

EXCERPT

DES MOINES CITY COUNCIL MINUTES

April 3, 2008

Jail Feasibility Study & Interlocal Agreement Concepts

City Manager Piasecki introduced Penny Bartley, Jail Manager for the City of Renton, who will brief Council on where the south end cities are at in looking at solving our jail problems.

Ms. Bartley presented the following information:

Insufficient Jail capacity in South King County

- King County Jails are unable to continue to meet our need for misdemeanor beds

Options

- Continue to compete with other agencies for the limited available bed space - very expensive, little control
- Build Regional or sub-regional jails

In order to meet our 2012 deadline, we must be moving forward now

She advised that the King County Jail contract expires in 2012 and the contract with Yakima County for 440 beds expires in 2010. She noted that in 2006 the cities collectively hired Ricci-Greene to develop a long term feasibility study. She noted that all of the cities need 1,440 beds by the year 2026 to accommodate needs (this includes 37 cities, except for the cities of Kent and Enumclaw). Of those 1,440 beds, 700 of them are needed in the South King County area (in addition to the beds in Kent Jail). A new feasibility study is being undertaken to determine what are the costs in construction of our own jail. Based on that information, a number of the Valley Com owner cities got together and "SCORE" was created which stands for South Correctional Entity to study building a jail together. She noted keys to success include the following:

- "Full Service Jail" - able to accommodate medical, mental health, and management housing
- A unified transportation system is essential
- A unified court system for first appearances and arraignments is essential
- SCORE must provide better control for agencies than current external jails

She noted the SCORE work team is comprised of the cities of Auburn, Federal Way, Tukwila, Kent, Des Moines and Renton. Potential other cities which might join are Burien, SeaTac, Normandy Park, Covington, Maple Valley, Algona and Pacific. She advised that in 2008 the six potential owner cities are going to spend over \$16 million to buy the jail beds that are currently used, averaging out to almost \$107.00 a day per person in jail. In order to determine if it is feasible financially, a study was conducted regarding six items:

- Jail programming model
- Site description, type of property
- Conceptual design of building
- Staffing formulas
- Operational budgets for construction and operations
- Final cost benefit analysis

She informed Council that based on that study a conservative potential operating budget, based upon 800 beds, would be:

- Daily rate is projected at approximately \$96 per day

- 800 beds @ \$75 per day = \$22,000,000
- Debt service will add approximately \$21 per day
- Debt service is projected for 30 years - 100 year facility
- Daily rate could be off-set by revenue from rented beds, reducing rate by 8%
- Cities are paying an average of \$106.97 per day in 2008 for
 - Local jails
 - King County beds
 - Yakima County beds

She continued the study highlights with the following:

- Construction of 808 bed SCORE facility will cost \$89,922,319 (land acquisition, design & site work, construction, furniture & fixtures)
- SCORE daily rate is \$75 + debt service of \$21 for a total daily rate of \$96 (2008 rate)
- SCORE rates are 86% of projected King County rates at 2013 - including debt services
- SCORE rates are reduced to 73% of projected King County rates in 2020

She noted that the SCORE rate is all-inclusive as follows:

- Approximately 11% (\$10.45) is spent on costs that may not currently be charged to existing jails
 - Utilities
 - Facility maintenance
 - Equipment replacement
 - Vehicle purchase
 - Staff uniforms
 - Liability insurance

In regards to the site characteristics needed Ms. Bartley noted the following:

- The site needs to be a minimum of 13 acres
- With potential for expansion site would need 19 acres
- Assumption is site will be located on the valley floor, potentially requiring "pre-loading" and fill above the proposed new FEMA flood plain
- Costs include pile drive foundation system

She noted that construction financing contains a couple of options:

- Cities could pay capital costs
 - Six equal ownership shares of \$14,987,053
- Create a Public Development Authority
 - SCORE issues the construction bonds
 - Cities do not have to issue the bonds
 - Cities would guarantee the bonds
 - Bond guarantee does not impact cities financing ability

In conclusion, Ms. Bartley noted the next steps are:

- Complete the Feasibility Study
- Commitment from owner cities by June 30
- Establish PDA
- Issue bonds
- Site work, review of wetlands on potential sites, cost about \$15,000
- Begin design work, cost \$3.5 million
- Construction, take about 21 months at \$600,000 per month

Mayor Pro Tem Sherman noted staff needs to know if they should continue to participate in the process - Consensus was yes. Is there a preference of equal or proportional participation - Consensus was a little more time is needed to study.

Councilmember White expressed preference for proportional participation, Councilmember Kaplan felt more time is needed to study and Councilmember Thomasson felt proportional participation does not allow enough future beds and equal participation is too expensive.

City Manager Piasecki noted one situation would be that each member city pays a set amount every month (either equal or proportional), and then at the end of the year we do a reconciliation and if we are sending more people than we are paying for we pay more, and if sending less people we would get a refund.

Ms. Bartley advised that the Finance Director's, City Manager's and Mayor's of the participating cities are also reviewing participation formulas and some are much more complicated.