

**RESOLUTION NO. 13-36**

**AUTHORIZE PURSUING THE RECOMMENDATION OF AD HOC (JAIL) COMMITTEE - 50 BED JAIL (WITH ABILITY FOR FUTURE EXPANSION) AND TO REMODEL EXISTING COURTHOUSE ANNEX INTO A JUSTICE CENTER**

**WHEREAS**, the first Ad Hoc (Jail) Committee was created by the Finance & Personnel Committee on December 3, 2012, and the Ad Hoc Committee provided its Final Report dated June 27, 2013 concluding and recommending as set forth in **Exhibit A**; and

**WHEREAS**, the recommendation of the first Ad Hoc (Jail) Committee was supported by the Law Enforcement Committee (at its meeting on July 17, 2013), and the Building Committee (at its meeting on July 9, 2013); and

**WHEREAS**, the second Ad Hoc Jail Planning Committee was created by the County Board in Resolution 13-14, and thereafter Resolution 13-15 authorized a source of funds for professional consulting services to formally consider the first Ad Hoc (Jail) Committee's recommendations, with the specific mission as follows:

“... with the express duties being to retain the services of an engineering/architectural firm to identify more specific parameters associated with the option recommended by the prior Ad Hoc Committee, as well as to obtain a more solid estimate of cost for that option and to report back to the County board, to identify potential site location alternatives for the Board's consideration, and to assist the County as necessary in its research and analysis.”; and

**WHEREAS**, the second Ad Hoc Jail Planning Committee hired a consultant, identified alternative site locations, and obtained more solid estimates of costs, and provided a Final Report dated January 15, 2014, concluding and recommending as set forth in **Exhibit B**; and

**WHEREAS**, the County has significant ongoing liability issues with the current jail, and it is imperative to address that liability and to move this issue toward resolution; and

**WHEREAS**, some of the future steps in the jail planning process will include, but not be limited to, the following:

- narrowing the alternative site locations,
- obtaining more detailed engineering/architectural plans and specifications, and
- more specifically identifying significant issues (zoning, road access, utility access, etc.)

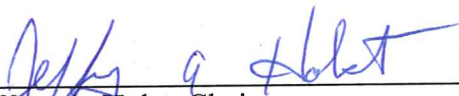
in order to allow the County to make a final decision on the ultimate site location and design specification of the jail (for which a majority vote is required), in order for the County to obtain financial information and bond for the costs, and in order for the County to bid out the project; and

**WHEREAS**, in the future when a final decision is made regarding approving bonding for the ultimate costs of the jail project, for the Board to approve a debt issuance without going to a referendum, statutes require that three-fourths of the members-elect (13 or more) approve the debt issuance and therefore it is important that the Board have unity of purpose at the present time so as to make the best use of future time and resources; and


**WHEREAS**, in order for the above described future steps to be taken, and to further define the direction the County intends to take with the jail issue, it is important to make determinations and provide appropriate direction as to the proposed size and configuration of the jail project.

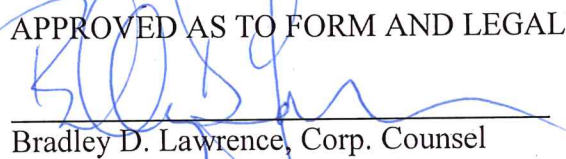
**NOW, THEREFORE BE IT RESOLVED**, by the Pierce County Board of Supervisors that it hereby authorizes pursuing the jail project in the size and configuration recommended by the first Ad Hoc (Jail) Committee as set forth in the attached **Exhibit A**, summarized as a stand-alone building with Sheriff's Department and 50 bed jail with room for future jail expansion, and to remodel the existing Courthouse Annex jail space into a Justice Center, and to allow for consideration of construction of a courthouse at the jail/Sheriff's Department site (and any other associated modification that might become necessary).

Dated this 11<sup>TH</sup> day of March, 2014.

  
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Jeffrey A. Holst, Chair  
Pierce County Board of Supervisors

ATTESTED TO BY:

  
\_\_\_\_\_  
Jamie Feuerhelm, County Clerk

APPROVED AS TO FORM AND LEGALITY BY:  
  
\_\_\_\_\_  
Bradley D. Lawrence, Corp. Counsel

**ADOPTED**

MAR 25 2014

## Exhibit A

**Option 1** – Build a justice center which would house a jail, sheriff department, and all judicial system spaces including courtrooms, district attorney's office, clerk of court, etc. A proposal to build a justice center was before the County Board at the September 12, 2000, meeting, but the action failed to garner the three fourths majority required to pass. As with any new construction, the building can be designed to address the current deficiencies and built to current jail standards, thereby significantly reducing the liability and risk associated with the existing facility. Jail staff could escort inmates to court proceedings without any contact with the public until entering a courtroom, which is optimum for security. This option would easily meet four of the five decision criteria – space, security, liability and risk, and sustainability. However, the cost associated with this option is steep. Based on the June 2012 needs analysis and pro forma done by the DLR Group (attached as Appendix G), a Justice Center with a 110 bed jail and two courtrooms with 106,500 square feet would cost about \$35 million in construction costs. The construction of this project could be phased to make it more affordable, but at a minimum the jail and sheriff department should both be included in the first phase. Depending on how long it would take to get phase two (the courtrooms and other justice related spaces) going, it could be a long time before the security issue surrounding getting inmate/offenders to court in a secure environment would be addressed. Depending on the design of the facility, there may be additional staff required, which would result in increased operating expenses.

**Option 2** – Remodel the existing jail and add on with the additional building footprint within the sidewalks by the current county annex building. The January 21, 2013, report from DLR (attached as Appendix H) addressed a version of this option by remodeling the existing jail with some expansion of the building footprint. The remodel increased the total number of cells from 29 to 38 by adding a total of 22 beds in Huber dorms, but it decreased the number of medium and maximum security cells from 29 to 16. The decrease in medium and maximum security beds will make classification of inmates difficult and will likely increase transportation costs to other county facilities since there would be less space to house inmates in Pierce County. The plan proposes an addition at the south east corner of the jail for a new communication/dispatch area and includes an elevator for transporting inmates to the third floor of the courthouse for court. This plan displaces the Probate office and does not address where that office would relocate and at what cost. According to the jail inspector, who was at the meeting when this plan was presented, the layout was problematic. It is questionable if the Department of Corrections would accept this plan because it may not meet the requirements to be classified as a jail. Instead it might qualify as a holding facility, but the inspector was not sure without further analysis. In addition to the cost to remodel the existing facility and construct an addition to the building, the communications tower at the northwest corner of the building would potentially have to be moved. According to the DLR report, the estimated cost for this version of the option is \$9.2 million and does not address moving the communications tower. This plan improves the

Criterion	Option 1 Justice Center	Option 2 Remodel existing with strategic add on	Option 3 New jail and sheriff department, remodel existing into justice center
Space	Meets	Does not meet	Meets
Security/safety	Meets	Partially meets	Meets
Liability/risk	Meets	Partially meets	Meets
Cost	Does not meet	Meets	Meets
Sustainability	Meets	Does not meet	Meets

## VI. Recommendations and Conclusion

Option 1 meets four of the criteria. It will provide for adequate space, can be designed to address the safety/security issues and liability/risk issues identified by stakeholders and documented in inspection reports. It is sustainable because it would address the needs for the next 40 or more years. However, this option comes with a price tag of \$35 million. Under the pro forma submitted by DLR in June 2012, this plan would require 13 additional staff in the new jail facility and 13 additional staff in dispatch (the pro forma calls for separating jail and dispatch positions), increasing the annual operating budget more than \$850,000 for these new positions. While it is not within the committee's charge to address the financial piece, the committee did consider stakeholder feedback and current economic conditions and feels a responsibility to make a recommendation that is not overly burdensome to Pierce County taxpayers. For that reason, this option does not meet the cost criteria. The committee does not recommend this option.

Option 2 meets the cost criterion, partially meets the security/safety and liability/risk criteria, and does not meet the space and sustainability criteria. By providing a secured route from the jail to the court, this option addresses some of the security/safety and associated liability/risk issues. Unfortunately the loss of medium and maximum security cells under this option makes classification more challenging, thus increasing liability/risk in that area. This biggest concern with this option is the failure to meet the sustainability criterion. Although the overall cost of this option falls within a reasonable range of acceptability for the committee, it leaves many of the concerns on the table and provides no answers for the future. There would be no option to expand the current site any further in the future. And the changes would not adequately address the problems the jail has today. Because of the decrease in the number of medium and maximum security cells, this option would likely carry additional transportation costs in the operating budget, although the committee did not attempt to determine what that amount might be. The committee does not recommend this option.

Option 3 meets all the criteria of the committee. The projected 27,000 square footage appears to be adequate for a 50 bed jail and sheriff's department operation, thereby meeting the space criterion. The new construction can be designed to address the safety/security and the

## Exhibit B

### V. Conclusion

The Ad Hoc Jail Planning Committee believes that among the six site location alternatives identified and analyzed, there are good options for an affordable stand-alone jail and Sheriff's Department facility with the potential for future expansion. Building such facility will allow for the remodel of the current jail and Sheriff's Department into a justice center. The Committee strongly encourages the Finance and Personnel Committee, other related committees, and the County Board to invest in a solution to the issues identified by the previous Ad Hoc Committee. That Committee observed that a jail is an important investment in the community and reflects the values of its citizens and the community. Jails are a costly function for any county, but there is a bigger cost for running an inadequate facility. The Ad Hoc Jail Planning Committee concurs with the previous Ad Hoc Committee that not only is there a significant liability on all county taxpayers if the current situation is allowed to continue, but also that Pierce County will be better off once this investment is made.

The Ad Hoc Jail Planning Committee believes that with the submission of this report it has accomplished the directive charged to the Committee and encourages the County Board to narrow the site location alternatives to those they believe to be the strongest options, have further analysis completed on those sites, and begin design development for a new stand-alone jail and Sheriff's Department and Annex remodel.

This report concludes the work of the Ad Hoc Jail Planning Committee.

