

Executive Summary

Project History:

On April 15, 2008 the Detention Services project completed the initial Essential Public Facility (EPF) siting process, having defined the Jail as an essential public facility by RCW 47.06.140. The EPF is based on three primary criteria for assessment, these include:

- Functional Analysis which evaluates the functionality or the site's capability to meet the basic criteria for the proposed EPF. In this stage ten sites are under evaluation.
- Qualitative Analysis which is a more qualitative evaluation and examination of political, economic, legal, and social impacts of the EPF, as well as the extent of the public need for the facility. In this stage the ten sites from the Functional Analysis are still under review.
- Weighted Analysis which is a reflection of the weighted values that were assigned to the various functional and qualitative criteria based on how important each criterion is to the community. At the end of this process, all sites are ranked by their combined score and the top three preferred sites are presented to the Board of County Commissioners.

Having completed the above process in 2008, the Board of County Commissioners (BoCC) had three sites to select from, they were:

1. Spokane County Campus Site – receiving a score of 287
2. Medical Lake Interchange Site – receiving a score of 263
3. Tschirley – Spokane Industrial Park Site – receiving a score of 262

At the conclusion of the board's evaluation, they selected the Spokane County Campus as the preferred site for the new jail. The BoCC ranking and site selection is advisory to but not binding on the applicant.

The Detention Services Project is unique in the respect that the BoCC is not only the hearing authority on the Essential Public Facility siting process but is also tasked with maintaining a local jail. The BoCC is essentially the owner of the essential public facility; in this case, the jail. This forces them to weigh in on the cost of construction and the ongoing operational costs. The BoCC will not only select the preferred site but they will also determine the type and cost of the project as it applies to the particular site.

In April 2008, the BoCC did select the Spokane County Campus as the preferred site. However, the Draft Master Plan for the project, including the costs of construction and operational dollars was not completed until July 2008. The Draft Master Plan revealed a construction cost of \$265 million and an increase of \$8 million in operational costs. The increase of operational costs was attributed to the plan for building a vertical facility, a design that allows for direct supervision. Sheriff Ozzie Knezovich felt that the project exceeded the public limits of acceptance and tasked the Detention Services Team to

reduce primarily the operational costs and secondly the construction design. From July 2008 to September 2009 the team shifted from a direct supervision jail to indirect supervision jail and modified the design to increase supervision ratios. This redesign netted over a \$7 Million dollar reduction in proposed operational costs. Secondly, the team explored a horizontal building design in an urban setting over the preferred site which required a vertical building design. The team discovered additional savings that could be passed on to the taxpayers of Spokane County. In summary, the following prompted the team to request a second EPF process:

- The cost of a vertical structure located on the Spokane County Campus would cost \$265 million
- The cost of a horizontal structure in a urban setting would cost \$229 million
- The horizontal structure afforded more flexibility and less costly addition alternatives. A pod or housing unit that can accommodate 265 beds could be built when needed verses having to build an entire tower. This research revealed an additional \$40 million savings in a phase two scenario.

Presently:

In October 2009 the Detention Services Team approached the BoCC with the aforementioned savings and asked that the EPF process be reopened in order to evaluate the team's research. Based on this presented material, the BoCC reopened a new EPF.

The present EPF process is again ready for presentation of the weighted analysis to the BoCC and to request consideration, for one of the top three sites. These sites are:

- Spokane County Campus – receiving a score of 259 / supports a vertical facility design
- Gravel Pit, Sprague and Russell – receiving a score of 254 / supports a horizontal facility design
- Medical Lake Interchange – receiving a score of 245 / supports a horizontal facility design

On April 20, 2010, a workshop to explore actual cost scenarios will be held for the Spokane Board of County Commissioners. At the workshop the Commissioners will be presented with the EPF outcome and a list of three potential sites. The board will exercise their legislative authority to listen to the EPF process before moving on to their ownership responsibilities. Though the two are not mutually exclusive, the BoCC will consider them separately for the purpose of this workshop. A Public hearing is scheduled for May 12, 2010. Public testimony will be heard at this time.

At the conclusion of the workshop, the Detention Services team will have presented the top three sites and the cost of building either a vertical or horizontal on the sites. The Board will then meet to deliberate the cost savings of building horizontal versus vertical, along with the financial impact of each scenario and the potential savings in operational cost.