Jail posts  
16 J Pod posts

Additional annual  
budget:\$36,324,182

Est. annual Budget  
\$77,319,846  
(1x cost:\$3,003,200)

# Questions from Council





# Clark County Law & Justice Bed Capacity & Renovations Project Funding & Financial Considerations

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Work Session

Clark County Finance Team

February 12, 2025



# Clark County Finance Team

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**Chair:** County Manager

**Members:** Deputy County Manager, Budget Director, Finance Director, Chief Deputy Treasurer, and Human Resources Director

**The team provides:**

- Analytical support to the County Manager and evaluates the impacts of financial policies, cash flows, debt issuances, and budget requests.
- Input to the County Manager to facilitate countywide projects and conversations.

Additional resources include legal and department experts in an effort to recommend holistic solutions.



# Clark County Capital Policy & Guidelines

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The County Council (formerly the Board of County Commissioners) first adopted the [Fiscal Policy Plan](#) in 1982, with amendments made on August 2, 1994. The Plan outlines 17 fiscal policies that guide the prudent management of the County's finances, four of which specifically address capital.

- Clark County will maintain and replace capital facilities and equipment as needed.
- Clark County will establish reserve funds for unforeseen events, covering:  
1) emergencies; 2) unexpected service needs; 3) cash flow; and 4) capital replacements.
- Capital improvements should provide sufficient benefits relative to their costs, either through economic or social value or cost-benefit analysis.
- Clark County will create multi-year capital improvement plans for future major expenditures.



# Funding Capital Projects – Critical Questions

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*What can we afford?*

*How can we pay for it using our allowable fund sources?*

*Do we need new sources of funding?*

*Who should pay for it, those using it now or in the future?*

*What is the project timeline?*



# Capital Assets & Funding Capital Projects

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Key capital planning recommendations from the Finance Team :

- Fund projects through to **completion**.
- Ensure **sustainability** and **solvency** of project funding sources.
- Assign the most restrictive fund sources allowable to ensure the highest and best use of County funds.
  - Preserve the County's flexible funding to the greatest extent possible.
- **Calculate** and **plan** for ongoing operations and maintenance, staffing changes, and **future** major maintenance or replacement costs.



# Current Jail Capital Projects Funding

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- Case-by-case basis with one-time General Fund or REET allocations.
  - FY 2024 jail capital projects total: \$1.2 million
  - FY 2025: No new projects, awaiting decision on major renovations
- The current jail was planned in the early 1980's. Washington State funded a significant amount of jail construction through authorized state bonds.
  - Total cost: \$15.4 million (\$10.0 million state, \$5.4 million county bonds)
- Jail bed day revenue billed to cities for misdemeanants to support operations. These funds **do not support capital projects.**
  - FY2024 revenue total approximately : \$3.0 million



# Full Jail Renovation and Expansion

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## Cost Estimate & Financials

Renovation Estimate	\$165,110,561
Expansion Estimate	<u>\$306,391,439</u>
<b>Total</b>	<b>\$471,502,000</b>

## Cost by Phase

Phase 1 Booking, Intake, North Addition	\$210,321,910
Phase 2 Loading Dock, Completion North Addition	\$ 2,436,365
Phase 3 South Addition	\$101,931,953
Phase 4 Existing Building Renovation	<u>\$156,811,773</u>
<b>Total Project Cost</b>	<b>\$471,502,000</b>

## Scope and Requirements

- Bed Capacity: 867 Beds
- Design-Bid-Build Project Delivery
- Jail Work Center Expansion Complete Prior to Start
- Multi-Phase Construction
- Jail Remains Operational Throughout Construction
- Loading Dock & Vehicle Sallyport Key Components



# Simple Debt Structure Example

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For the purposes of this presentation, we have assumed a somewhat simple debt structure as an example, a 30-year term and a 4.0%\* interest rate. The amounts presented are for discussion purposes only.

Each \$100.0 million in debt would require an annual payment of approximately \$5.73 million.

\$100.0 million	\$ 5.73 million
\$200.0 million	\$11.46 million
\$300.0 million	\$17.19 million
\$400.0 million	\$22.92 million
\$500.0 million	\$28.65 million

*\*Interest rate to be determined at issuance. Debt service will fluctuate accordingly.*





# Funding Sources Overview

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The County does not have an existing funding source(s) with sufficient resources to cover the project, in whole or in part. Financing will likely be required, and a combination of funding sources may be needed to cover debt service. Below is a summary of funding options:

## Voted revenues

*(e.g. additional Public Safety Sales Tax, Criminal Justice Juvenile Detention Tax, General Levy Lid Lift, UTGO bond)*

## Federal and state funds

## Grants

## Road Levy Shift

## Partnerships

*both public and private*

## Additional revenues from cities



# Capital Project Funding Sources

Voter-approved (unlimited tax) general obligation bonds are one source of capital funding.

Unlimited Tax General Obligation (UTGO) Bonds							
Revenue stream	Distribution	Rate ranges	Eligible jail use	Length	New approval required?	Annual county revenue	Important considerations
New excess property tax levy, unlimited as to rate or amount	100% to county	This would result in an estimated annual impact of \$29 to a median priced home of \$540K for every \$100 million of bonded debt. Actual impacts will be determined at time of debt issuance.	Bond proceeds: Planning / Construction  Property tax revenues may only be used to pay debt service on bonds	Bond term (typically <30 years; state law limits bond term to 40 years)	Must be approved by 60% of the voters countywide. If not placed on a general election ballot the voter turnout must be equal to at least 40% of voters in the most recent general election.	Any amount to cover bond payments  Stable revenue source.	The deadline for a general election ballot is August.



# Capital Project Funding Sources

Other revenue sources may be used to pay planning/construction costs directly or support debt service on limited tax (non-voted, or councilmanic) general obligation (LTGO) bonds. Unlike UTGO bonds, the following revenue streams may vary with future economic conditions.

Capital Funding Sources Only							
Revenue stream	Distribution	Rate ranges	Eligible jail use	Length	New approval required?	Annual county revenue	Important considerations
Real Estate Excise Tax (REET) I	100% to county	0.25 percent in unincorporated area	Planning, construction, and debt service on LTGO bonds	Flexible	Existing revenue source / Council appropriation needed.	Dedicated to debt service and capital county needs. Starting in 2027, \$4.0M available annually.	County's primary source for major maintenance and small capital projects. Committing 100% of available revenue to the jail would limit our ability to upkeep other county facilities.



# Capital and Operational Funding Sources

## Capital and Operational Funding Sources

Revenue stream	Distribution	Rate ranges	Eligible jail use	Length	New approval required?	Annual county revenue	Important considerations
Road levy shift with Real Estate Excise Tax (REET) II backfill	100% to county	0.25 percent in unincorporated area	Planning, construction, and operations	Flexible	Existing revenue source / Council appropriation needed.	Up to \$4 million forecasted backfill capacity.	Places additional burden on REET II funding and would also be disproportionately burdensome to unincorporated taxpayers.
Juvenile detention facilities and jails sales tax	100% to county	RCW 82.14.350 - 0.1 percent countywide sales tax	Operations and planning/ construction	Permanent	Simple majority voter approval of a countywide vote, no ballot restrictions.	Approximately \$13.0 million annually.	Optimal funding source for partial debt service, or ongoing facilities operations and personnel.
Public safety sales tax	60% to county, 40% to cities on a per capita basis	No more than 0.3 percent in counties and 0.1 percent in cities, not to exceed 0.3 percent combined. <b><u>0.2 percent is still available to enact</u></b>	Operations and planning/ construction	Permanent	Simple majority voter approval, only allowed on primary or general election ballot, special elections not allowed.	County to receive \$7.8 million for every tenth of one percent or up to \$15.6 million. Cities to receive \$5.2 million for every tenth of one percent or up to \$10.4 million.	Optimal funding source for partial debt service, or ongoing facilities operations and personnel.  Potential revenue sharing with cities.



# Capital and Operational Funding Sources

Capital and Operational Funding Sources							
Revenue stream	Distribution	Rate ranges	Eligible jail use	Length	New approval required?	Annual county revenue	Additional considerations
County General Levy Lid Lift up to \$1.80 per \$1,000 of taxable AV	100% to county	The County's 2025 levy is approximately \$.75. At present, the available remaining levy capacity is \$1.05. These amounts fluctuate annually.	Operations and planning / construction	Temporary or permanent	Majority voter approval.	Each \$.10 of a levy lid lift would generate \$10.7M of revenue annually. This would result in a \$54 annual impact to a median priced home of \$540K.	There are statutory limitations on the length of time a lid lift may be used for debt service.  There are several factors that can impact the revenue generated including assessed valuations from year to year.
County General Levy Lid Lift up to \$2.475 per \$1,000 of taxable AV *County General + Road Levy may not exceed \$4.05 per \$1,000.	100% to county	Up to \$1.725 per \$1,000 of taxable assessed value. These amounts fluctuate annually.	Operations and planning / construction	Temporary or permanent	Majority voter approval.	See above notes.	This would be above and beyond the options for the levy lid lift option above and could impact the Road Levy.



# Additional Expense Considerations

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Ongoing facility operations and maintenance costs are estimated at up to \$1.5M per year depending on approved project.

- These estimates **are not** included in the capital cost estimates and **do not** include additional ongoing costs for personnel, supplies and services needed to operate the jail.
- Additional new ongoing funding will be needed to cover these expenses.



# Recommendations

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1. Pursuant to Council Policy, new capital projects should not be started until operating and maintenance funding is available.
2. Delay spending on main jail project until funding is determined and secured. Discuss timing with the Steering Committee.
3. Authorize the Finance Team to proceed to work with the County's Financial Advisor to explore Council's direction for funding options, both capital and operations.



# Questions from Council & Next Steps

*The Finance Team will be available to help with funding considerations and analysis as the Council considers next steps in this process.*





# Recap

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Jail Predesign & Needs Report Delivered on February 10, 2025

Jail Work Center Expansion (JWC) 64 Bed Facility – Out to Bid March 2025

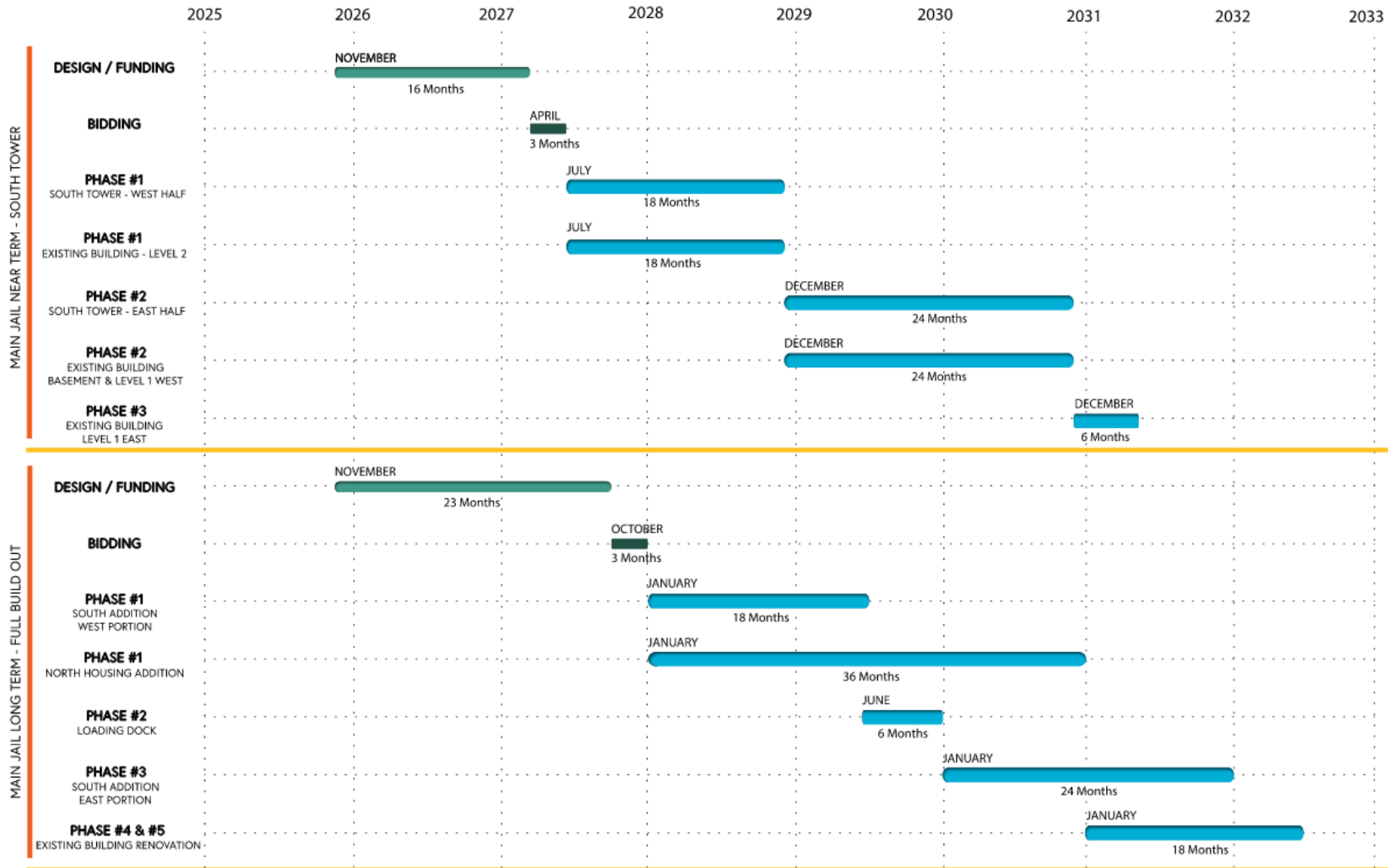
Determination of Funding Source- 2025

Jail Remodel & Expansion Schematic Design Kick-off

Includes Schematic Design / Design Development / Contract Documents Fee &  
Scope Proposal - To be determined

# Phasing & Schedule – Full & Partial Comparison

## PROJECT TIME PLAN-DESIGN BID BUILD



# Cost Estimate & Financials – Full & Partial Term Comparison

	<u>FULL TERM</u>	<u>PARTIAL TERM</u>
Renovation Construction Estimate:	\$122,868,000	\$112,427,000
Expansion Construction Estimate:	\$228,003,000	\$126,247,000
<b>Total Construction Estimate:</b>	<b>\$350,871,000</b>	<b>\$238,674,000</b>
	<u>FULL TERM</u>	<u>PARTIAL TERM</u>
A&E Predesign: Phase 1: Main Jail	\$ 495,000	\$495,000
A&E Design Phase 2: Main Jail	\$ 20,612,000	\$20,303,000
A&E Construction Phase 3: Main Jail	\$ 9,267,000	\$9,128,000
Owner Change Order / Unforeseen Conditions Allowance (8%):	\$ 28,319,000	\$19,264,000
Washington State & County Taxes (8.7%):	\$ 34,156,000	\$23,220,000
Furniture, Fixtures and Equipment (FF&E) Items:	\$ 10,280,000	\$6,836,000
Hazardous Materials Abatement:	\$ 3,113,000	\$2,117,000
Owner Construction Special Inspection & Testing & Commissioning:	\$ 3,251,000	\$2,212,000
Owner Direct Expenses (Utility Connection Fees, Building Permit Fees, Land Use Permit Fees, Plan Check Fees, Performance Bonds, Builders Risk Insurance,...):	\$ 11,138,000	\$ 7,577,000
<b>TOTAL:</b>	<b>\$471,502,000</b>	<b>\$329,826,000</b>

# Questions from Council

