

OKALOOSA COUNTY DEPARTMENT OF CORRECTIONS

NEEDS ASSESSMENTS / MASTER PLAN REPORT

December 29, 2006



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Mr. Larry Caskey
Director of Corrections
Okaloosa County Department of Corrections
1200 East James Lee Blvd.
Crestview, FL 32539

RE: Needs Assessment/Master Plan for the Okaloosa County Department of Corrections

Dear Mr. Caskey:

On behalf of DLR Group, I am pleased to submit our final report for the Needs Assessment and Master Plan for the Okaloosa County Department of Corrections.

The contents of this report will address two separate but important aspects of the Okaloosa County Corrections operations. The first is the need to address the spatial requirements for the detention component of your department over the next 20 years. The second aspect of this report deals with a Master Plan for the anticipated growth to be expanded first adjacent to the existing Okaloosa County Jail in Crestview and later at a new jail site.

It has been a pleasure to work with you, Paul Lawson, Jim Curry, and your staff on this study and we look forward to its implementation in the near future.

Should you or anyone have any questions, please do not hesitate to contact us.

Sincerely,

Timothy A. Gibson, AIA
Architect
DLR Group

Cover Letter

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Section 1

EXECUTIVE SUMMARY:

As a result of Okaloosa County's tremendous population growth, the needs of county agencies that provide services to its citizens have grown as well. The Okaloosa County Department of Corrections is no exception; growth of this agency has exceeded the physical limits of the current facility location and a solution is required in the very near future.

In response to this growth, Okaloosa County has engaged the services of DLR Group, to provide a Needs Assessment and Master Plan study for the Okaloosa County Jail system.

This study offers two primary professional recommendations:

1. The Okaloosa County Department of Corrections is running out of space inside of the existing jail facility for proper performance of their corrections services. The recommendation of this study is that Okaloosa County begins looking immediately for another location to construct a new facility. The new facility should address the needs of a contemporary detention facility with flexible spaces, a safe and secure facility, and room to accommodate the growth of the department for the next 20 years.
2. This study recommends a phased expansion of the Okaloosa County Jail over the next 20 years; first at its current Crestview location and later at a new jail site to provide a more cost effective and secure setting for the management of the inmate population. The current amount of space dedicated to the inmate services of booking/intake, food service, and medical services are inadequate and represent the greatest challenge to expansion of the jail. The current jail will require a large amount of renovation and expansion of other facility services such as laundry, visitation, and building mechanical services in the near future.

Under the leadership of Mr. Larry Caskey (Director), Mr. Paul Lawson (Asst. Director), and Jim Curry (County Administrator), the planning team developed a series of goals, which became the foundation for the development of this study. This proposed solution is consistent with the core values of the Okaloosa County Government as indicated in the first two objectives:

1. To make decisions based on empirical analysis of Okaloosa County population growth and of the projected growth of the inmate population, we must answer the following questions:
 - o Is there a need for a new facility?
 - o If so, what is the need?
 - o If so, where is the best place for construction?
 - o What are the options for the jail expansion?
 - o What are the time lines for expansion? Both short-term needs, as well as, long-term solutions will need to be explored.
2. This is first and foremost a needs assessment study. First, we must identify issues and then identify potential ways to resolve these issues. Whenever possible we should strive as a group to identify the most cost effective solution consistent with the core values and the expectations of the taxpayers of Okaloosa County.

Based on this set of objectives that have acted as our guiding principles, we have determined that the growth of the Okaloosa County Jail needs to be driven by population growth in the community.

In response, we have developed an approach that allows Okaloosa County to expand the jail facilities in a “scalable” manner through the near and distant future, without overbuilding the bed capacity. This approach limits the amount of funds that are required to be expended in any single fiscal year.

The proposed solution for the jail provides a frugal and austere setting to manage the inmate population in a 64-bed housing pod unit, while increasing the effectiveness of the secure operation of the jail. The preferred future method of operations of the jail staff and management is a direct supervision operational model. A detailed project budget and schedule has been prepared for the proposed building and development program outlined in Section 9. Including the infrastructure needs and all capital costs outlined in this proposal, the estimated capital budget for this project is \$155 million over the projected 20-year duration of the Master Plan.

Section 2

GOALS:

At the beginning of a planning exercise such as this, it is critical for the planning team, in coordination with the users, to create a series of goals against which all decisions can be measured. This allows for the development of a systematic method for evaluating the relevance of different alternatives.

Development of these goals involved the following individuals from the Okaloosa County Administration, The Okaloosa County Department of Corrections, and DLR Group:

Okaloosa County Government:
Jim Curry, County Administrator

Okaloosa County Department of Corrections:
Larry Caskey, Director
Paul Lawson, Deputy Director
Lt. Chester Tew

DLR Group:
Tim Gibson, AIA

The following is a brief description of the goals that were established for the development of this Needs Assessment & Master Plan study for the Okaloosa County Department of Corrections:

1. Determine the current spatial needs of the department and plan the future needs for the next 20 years.
2. Design a facility that supports the operations of a detention agency.
3. Develop space standards for typical offices and workspaces within the facility.
4. Develop functional spaces and functional relationships between departmental spaces within the facility.
5. Provide areas for inmate services, staff, and programs that currently do not exist within the existing facility.
6. Develop a set of site planning criteria that support the operations of the facility.
7. Design a facility that is safe and secure.
8. Provide a better working environment for the officers and staff.
9. Develop a cost effective method for construction phasing of the facility.

The following is a brief description of the goals that were established for the development of this Needs Assessment / Master Plan Study for the Okaloosa County Jail:

1. To make decisions based on empirical analysis of the projected growth of the inmate population and answer the following questions:

Is there a need for Expansion?

If so, what is the need?

If so, where is the best place for construction?

What is the time line for expansion? Short-term needs along with long-term solutions will be explored.

2. To develop a consolidated setting for the inmate population that will provide for secure, efficient, and cost effective supervision by staff.
3. To develop a physical plant that will provide adequate program space so that existing and future programs and services can be offered to a larger percentage of the inmate population. Emphasis will be placed upon the needs of the special populations of the facility.
4. To enhance the separation of circulation patterns within the facility and diminish inmate movement within the facility. To develop a solution without any blind spots and convergent sightlines which are not conducive to an efficient operation.
5. Decentralize all services provided to the inmates in the facility. Whenever possible, develop an infrastructure where the services come to the inmate versus the inmate going to the service.
6. To reorganize and redevelop the infrastructure and physical layout of the campus to allow for orderly growth.
7. To maintain operational continuity of the facility by minimizing disruptions during interior renovation of the facility.
8. To provide a solution that can be implemented by phases within the confines of multiple fiscal funding cycles.

The goals listed above were utilized to develop an "Action List", which has become the driving force behind the proposed solutions presented in this document. The following is a brief description of the "Action List" generated from the above-mentioned Goals:

Realistic projections should be used in the facility development.

Provide a setting for a more cost-effective operation of the facility; it may be necessary for multiple solutions to be explored as part of this study. Alternatives will be developed to analyze the different forms of management and housing configurations. Different housing configurations may include direct supervision in an open dormitory setting, for all classifications, indirect supervision within single or double bunked cells or supervision within the confines of a podular remote arrangement for the special management population.

In order to achieve efficiencies in the operation of the facility, efforts should be geared toward decentralizing most of the services, which are currently centralized such as recreation, visitation, food service, laundry and medical services.

Whenever possible, we should rely on technology or physical security to help improve the operational efficiencies of the facility. Such efforts should be geared toward the exploration of the consolidation of cameras and door controls into a central control operation.

To find the “*the most appropriate*” use for existing spaces as they are presently constructed. In this fashion, expensive remodeling can be avoided.

The recommendations presented as part of this “Action List”, in conjunction with the stated goals, create a concise and well thought out planning document. This study should be considered the starting point for the development of solutions to the future physical plant requirements of the Okaloosa County Department of Corrections.

**Section 3
POPULATION AND JAIL GROWTH PROJECTIONS**

The State of Florida has experienced tremendous population growth over the past 3 decades. This growth can be attributed to the general shift in demographics of the United States to the Sunbelt region of the country. Other factors for the rapid growth are directly attributed to the rise of the retirement communities, tourism, strong local economy, and general rise in population of different ethnic groups.

Okaloosa County is no exception to this growth. The current US Census population projections for the County indicate that it will continue to grow over the next 20 years at an annual rate of 1.8%. The population of the county for the year 2005 was 189,200 citizens and is projected to reach a population of 253,845 by the year 2026 as seen in Figure 3.1 below. The estimated county-wide population for the current year of 2006 is shown highlighted in yellow.

Okaloosa County Population Growth - 1.8% Growth Rate

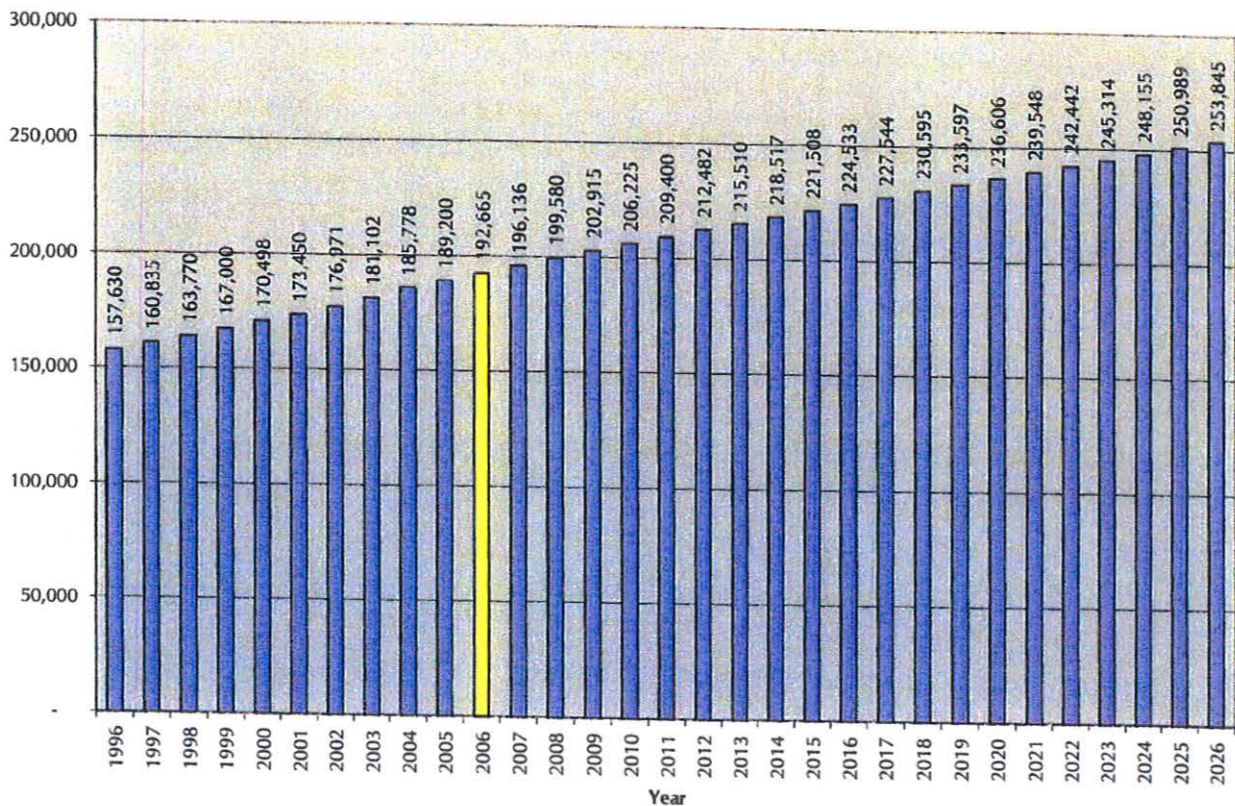


Figure 3.1

Standard Bed Projection

To determine a jail's capacity requirement, three factors must be considered: 1) future average daily population, 2) peaking fluctuations, and 3) classification separations. A jail's peaking factor is calibrated from historic records to estimate a mid-point or average number of beds needed for the several times a year when a facility's daily population exceeds the average. Accounting for the "average" of the peaks instead of the much less frequent highest peak is important to avoid frequent overcrowding, but not to the extent of what is needed for only the highest one-time spike.

A facility's classification factor provides for the beds needed to allow for separating inmates into different housing units based on normal security and custody separation needs and the fact that these breakdowns create a need for totally separate cell housing pods or dorms. Also, some beds must be available to allow for immediate or emergency shifting of inmates to different units when needed due to the influx of new population with different custody needs, behavioral management problems, periodic classification changes and temporary maintenance interruptions.

Thus, adding peaking and classification factors to the projected number of inmates determine a facility's future operational bed capacity space requirement for any year. Operational capacity is the number of beds that can be used for a permanent housing assignment, whereas total bed capacity also includes non-operational beds used for temporary special management placements such as administrative or disciplinary segregation, medical observation/recovery, suicide watch, or mental/behavioral observation.

Historical Inmate Growth

In October 2006, the statewide county detention incarceration rate was 3.6 per 1,000 county residents based on the population estimates for April 1, 2005. The Office of Economic and Demographic Research of the Florida Legislature provides the county population estimates. Incarceration rates ranged from a low of 1.7 in Union County, to a high of 11.3 in Wakulla County. The incarceration rate for Okaloosa County (as of October 2006) was 4.07 per thousand county residents.

The statewide average for pretrial inmates was 53.7% compared to an Okaloosa County average of 62.2%.

The State of Florida average for jail inmate population growth was 4.39% for the last 5 years compared to an Okaloosa County average of 9.01%. This represents an inmate growth of more than twice the state average.

This rapid growth rate has been consistent for Okaloosa County as seen in an average of 8.53% inmate growth over the last 10 years and 8.27% inmate growth over the past 25 years as seen in Figure 3.2 below.

Okaloosa County Historic Inmate Growth

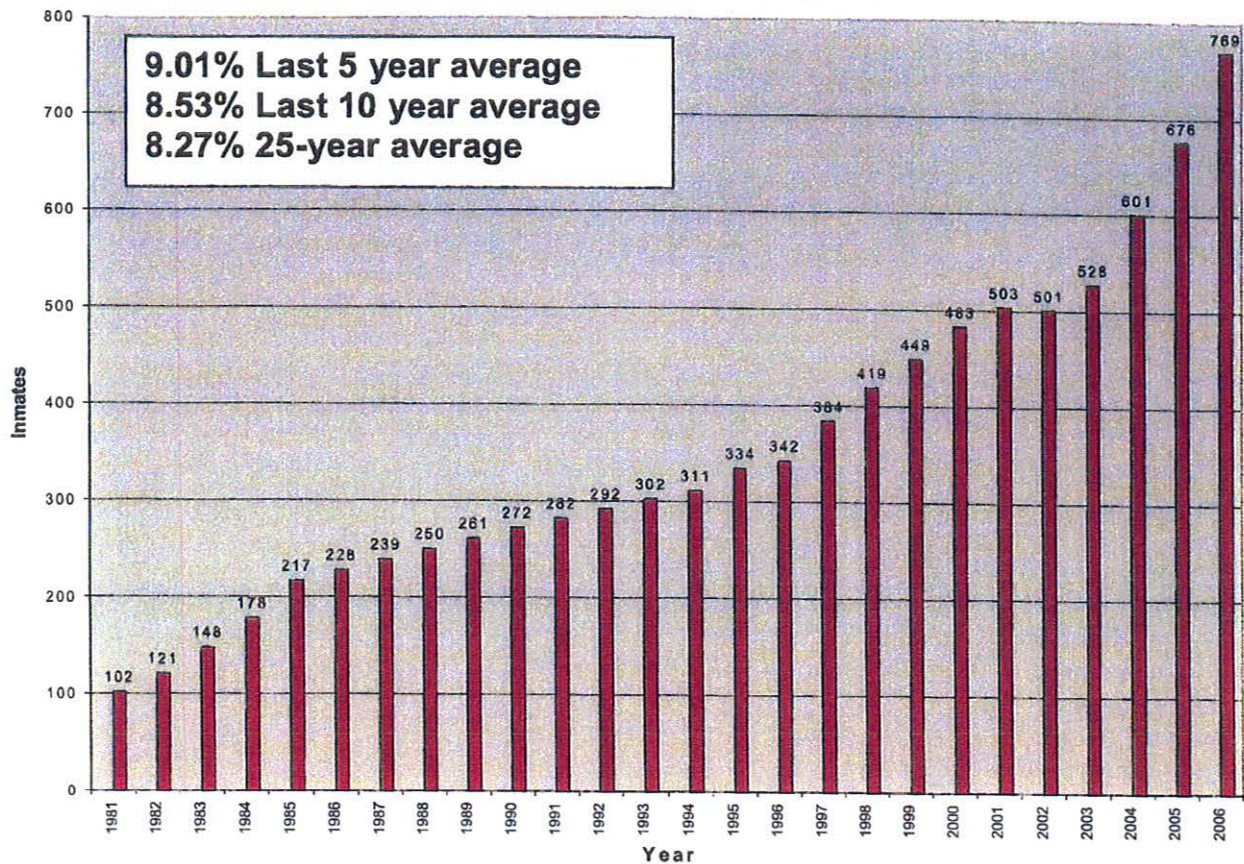


Figure 3.2

Future Growth Considerations

Since many of Okaloosa County services for its citizens are directly related to the population size, it is reasonable to presume that the county's need to provide correctional/detention services will continue to rise as it relates to the overall county population growth. However, inmate population growth does not directly relate to the actual percentage of population growth, other factors influence the inmate population. These factors include the court system, average length of stays for the inmate, use of pretrial diversion programs, and sentencing of inmates by the courts.

Based on the analysis identified in this section, it is the recommendation of this study that Okaloosa County Jail be expanded to accommodate a future inmate growth projection of 6% annual growth rate using a combined peaking and classification factor of 15% as indicated in the Figure 3.3. This recommendation is based on the need for the county to reduce its growth well below historical numbers of the last 25 years, but recognizing that achieving the State of Florida average (4.39%) may be unreasonable in the near future.

All future projections of inmate populations contained in this report are based on the 6% growth rate as shown in Figure 3.3 below. The current rated capacity of the facility is 594 inmates. Based on these projections, the facility must have a future capacity in 20 years to house 2836 inmates, a net increase of 2242 inmates.

Okaloosa County Department of Corrections - Needs Assessment & Master Plan

Okaloosa County Jail - Inmate Bed Capacity with Peaking/Classification Factors
6% Growth Rate

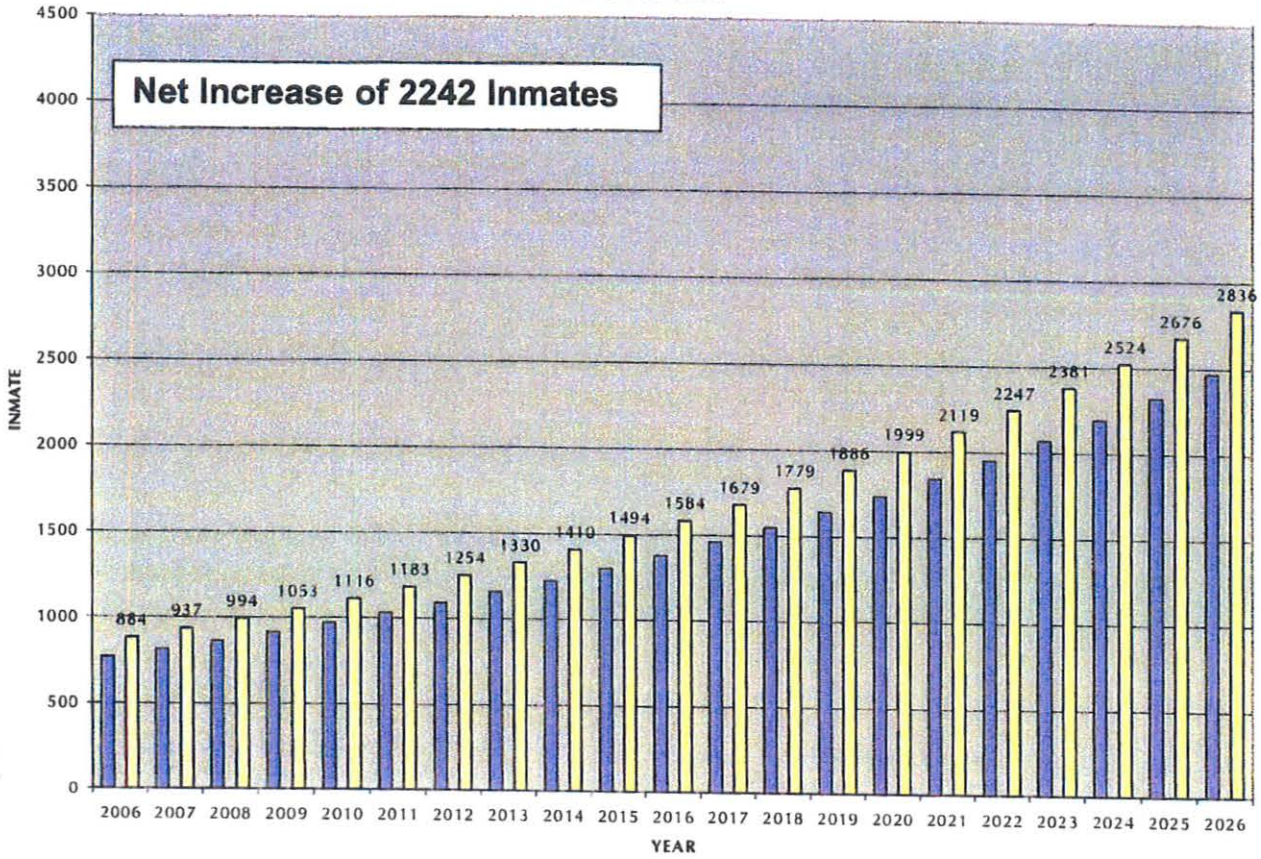


Figure 3.3

If the 6% growth rate cannot be achieved and the projections are revised to a 7% growth rate the impact is very noticeable (Figure 3.4). The projected needed capacity in 20 years grows to reach 3422 inmates or a net increase in bed capacity of 2828.

Okaloosa County Department of Corrections - Needs Assessment & Master Plan

Okaloosa County Jail - Inmate Bed Capacity with Peaking/Classification Factors
7% Growth Rate

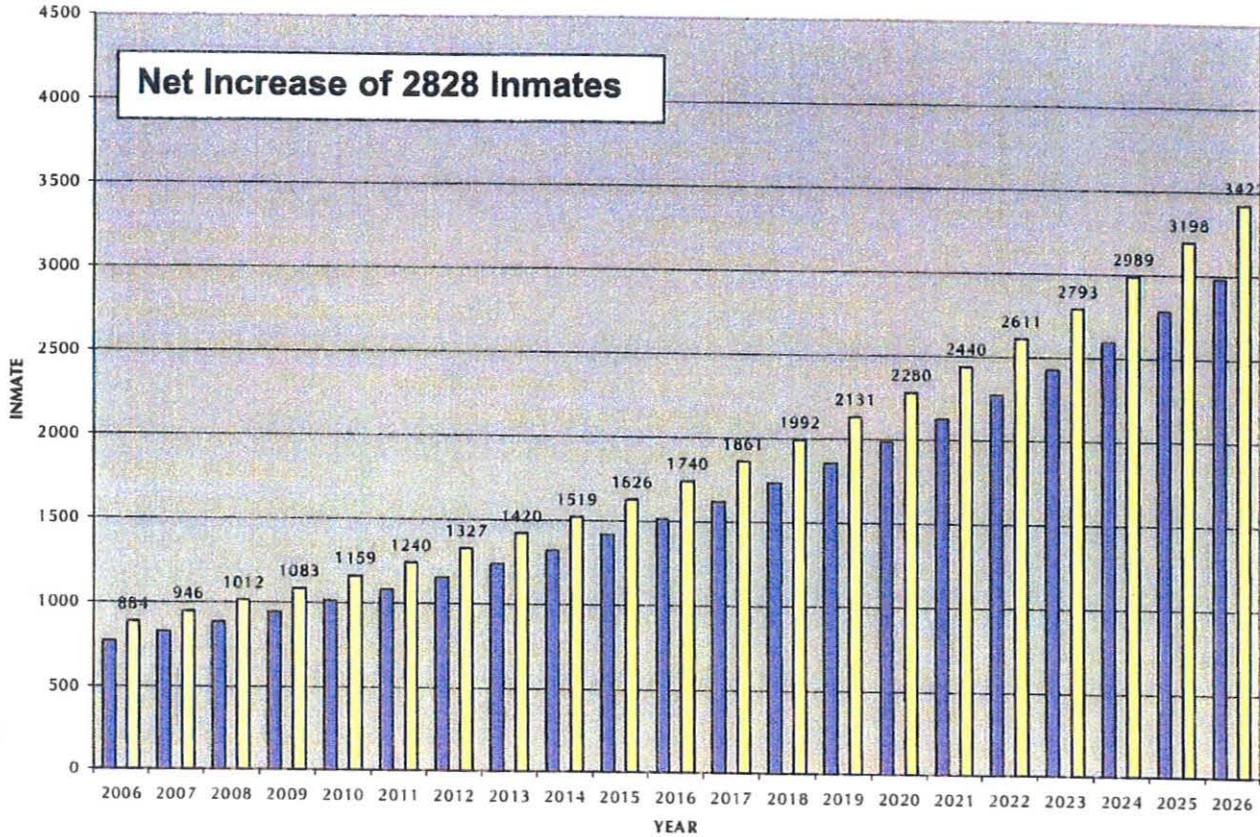


Figure 3.4

If the 7% growth rate cannot be achieved and the projections are revised to an 8% growth rate the impact is very noticeable (Figure 3.5). The projected needed capacity in 20 years grows to reach 4122 inmates or a net increase in bed capacity of 3528.

Okaloosa County Jail - Inmate Bed Capacity with Peaking/Classification Factors
8% Growth Rate

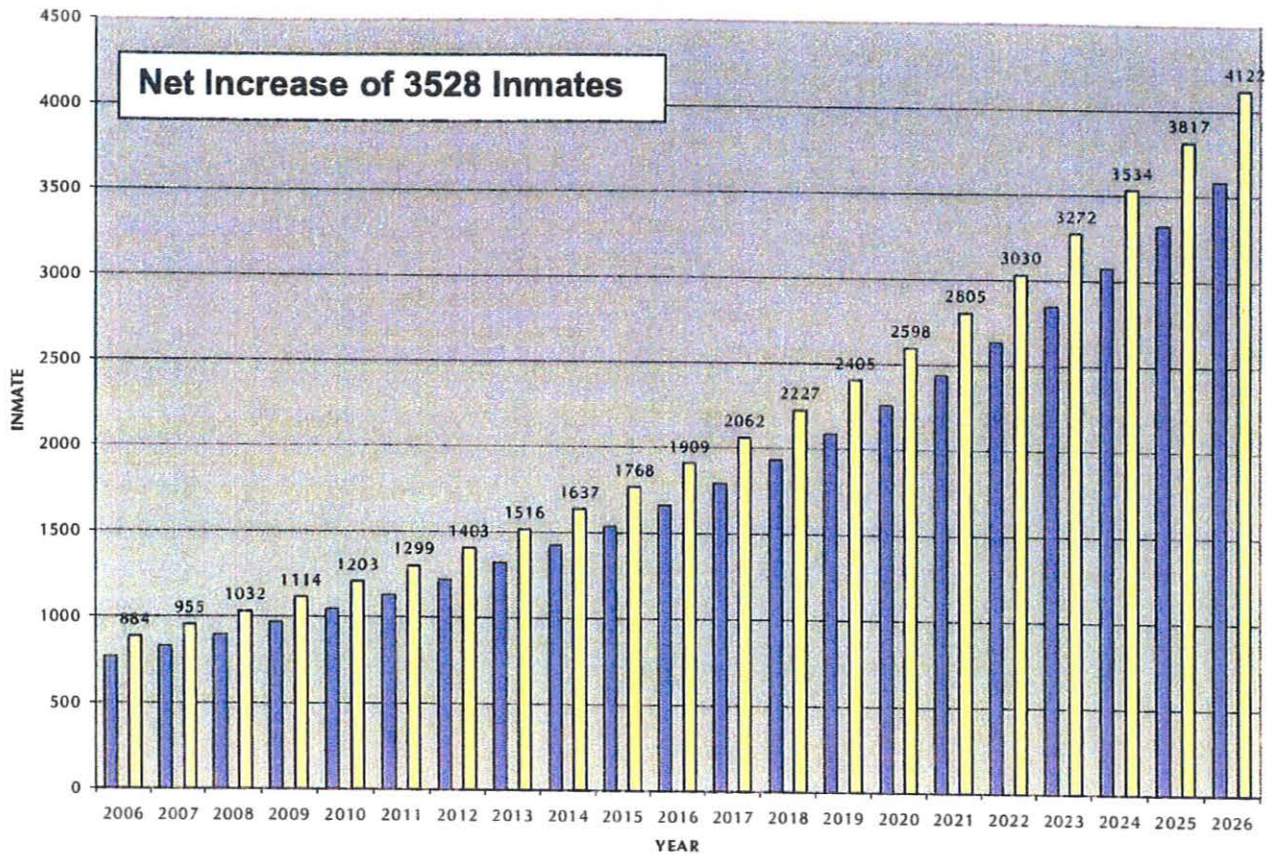


Figure 3.5

Finally, if no reduction in the inmate growth rate is achieved and the population continues to increase as it has for the last 25 years then the 8.5% rate will yield a very large inmate population (Figure 3.6). The projected needed capacity in 20 years grows to reach 4521 inmates or a net increase in bed capacity of 3927. This represents a future facility size of over 8 times the current facility located in Crestview, FL.

Okaloosa County Department of Corrections - Needs Assessment & Master Plan

Okaloosa County Jail - Inmate Bed Capacity with Peaking/Classification Factors
8.5% Growth Rate

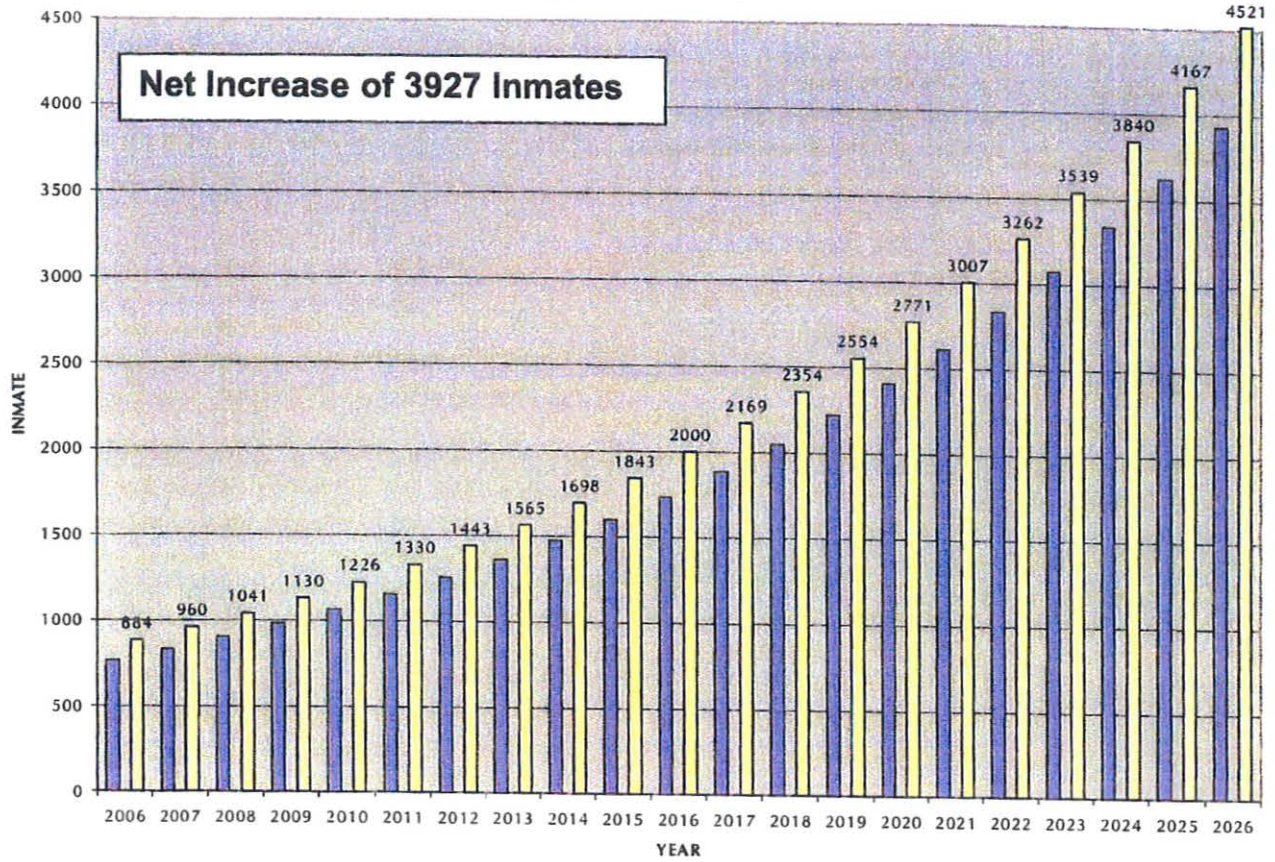


Figure 3.6

Okaloosa County Department of Corrections - Needs Assessment & Master Plan

Section 4 EXISTING FACILITY ANALYSIS

As part of the scope of this report, it was agreed that Okaloosa County needed to formulate a Master Plan to forecast anticipated growth for the next 20 years to the year 2026. In that regard, the focus of this section is the analysis of the existing jail facility located in Crestview, FL to examine its functional aspects and determine its capacity for future expansion.

Site Analysis/Considerations:

The property is bordered to the north by 1st Avenue, to the South by US Hwy. 90, and to the West by Brackin Ave. as seen in the Figure 4.1 below. The site is bisected from East to West by a 100-foot power utility easement.

The original corrections facility was constructed in the late 1960's and has been expanded many times over the past 25 years to its current state.

The 21-acre site contains a large pond and wetland area with a small creek flowing into the pond on the Northwest of the site and exiting to the Southeast of the site. Parking has been expanded over the years but is inadequate to support future expansion capacity for both staff and public.

The Northeast portion of the site is undeveloped and is the area identified in this study as the location for the expansion to the facility. The Northwest portion of the site is shared with a small Sheriff's substation and EMS substation with associated parking.



Figure 4.1

Booking / Intake:

The Booking / Intake area is one of the most congested and dysfunctional areas within the existing facility. The function of this department is the processing of arrested individuals and the release of individuals from the jail facility. Its holding areas are typically overused and do not contain enough detention cells to properly segregate males and female arrestees. This area (shown in green in Figure 4.3) is anticipated to require additional space as the facility grows in the future since its space requirements are directly proportional to the inmate population.

A number of different activities are normally associated with the booking process. The activities in booking include the processing of persons detained by law enforcement officers. Typically, these individuals are brought into the facility through the vehicle sallyport and delivered to the booking area by the arresting officer. Depending on the amount of detainees at the moment or the detainee’s behavior, the arrestees may be temporarily detained in holding areas. As the arrestees are booked into the facility, they will be issued inmate clothing, personal property will be removed, cataloged, and stored within the jail system. Inmates will receive an initial medical screening and are classified and admitted into the appropriate jail housing units.

The Booking/Intake has limited area for future expansion. Since it is located within the Southern side of the facility, its expansion can only be accommodated by removal of the parking areas to the South. Therefore, its only expansion option is to either displace another department or to be relocated to another area in future expansions.

Another problematic area of the current Booking department is contained within the vehicle sallyport. The current configuration has limited parking and limited areas for inmate processing. A more typical design of the sallyport would provide a drive-thru configuration so that law enforcement vehicles can park within the sallyport and allow other vehicles to pass through.

Medical Services:

The second most congested area within the existing jail is the Medical Services area. Similar to the Booking area, this department is landlocked in the facility with little room to expand. The medical needs of the inmates have increased and changed over time. The changing nature of communicable infections and diseases, increased awareness of mental health issues, and the need to address drug abuse in our society has driven many of these changes in service.

A more progressive approach to inmate medical services would see the need for increased amounts of medical isolation cells, including both negative and positive air pressurization. There is also a need for more examination rooms, secure pharmacy storage, and medical staff areas. One additional item may be the inclusion of a medical open ward for inmates that have minor medical issues that do not require full medical isolation.

Laundry Services:

The current area provided for laundry equipment is adequate for today’s needs but will not be able to meet the needs of the overall facility in future expansions. As the facility grows, the laundry services will require a more automated approach to processing laundry. This will require larger washer and dryers, chemical delivery systems, and larger staging areas for dirty linens/laundry and clean laundry folding/stacking areas. Changes in the ventilation system may be required to meet the heat load requirements for the new equipment. Water treatment and lint collection systems may also be considered as the equipment size and inventory increases.

Food Services:

The existing food service area appears to be appropriately sized and functional for the current jail facility. Some noted deficiencies include poor site lines of production areas due to

compartmentalization of the food preparation areas and dishwashing areas. The loading dock area does not provide any secure fenced area for delivery vehicles and does not have area for multiple delivery vehicles.

The most problematic aspect of food service will be the need to expand it for future phases. It would be preferable to expand the facility to the south but this may require some partial demolition of the existing structure to make this feasible. It is always difficult to expand food preparation areas or kitchens in a correctional facility because they cannot be shutdown for renovations. Careful consideration must be given to this area when the design team begins to plan the expansion in future phases.

Visitation:

Currently the visitation area is functioning properly but has capacity issues at peak visitation hours. Video visitation has not been implemented within the jail but any expansion to the facility will require electronic visitation booths. Contact visitation, primarily used by attorneys, is functional but also will need to be expanded in future renovations. Similar to other departments, the visitation area has limited capacity to expand in its current second floor location.

One noted deficiency is the location of the facility on the second floor. No elevator access exists, access for handicapped visitors has been provided with a ground floor visitation room.

Another noted deficiency is the problem of the public not recognizing the proper entry for visitation. Many visitors attempt to enter visitation through the Administration lobby area and must be redirected around the entire facility to the East visitor entry. Signage has been added in past years to address this deficiency.

Inmate Housing Units:

The original jail constructed in the late 1960's was a linear style facility that is still utilized today for inmate housing. This facility does not meet any currently accepted standards for correctional facility design and should be considered expendable in future phases of expansion. It is possible that this are could be renovated for other uses such as a medical ward.

As the facility was expanded in later additions, inmate housing was constructed in variety of circular units and the latest addition in a large hexagonal housing unit. These housing units utilize an "Indirect Supervision" operational model for the management of inmates. A control room in which the detention officer is stationed on a constant basis typifies this style of management. The control room is centered so that the control officer has site lines into each housing unit.

It is the desire of the current administration to move to a "Direct Supervision" environment with the new housing unit's design. In this management style, the detention officer is located within the housing unit with the inmates. The objective of this management style is the direct supervision of inmates. The officer roams within the housing unit and directly interfaces with the inmates on a regular basis.

REDACTED FOR SECURITY REASONS

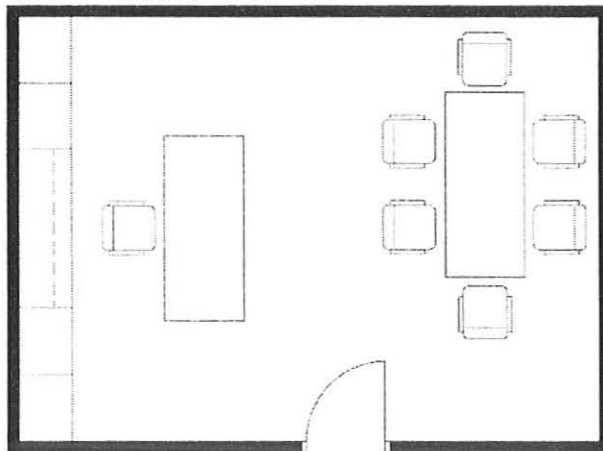
Section 5 SPACE STANDARDS

Essential to the development of a detailed building program is the creation and development of detailed space standards for the Okaloosa County Department of Corrections. The primary reason for the standards is to agree upon the amount of space required for common building functions. Within any public facility there are duplication of spaces within buildings that necessitate agreement upon a common space size and configuration. This process eliminates the perception that any single individual may be given special consideration. The other advantage of the space standards is that any agreed upon change of the standard space has immediate impact to the overall building program.

The following space standards are broken down into 3 basic groups; office spaces, workstations and shared or group meeting areas. Each space standard is identified by a 4-digit reference code such as seen in the first space below identified as "OFF1" followed by the primary name of the space. Adjacent to the space diagram, each space is identified by the intended user or department, net area of the space in square feet, and basic clear dimensions. Also adjacent to each space diagram is a listing of the physical components within each space including furniture, chairs, and basic finishes. As the project proceeds in the future towards a more developed design, this will become the basis for future discussions of each individual space.

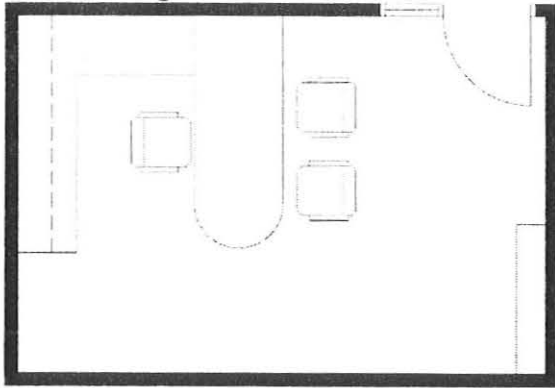
In the first group of spaces, office diagrams illustrate the proposed configuration for each ranked position with the DOC. The intent of the private offices is to provide the staff with the required privacy in order to carry out the daily duties of that position. Typically, each of these spaces would require a door with a side window, exterior windows, individual lighting controls, and sufficient acoustical privacy so that the occupant could not be overheard during critical conversations. Many of the office spaces have provisions for guests or staff members to be seated within the space.

OFF1 - Executive Office



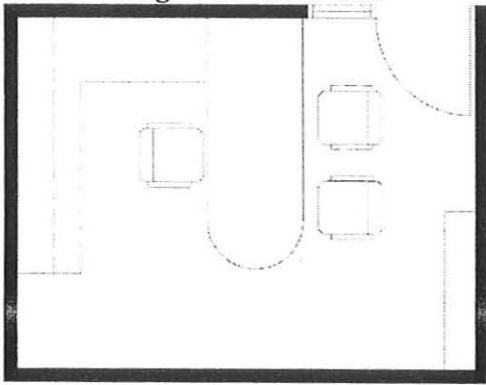
Used by: Jail Director
Area: 308 SF
Dimensions: 22'-0" x 14'-0"
Description: Private Enclosed Office
Components: Desk – 36" x 72"
Wall Credenza / Storage Unit
14'-0" w; 7'-0" height
Executive Chair – 1
Conference Table – 36" x 84"
Guest Chairs – 6
Comments: Wallcovering
Duress alarm at desk
High STC rating

OFF2 – Large Private Office



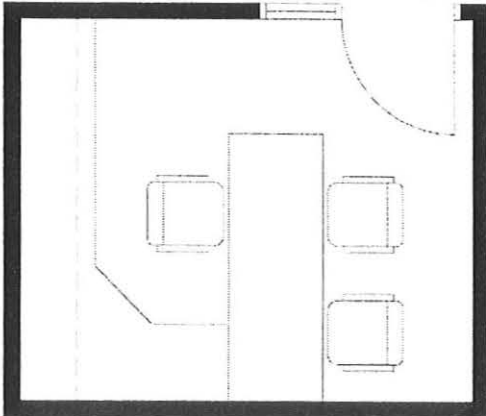
Used by: Asst. Director
Area: 216 SF
Dimensions: 18'-0" x 12'-0"
Description: Private Enclosed Office
Components: Door with sidelight
 Wide Desk – 36" x 76"
 Back Wall - 2 @ 24" x 48"
 Wall Binder Bins – 2 @ 48"
 Lateral File – 2 @ 14" x 48"
 Manager's Chair – 1
 Guest Chairs – 2
 Bookcase – 12" x 66"
Comments: Additional files may be required
 High STC rating

OFF3 – Large Private Office



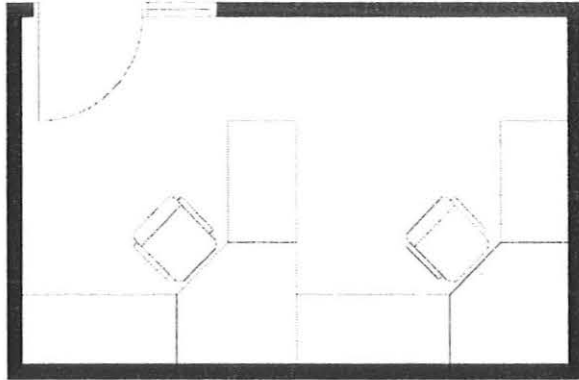
Used by: Major, Lt. and Captain
Area: 162 SF
Dimensions: 14'-6" x 11'-0"
Description: Private Enclosed Office.
Components: Door with sidelight
 Wide Desk – 36" x 76"
 Back Wall – 2 @ 24" x 48"
 Wall Binder Bins – 2 @ 48"
 Lateral File – 2 @ 14" x 48"
 Manager's Chair – 1
 Guest Chairs – 2
 Bookcase – 12" x 66"
Comments: Additional files may be required
 High STC rating

OFF4 – Standard Private Office



Used by: Dept. Supervisors
Area: 120 SF
Dimensions: 12'-0" x 10'-0"
Description: Private Office
Components: Door with sidelight
 Work Surface – 30" x 84"
 Return – 24" x 24"
 CRT Corner Work Surface
 Back Work Surface – 24" x 84"
 Wall Binder Bins – 2 @ 60"
 Lateral File – 18" x 36"
 Manager's Chair – 1
 Guest Chairs - 2
Comments: Additional files may be required

OFF5 – Shared Private Office



Used by: Sergeants
Area: 160 SF
Dimensions: 16'-0" x 10'-0"
Description: Semi-private Office
Components: Door with sidelight
 Work Surfaces per desk – 24" x 52",
 24" x 42"
 CRT Corner Work Surface per desk
 – 24" x 24" x 36"
 Desk Chair – 1
Comments: Additional files may be required

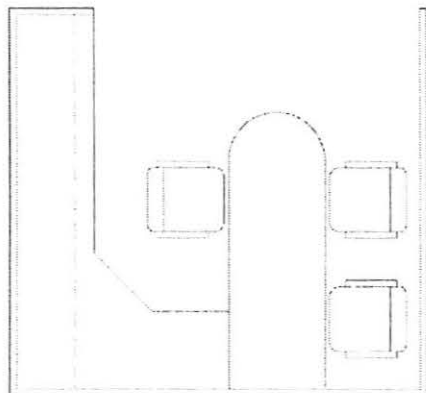
The second group of spaces is categorized as "workstations". Typically, these workstations are comprised of a particular system furniture manufacturer. Although no specific manufacturer sizes were used in the preparation of the proposed sizes, a number of systems on the market can closely match the basic areas indicated in the following spaces.

All system furniture lends itself to use in an "open office" environment. This type of environment is flexible in nature and provides the more efficient way of providing workspaces within any facility. It also allows more open communication between individual staff members that may be working on shared tasks.

The final selected configuration of each individual workstation depends on several factors such as the configuration of the open area in which the workstation requires. Partition heights may be modified as required to provide better acoustical privacy, lighting control, or site line restrictions.

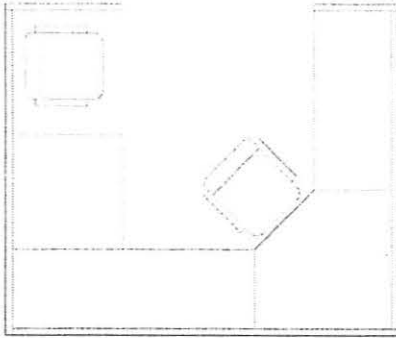
One particular advantage of the use of system furniture is that it can be reconfigured or individual components can be reused in other workstations with the facility.

WRK1 – Large Workstation



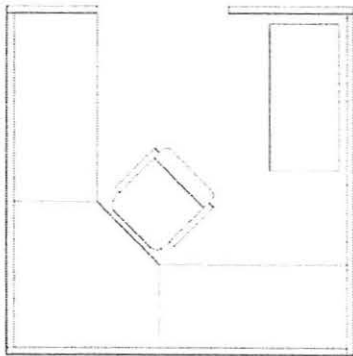
Used by: Senior Admin./Executive Secretary
Area: 100 SF
Dimensions: 10'-0" x 10'-0"
Description: Open office station with 52" – 65" high (or greater) acoustical partitions
Components: Acoustical Panels (2) – 60"w, (4) – 36"w, (1) – 24"w, (2) – 48"w
 Work Surface – 30" x 60"
 Return – 24" x 24"
 CRT Corner Work Surface – 24" x 24" x 36"
 Back Work Surface – 24" x 74"
 Wall Mounted Binder Bins – 2 @ 60"
 Lateral File – 15" x 36"
 Manager's Chair – 1
 Guest Chairs - 2
Comments: Additional files may be required

WRK2 – Standard Workstation



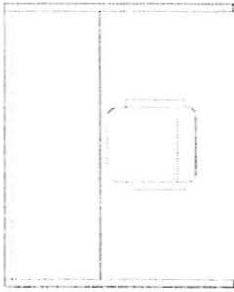
- Used By:** Admin. Staff
Area: 80 SF
Dimensions: 10'-0" x 8'-0"
Description: Open office station with 42" high (or greater) acoustical partitions
Components: Acoustical Panels (1) – 48"w, (1) – 54"w, (2) – 42"w, (4) – 30"w, (2) – 36"W
Work Surface – 30" x 54"
Return – 30" x 72"
CRT Corner Work Surface – 30" x 30" x 42"
Back Work Surface – 30" x 36"
Wall Mounted Binder Bins – 2 @ 60"
Lateral File – 15" x 36"
Task Chair – 1
Guest Chair – 1
Comments: Additional files may be required

WRK3 – Standard Workstation



- Used By:** Clerical/Data Entry
Area: 64 SF
Dimensions: 8'-0" x 8'-0"
Description: Open office station with 52" – 65" high (or greater) acoustical partitions
Components: Acoustical Panels (2) – 60"w, (2) – 36"w, (1) – 30"w, (2) – 48"w, (1) – 24"w
Front Work Surface – 24" x 60"
Return – 24" x 60"
CRT Corner Work Surface – 24" x 24" x 36"
Back Work Surface – 24" x 72"
Wall Mounted Binder Bins – 2 @ 48"
Lateral File – 15" x 36"
Task Chair – 1
Comments: Additional files may be required

WRK4 – Patrol Workstation



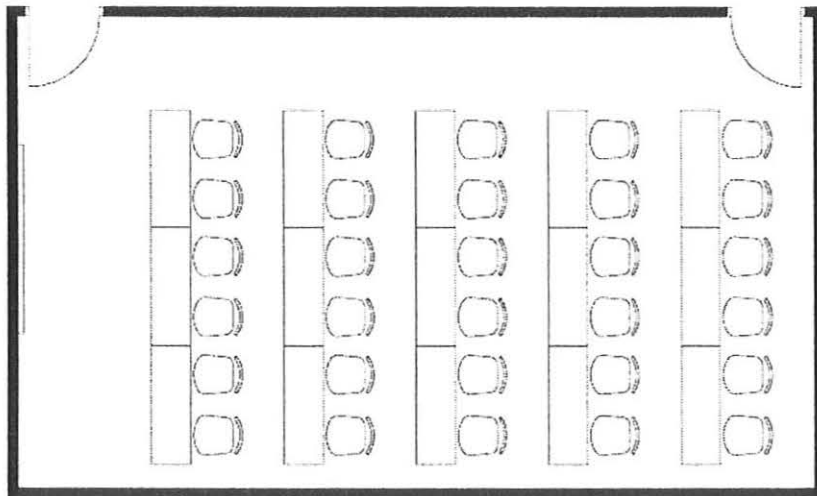
Used By: Patrol Deputies/Task Force
Area: 30 SF
Dimensions: 5'-0" x 6'-0"
Description: Unassigned workstations for report writing
Components: Acoustical Panels (2) – 36"w, (2) – 30"w
 Front Work Surface – 24" x 72"
 Task Chair – 1
Comments: Temporary Station

The final category within the standards deals with spaces that are shared or are used as meeting spaces within the facility. The spaces are arraigned from largest to smallest and are used by differing departments. The most important component of each space is the essential requirement for the number of staff members that the space would be required to support.

The largest of these spaces deals with the need for department wide meeting. It is configured in a classroom style with narrow tables that can be used by staff for note taking or basic computer use. The smallest of the meeting spaces is utilized for interviews of individuals who are being interviewed as part of some criminal investigation.

As the spaces are developed in later phases of the facility design, special considerations will need to be addressed for technology use, acoustical controls, lighting requirements, and interior finishes selections that are appropriate for each space.

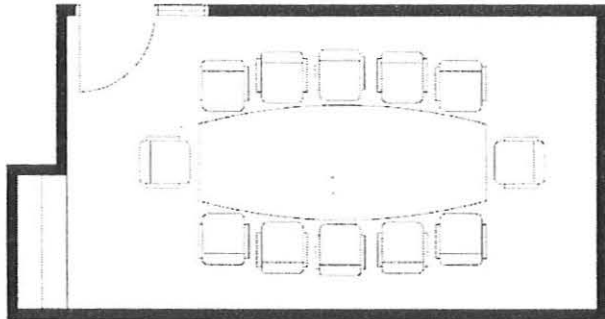
MTG1 – Department Briefing Room



Used By: Muster Room \ departmental meetings
Area: 680 SF
Dimensions: 20'-0" x 34'-0"
Description: Conference room for department meetings/briefings
Components: 15 Tables – 20" x 60"

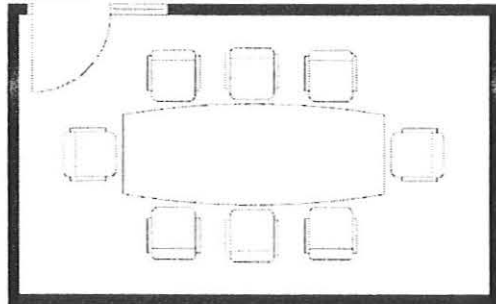
Desk chairs – 30
 Visual Display Board – 48" x 96"
 Overhead Projector/screen with AV inputs
 Comments: Extra electrical outlets

MTG2 – Large Conference Room



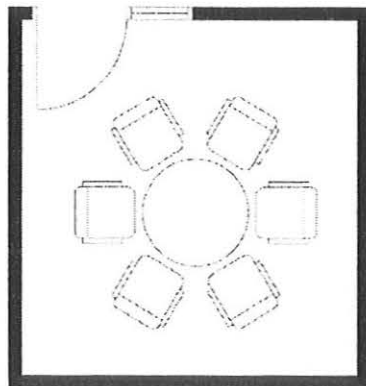
Used by: All Departments
Area: 280 SF
Dimensions: 24'-0" x 12'-0"
Description: Large Conference Space
Components: Boat Shaped Conference Table – 48" x 150"
 Conference Chairs with casters – 12
 Visual Display Board – 48" x 84"
Comments: Fabric wallcovering
 Built in break area with sink, storage
 Extra electrical outlets

MTG3 – Standard Conference Room



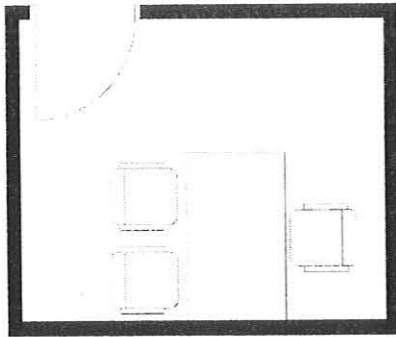
Used By: All Departments
Area: 190 SF
Dimensions: 18'-0" x 10'-8"
Description: Conference room space
Components: Boat Shaped Conference Table – 48" x 120"
 Conference Chairs with casters – 8
 Visual Display Board – 36" x 48"
Comments: Fabric wallcovering

MTG4 – Small Conference Room



Used By: All Departments
Area: 160 SF
Dimensions: 12'-0" x 12'-6"
Description: Small conference room
Components: Conference Table – 60" dia.
 Conference Chairs with casters
 Visual Display Board – 36" x 48"
Comments: Fabric wallcovering

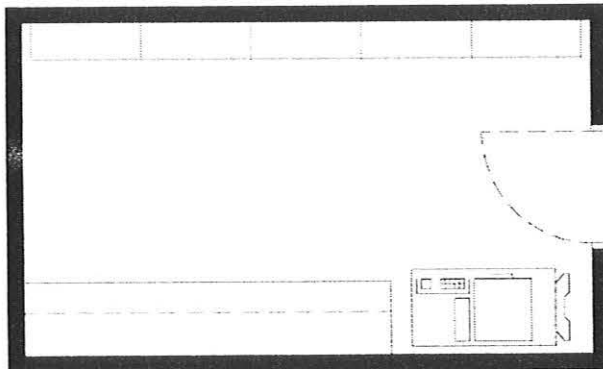
MTG5 – Interview Room



Used By: Criminal Investigations
Area: 99 SF
Dimensions: 9'-0" x 11'-0"
Description: Private Interview Space
Components: Table – 30" x 60"
 Standard Chairs with no castors
 Video /audio recording required
 Acoustical privacy required
Comments: Fabric wallcovering

The final standard is a shared space utilized by almost every department within the Department of Corrections. This space is the common department workroom. Almost every public agency has need of spaces that can be used for a multiple of office functions. Typically, this room would contain an area for a large freestanding copier, counter space for the preparation of documents and small office appliances, overhead counters for storage of office supplies, and an area for either open shelving systems or closed file cabinets.

WRM1 - Workroom



Used By: All Departments
Area: 140 SF
Dimensions: 15'-6" x 9'-0"
Description: Work room
Components: 3'-0" wide shelving units or filing cabinets - 5.
 10'-0" x 2'-0" counter with low cabinets.
 10'-0" x 1'-2" high cabinets.
 Provide 5'-6" clear space along the wall for a copier.
Comments: A door in the work room is optional.

Section 6 ADJACENCY DIAGRAMS

As part of the information gathering process and programming effort, the design team interviewed key individuals to determine the specific needs of each area. This led to the development of relationship diagrams of each of the individual spaces or groups of space within each department. Every department listed on the following pages has its own internal functional issues as well as functional relationships to other sub-departments within the Okaloosa County Department of Corrections.

Each department adjacency diagram illustrates the relationship of the department to a central corridor system that would be contained within the new facility. Each diagram also demonstrates a relationship to a circulation system within each individual department. The double lines indicate that a direct connection exists, typically with a doorway, and that this adjacency is required for the proper use of the space. Heavy dashed lines indicate that a barrier restriction is required at this point and entrance to the space requires a certain level of access control. Workstations within an open office area are shown surrounded with a dashed box.

Each diagram indicates a functional relationship and does not imply a design layout or solution for each department. The development of a floor plan for each space would be a function of the schematic design phase of the project, which is beyond the scope of this assessment report.

Inmate Housing Unit

The dormitory style inmate housing unit provides the necessary space to accommodate 64 inmates and support spaces to provide all the required services. The operational mode of the housing unit will be a direct supervision environment. In this operation model, the corrections officer is located within the housing unit and interacts directly with the inmate. He also directly observes any abnormal or disruptive behavior and is able to intervene directly or have the inmate transferred to another housing configuration if required.

The major design feature of this housing unit is the large central dayroom space (Figure 6.1). Directly adjacent to the dayrooms are the 16 inmate sleeping areas comprised of 4 bunks. Each of the sleeping areas is separated by a privacy partition as required by the Florida Model Jail Standards (section 12.06). The dayroom space also contains the desk for the correctional officer, video visitation booths, and a large area dedicated to tables and chairs for all 64 inmates.

A large inmate recreation area is accessible directly from the dayroom and is used by inmates at anytime during waking hours of the facility. The recreation space is a covered exterior space providing enough room for exercise and exposure to exterior daylight. Views to the outside environment are limited by placement of screened openings above 8 foot.

Showers and toilets are placed adjacent the dayroom and are largely open to provide good site lines for the correctional officer stationed in the dayroom. Low privacy walls are provided between toilets. Lavatories contain a water bubbler feature on each unit. Accessibility accommodations will be provided at each unit to comply with the Florida Building Code Chapter 11.

Each dayroom is connected to a secure corridor through a security sallyport at the entrance to each housing unit. The dayroom officer has control of the interior door but the exterior door is controlled by central control within the facility.

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Each inmate housing unit also has a multi-purpose room to be used for programs, a medical screening room, and inmate time-out room.

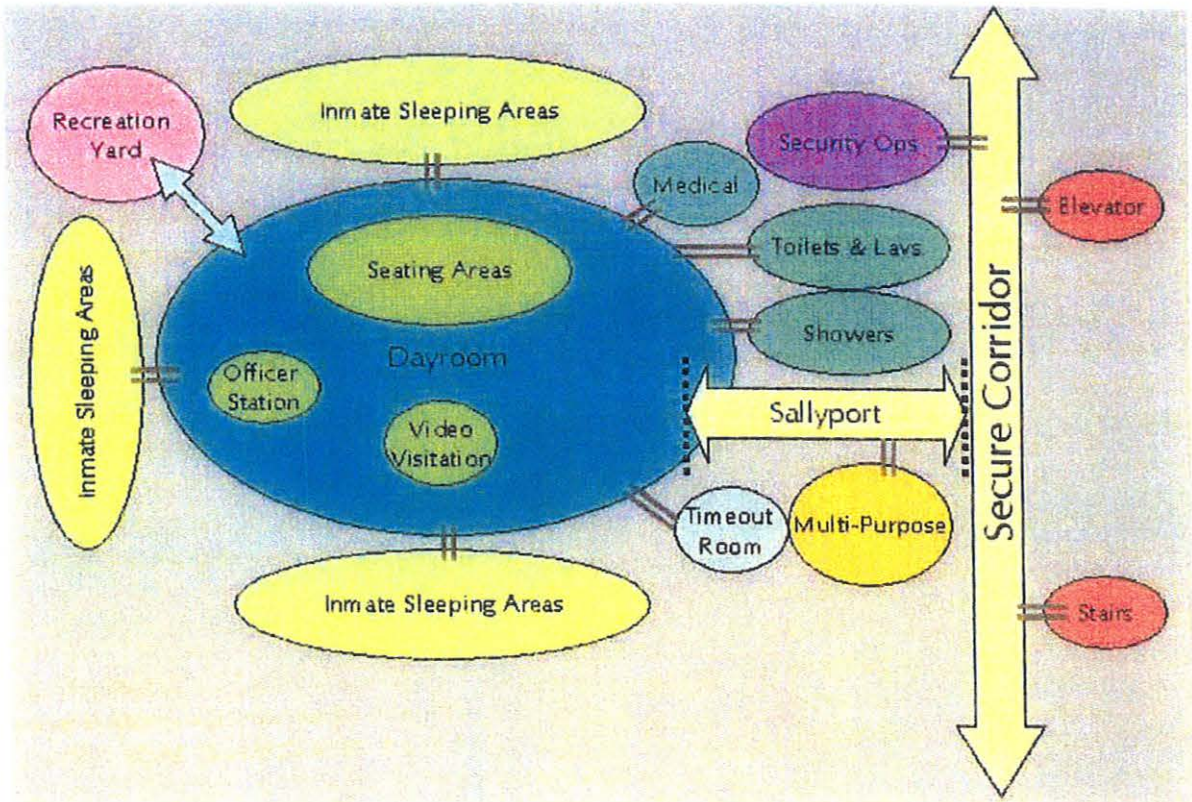


Figure 6.1

Booking / Intake / Release Department

This department is responsible for the processing of all incoming arrestees, release of inmates, and transfer of inmates to court or other jurisdictions. There are four main components of this department as seen in Figure 6.2 below; Booking/Intake, Property, Records/Classification, and Court Transfer.

The Booking/Intake component as seen in Figure 6.3 contains a large vehicle sallyport that allows the secure delivery of inmates to the facility. The sallyport operations are directly observed by central control and the inmate is taken into the facility through a secure vestibule. The arresting officer is provided with an area to prepare reports and to deliver the arrestee to the booking officers. The booking area is an open space with the booking stations and holding areas clustered around the area. Other related functions include areas for interviewing, medical screening and detox room.

The property component of this department (Figure 6.4) contains a large area for the storage of all personal possessions confiscated from arrested individuals. The property storage area is a secured area and has limited access by staff. Staff assigned to this area work within the storage area and interact with incoming and released inmates through secure transaction windows. Directly adjacent to the property storage area are the changing/dressing areas for incoming inmates and released inmates for the facility. Each changing area for incoming inmates will also have showers.

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The Records/classification component of this department (Figure 6.5) contains all the required work areas for staff to process records and classification reports for all incoming and released inmates within the system. Since most of these functions are clerical in nature, the area is mostly comprised of an open workstation environment with offices provided for supervisors and associated workroom areas.

The Court Transfer component of this department (Figure 6.6) contains all the necessary holding requirements to transfer inmates to court services or to other jurisdictions. Since this is generally a group movement, large holding cells are required. Smaller holding cells are also required for inmates that must be separated from others for security reasons, gender, or special requirements.

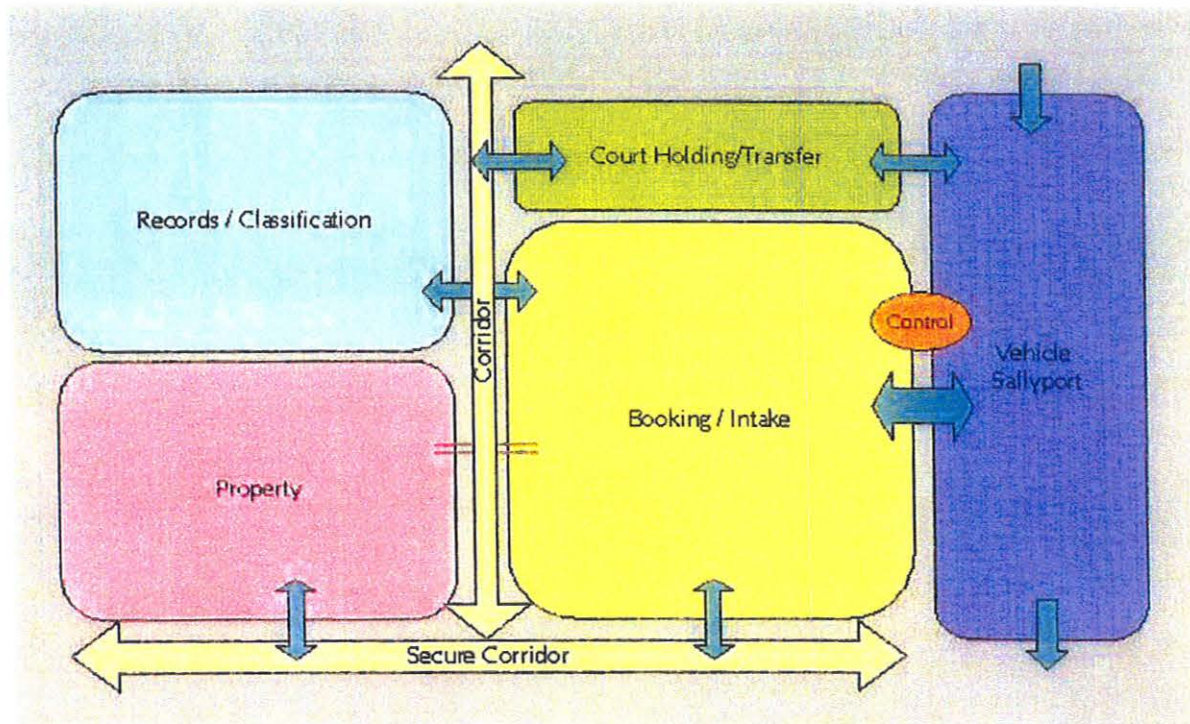


Figure 6.2

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Booking / Intake Facility

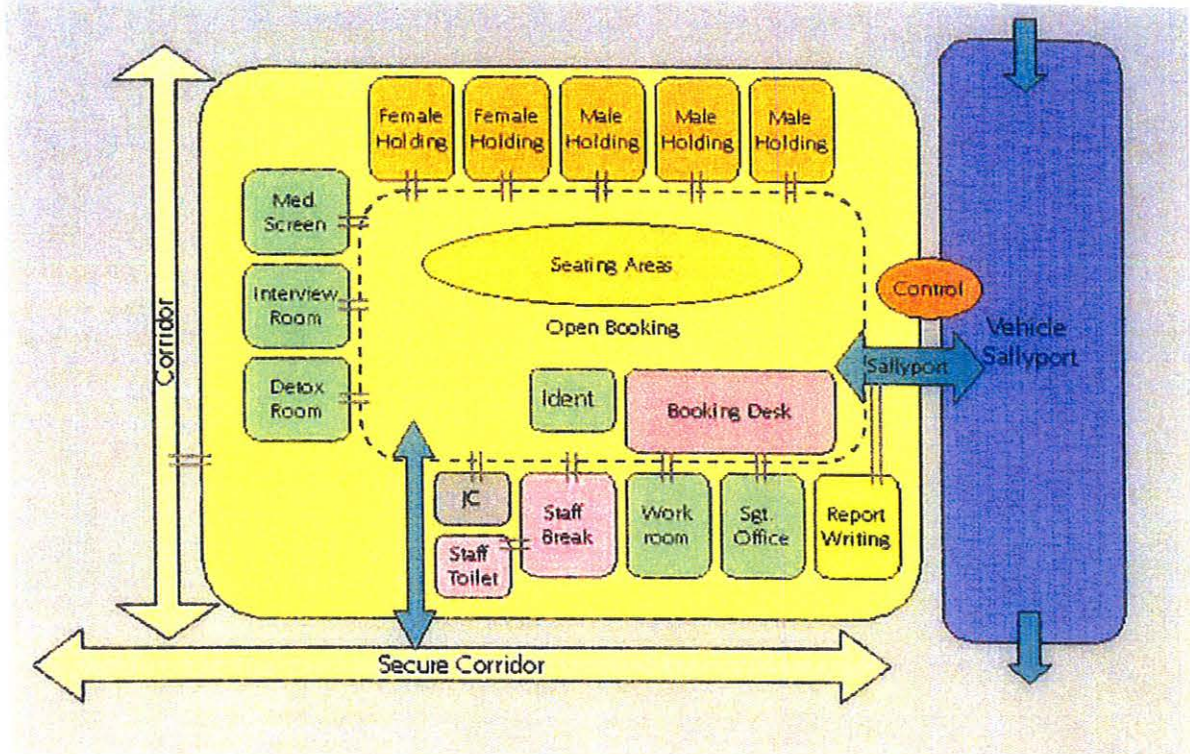


Figure 6.3

Property

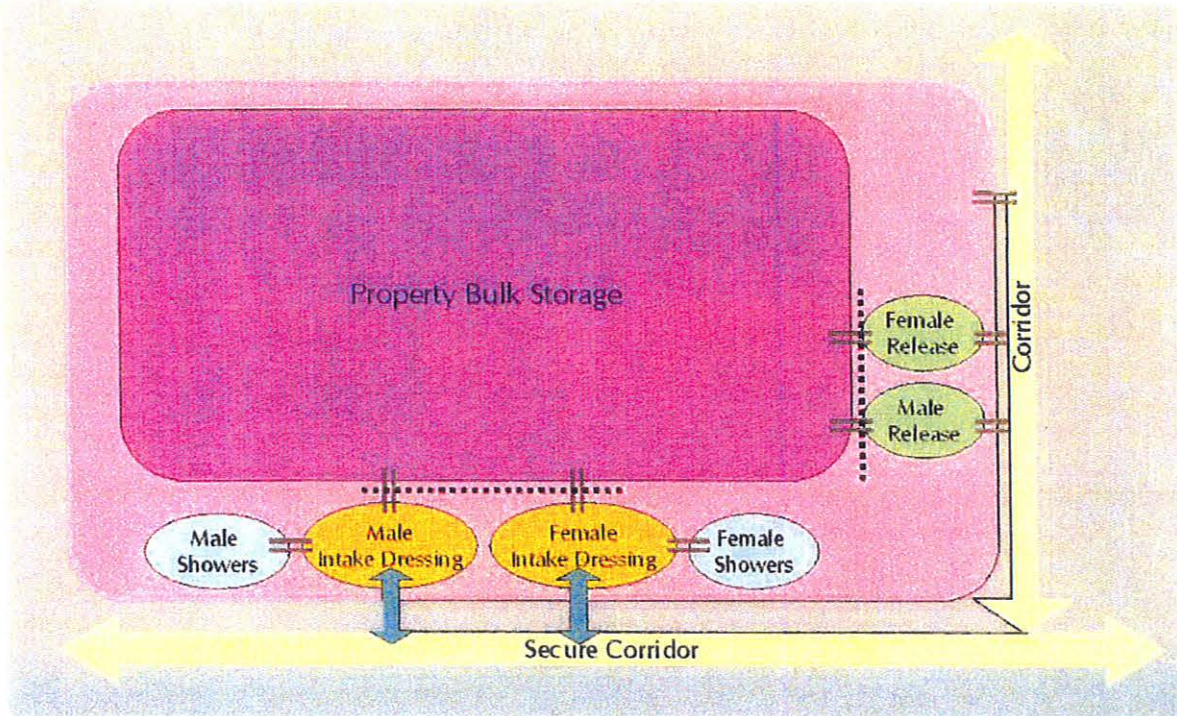


Figure 6.4

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Records/Classification

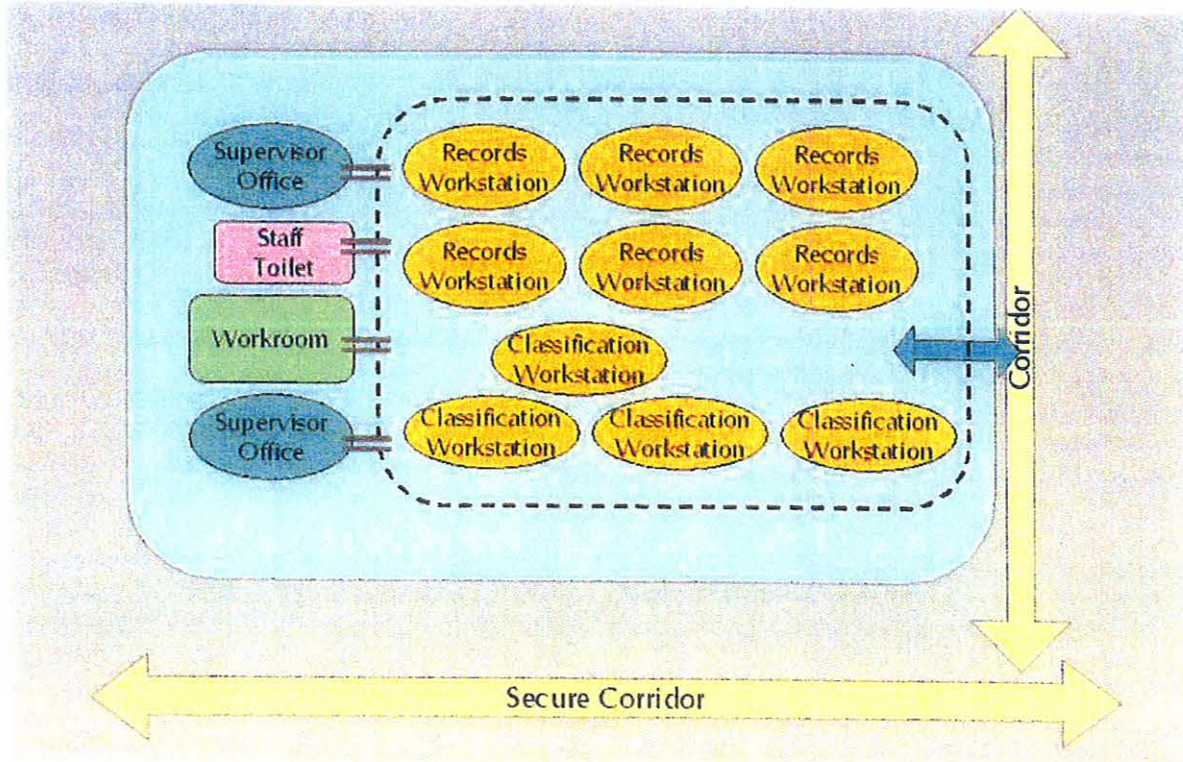


Figure 6.5

Court Transfer

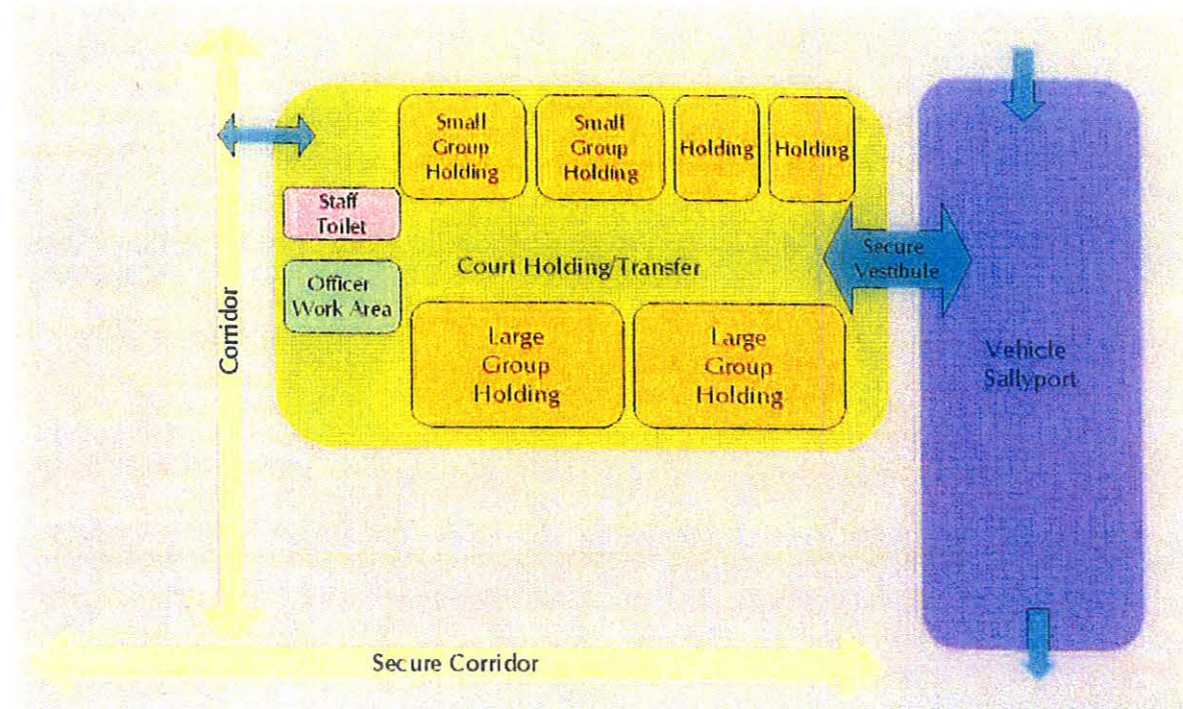


Figure 6.6

Section 7 BUILDING PROGRAM

Building Program Overview

The enclosed architecturally based space program defines the number and organization of spaces, and accounts for future growth through the year 2026 in 10-year increments. Each component was developed through a series of meetings and discussions with the Department of Corrections staff. The completed space program will serve as the road map for the future design phases of the project.

To clearly define the spaces needs for the DOC, the program was divided into (9) different sub-categories: Inmate Housing Units, Booking/intake/release, Medical Services, Administration/Security Operations, Food Service, Warehousing/Maintenance, Visitation, Laundry, and Program Services. By using these sub-categories, the program for each component can be supported as needed to ensure the appropriate square footage has been assigned to each space or function.

To understand the current deficiencies of the existing facility, the first column of the program indicates the existing net areas in the building. Clear definition of existing areas of all spaces is somewhat difficult since in many cases multiple functions are contained in a single room or the required space does not exist.

The two following columns in the program are derived from the space standards shown in Section 5 of this report. The column headed as "Space Stand." Indicates the 4 digit reference codes found in Section 5. The following groups of columns show the required number of spaces and total net square feet (NSF) for years 2006, 2016, and 2026. The final column contains any pertinent comments for each space description.

Programming Terminology

The following section defines the quantity of space and staff by department required to support the Department of Corrections. A given departmental program is constructed from the net areas, which are based on the previously established space standards and the required quantity. The total departmental net area is then multiplied by a departmental grossing factor. All of the departmental gross numbers are totaled and multiplied by a building grossing factor in order to arrive at the total building area.

Definitions for these three key program building blocks are as follows:

Net Area Square Feet (NASF) - This is the basic component on which the program is based. These areas are based on the space standards and represent the actual square feet in a room or the area needed to perform a task. These areas do not include wall thickness for interior or exterior walls.

Departmental Gross Square Feet (DGSF) - This is the total area of a department and is calculated by multiplying the sum of departmental net areas by a departmental grossing factor. This factor is intended to account for the thickness of walls necessary to enclose rooms and to account for departmental circulation around the net areas. The grossing factor varies from department to department depending on the amount of circulation required. In general, larger areas require proportionally less circulation than smaller areas.

Building Gross Square Feet (BGSF) – This is the total of all the departmental gross areas multiplied by a single building grossing factor. The grossing factor accounts for major interior circulation corridors needed to connect the departments and building components such as exterior wall thickness. In addition, the building grossing factor takes into account spaces that are required for building support such as electrical closets. The building gross at this point should be considered an estimate for establishing the overall size of the building.

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	Space Category	Existing (NSF)	Unit (NSF)	Space Stand.	2006		2016		2026		Comments
					No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	
Inmate Housing Unit											
1.01	Dayroom		3,400	FMJS	4	13,600	9	30,600	16	54,400	
1.02	Inmate Sleeping Area		3,000	FMJS	4	12,000	9	27,000	16	48,000	
1.03	Recreation		640		4	2,560	9	5,760	16	10,240	
1.04	Toilet / Showers		800		4	3,200	9	7,200	16	12,800	
1.05	Secure Vestibule		150		4	600	9	1,350	16	2,400	
1.06	Timeout room		80		4	320	9	720	16	1,280	
1.07	Video Visitation Booths		40		4	160	9	360	16	640	
1.08	Officer Desk		80		4	320	9	720	16	1,280	
1.09	Janitor Closet		60		4	240	9	540	16	960	
1.10	Medical Exam Room		100		4	400	9	900	16	1,600	
1.11	Inmate Laundry Area		80		4	320	9	720	16	1,280	
1.12	Housing Support										
1.13	Programs Room		600		4	2,400	9	5,400	16	9,600	Seating for 25 inmates
1.14	Security Support offices		400		4	1,600	9	3,600	16	6,400	
1.15	Staff Break room		100		4	400	9	900	16	1,600	
1.16	Staff Toilet		60		4	240	9	540	16	960	
Total Department Net Square Feet		47,200	9,590			38,360		86,310		153,440	
Total Department Gross Square Feet		1.25%	11,988			47,950		107,888		191,800	
Booking / Intake / Release											
2.01	Booking Intake										
2.02	Vehicle Sallyport		6,500		1	6,500	1	6,500	1	6,500	
2.03	Secure Vestibule		150		1	150	1	150	1	150	
2.04	Open Booking Area with Seating		500		1	500	1	500	1	500	
2.05	Male Holding Cells (Group)		200		4	800	6	1,200	8	1,600	
2.06	Male Holding Cells (single)		80		6	480	8	640	10	800	
2.07	Female Holding Cells (Group)		200		2	400	3	600	4	800	
2.08	Female Holding Cells (single)		80		4	320	5	400	6	480	
2.09	Control Room		100		1	100	1	100	1	100	
2.10	Report Writing Area		30	WRK4	6	180	6	180	6	180	
2.11	Booking Station		50		6	300	7	350	8	400	
2.12	Work Area		120		1	120	1	120	1	120	
2.13	Sgt. Office		160	OFF5	1	160	1	160	1	160	
2.14	Detox Room		100		2	200	2	200	2	200	
2.15	Medical Screening / Exam		120		2	240	2	240	2	240	
2.16	Interview Room		100	MTG5	3	300	4	400	5	500	
2.17	Identification Alcove		75		2	150	2	150	2	150	
2.18	Storage Closet		120		1	120	1	120	1	120	
2.19	Staff Break Area		150		1	150	1	150	1	150	
2.20	Staff Toilet		60		2	120	2	120	2	120	
2.21	Janitor closet		80		1	80	1	80	1	80	
2.22	Property										
2.23	Property Storage		3,000		1	3,000	1	4,000	1	5,000	
2.24	Showers - Male		35		4	140	5	175	6	210	
2.25	Showers - Female		35		2	70	3	105	4	140	
2.26	Intake - Dressing Area - Male		40		4	160	5	200	6	240	
2.27	Intake - Dressing Area - Female		40		2	80	3	120	4	160	
2.28	Release - Dressing Area - Male		40		2	80	2	80	3	120	
2.29	Release - Dressing Area - Female		40		2	80	2	80	3	120	
2.30	Records / Classification										
2.31	Records Workstations		80	WRK2	6	480	7	560	8	640	
2.32	Records - Supervisor Office		120	OFF4	1	120	1	120	1	120	
2.33	Workroom		140	WRM1	1	140	1	140	1	140	
2.34	Toilets		60		2	120	2	120	2	120	
2.35	Classification - Workstations		80	WRK2	4	320	6	480	8	640	

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				2006		2016		2026		
Space Category	Existing (NSF)	Unit (NSF)	Space Stand.	No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	Comments
2.36	Classification - Supervisor	120	OFF4	1	120	1	120	1	120	
2.37	Court Holding / Transfer									
2.38	Group Holding Cells	250		2	500	3	750	4	1,000	Large Group Holding
2.39	Group Holding Cells	160		4	640	5	800	6	960	Small Group Holding
2.40	Holding Cells	80		4	320	6	480	8	640	Individual
2.41	Secure Vestibule	120		1	120	1	120	1	120	
2.42	Officer Work area	120		1	120	2	240	3	360	
2.43	Staff Toilet	60		1	60	1	60	1	60	
Total Department Net Square Feet		10,629			18,040		21,110		24,260	
Total Department Gross Square Feet		1.30%			23,452		27,443		31,538	
Medical Services										
3.01	Clinic									
3.02	Emergency Room/Triage	100		1	100	1	100	1	100	
3.03	Nurse Station	100		1	100	1	100	1	100	
3.04	Exam Rooms	80		1	80	1	80	1	80	
3.05	Dental Exam Room	240		1	240	1	240	2	480	2 chairs
3.06	Dental Equipment	60		1	60	1	60	2	120	
3.07	Draw Lab Area	80		1	80	1	80	1	80	
3.08	X-ray Room	140		1	140	1	140	1	140	
3.09	Supply/ Equipment Room	100		1	100	1	100	1	100	
3.10	Meds Storage	200		1	200	1	200	1	200	
3.11	Inmate Waiting Area	100		1	100	1	100	1	100	
3.12	Inmate Toilets	60		2	120	2	120	2	120	
3.13	Staff Toilet	60		1	60	1	60	1	60	
3.14	Medical Records Staff	80		4	320	4	320	4	320	
3.15	Medical Records Storage	300		1	300	1	300	1	300	
3.16	Clean Utility Area	80		1	80	1	80	1	80	
3.17	Soiled Utility Area	80		1	80	1	80	1	80	
3.18	Janitors Closet	80		1	80	1	80	1	80	
3.19	Infirmary									
3.20	Isolation Cells	140		4	560	6	840	8	1,120	Negative Pressurization
3.21	Ante Room for Cells	90		4	360	6	540	8	720	
3.22	Medical Cells	80		8	640	10	800	12	960	
3.23	Open Ward - Male	800		1	800	2	1,600	3	2,400	Ten inmates
3.24	Open Ward - Female	320		1	320	2	640	3	960	4 inmates
3.25	Inmate Shower/Dressing	80		2	160	2	160	2	160	
3.26	Inmate Toilet	60		2	120	2	120	2	120	
3.27	Nurse Station	100		1	100	1	100	2	200	
3.28	Video Visitation Booths	40		4	160	5	200	6	240	
3.29	Staff Toilet	60		2	120	2	120	2	120	
3.30	Clean Utility Area	80		1	80	1	80	1	80	
3.31	Soiled Utility Area	80		1	80	1	80	1	80	
3.32	Storage	100		1	100	1	100	1	100	
3.33	Janitors Closet	80		1	80	1	80	1	80	
3.34	Administrative Suite									
3.35	Medical Director	160	OFF3	1	160	1	160	2	320	
3.36	Head Nurse	120	OFF4	1	120	2	240	3	360	
3.37	Visiting Doctor	120	OFF4	1	120	1	120	1	120	
3.38	Financial Analyst	100	WRK1	1	100	1	100	1	100	
3.39	Staff Break Room	160		1	160	1	160	1	160	
3.40	Staff Toilet	120		2	240	2	240	2	240	
3.41	Workroom	140	WRM1	1	140	1	140	1	140	
3.42	Conference Room	160	MTG4	1	160	1	160	1	160	
3.43	Mental Health Office	80	WRK2	3	240	3	240	3	240	

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Space Category	Existing (NSF)	Unit (NSF)	Space Stand.	2006		2016		2026		Comments
				No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	
Total Department Net Square Feet	3,630				7,360		9,260		11,720	
Total Department Gross Square Feet	1.30%				9,568		12,038		15,236	
Administration/Security Operations										
4.01 Administration										
4.02 Lobby		200		1	200	1	200	1	200	
4.03 Waiting Area		100		1	100	1	100	1	100	
4.04 Receptionist		100		1	100	1	100	1	100	
4.05 Jail Director Office		300	OFF1	1	300	1	300	1	300	
4.06 Asst. Jail Director Office		216	OFF2	1	216	1	216	1	216	
4.07 Administrative Asst.		80	WRK2	1	80	2	160	3	240	
4.08 Conference Room		190	MTG3	1	190	1	190	1	190	
4.09 Accounting Clerk		80	WRK2	3	240	4	320	5	400	
4.10 Accounting Supervisor		100	WRK1	1	100	1	100	1	100	
4.11 Workroom		140	WRM1	1	140	1	140	1	140	
4.12 Storage		120		1	120	1	120	1	120	
4.13 Security Operations										
4.14 Staff Muster / Training Room		1,600		1	1,600	1	1,600	1	1,600	80 person capacity with divider partitions
4.15 Staff Locker Room/Male		300		1	300	1	300	2	600	
4.16 Staff Locker Room/Female		200		1	200	1	200	2	400	
4.17 Fitness Room		300		1	300	1	300	1	300	
4.18 Watch Commander Offices		120	OFF4	4	480	4	480	4	480	
4.19 Sgt. Offices		160	OFF5	2	320	2	320	2	320	Included in new housing support
4.20 Armory		120		1	120	1	120	1	120	
4.21 Tactical Weapons Storage		120		1	120	1	120	1	120	
4.22 Central Control Room		250		1	250	1	250	1	250	
4.23 Security Equip. Room		100		1	100	1	100	1	100	
Total Department Net Square Feet	4,770				5,576		5,736		6,396	
Total Department Gross Square Feet	1.30%				7,249		7,457		8,315	
Food Service										
5.01 Delivery Receiving Area		250		1	250	1	250	1	250	
5.02 Tray Assembly		800		1	800	1	800	1	800	
5.03 Cart Storage		200		1	200	1	200	1	200	
5.04 Dry Storage		800		1	800	2	1,200	2	1,600	
5.05 Freezer Storage		800		1	800	2	1,200	2	1,600	
5.06 Non-Food Storage		600		1	600	1	600	1	600	
5.07 Food Preparation		1,000		1	1,000	1	1,000	1	1,000	
5.08 Refrigeration Storage		800		1	800	2	1,200	2	1,600	
5.09 Bakery		800		1	800	1	800	1	800	
5.10 Tray Assembly Storage		250		1	250	1	250	1	250	
5.11 Cart Staging		100		1	100	2	150	2	200	
5.12 Beverage Serving		100		1	100	1	100	1	100	
5.13 Dishwashing Area		500		1	500	1	500	1	500	
5.14 Trash Staging		60		1	60	1	60	1	60	
5.15 Detergent Storage		50		1	50	1	50	1	50	
5.16 Cart Wash Area		150		1	150	1	150	1	150	
5.17 Food Service Supervisor office		120		1	120	1	120	1	120	
5.18 Staff Toilet		60		1	60	1	60	1	60	
5.19 Inmate Toilet		60		1	60	1	60	1	60	
5.20 Janitor Closet		100		1	100	1	100	1	100	
Total Department Net Square Feet	5,279				7,600		8,850		10,100	
Total Department Gross Square Feet	1.30%				9,880		11,505		13,130	
Warehousing/Maintenance										
6.01 Warehouse										
6.02 Receiving Dock		500		1	500	1	500	1	500	

Okaloosa County Department of Corrections - Needs Assessment Master Plan

Space Category	Existing (NSF)	Unit (NSF)	Space Stand.	2006		2016		2026		Comments
				No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	
6.03 Staging Area		300		1	300	1	300	1	300	
6.04 Warehouse Office		100		1	100	1	100	1	100	
6.05 General Storage		1,600		1	1,600	2	2,400	2	3,200	
6.06 Secure Storage		250		1	250	1	250	1	250	
6.07 Commissary Storage		150		1	150	1	150	1	150	
6.08 Toilet		60		1	60	1	60	1	60	
6.09 Maintenance										
6.10 Maintenance Office		120	OFF4	1	120	1	120	1	120	
6.11 Workroom		140	WRM1	1	140	1	140	1	140	
6.12 Files/Records Room		100		1	100	1	100	1	100	
6.13 Staff Work area		80	WRK2	1	80	2	160	3	240	
6.14 Trash Compacting /Staging area		100		1	100	1	100	1	100	
6.15 Tools Storage		200		1	200	1	200	1	200	
6.16 Outdoor equipment storage		300		1	300	1	300	1	300	
6.17 Locksmith work area		120		1	120	1	120	1	120	
6.18 Welding Area		150		1	150	1	150	1	150	
6.19 Workshop Area		800		1	800	2	1,200	2	1,600	
6.20 Combustible storage		100		1	100	1	100	1	100	
6.21 Locker / Restroom		200		1	200	1	200	1	200	
6.22 Toxic chemical storage		100		1	100	1	100	1	100	
Total Department Net Square Feet	1,783				5,470		6,750		8,030	
Total Department Gross Square Feet	1.30%				7,111		8,775		10,439	
Visitation										
7.01 Public Lobby / Waiting Area		900		1	900	1	1,200	1	1,500	
7.02 Reception Counter		160		1	160	1	160	1	160	
7.03 Public Toilet		200		2	400	2	400	2	400	
7.04 Video Equipment Room		160		1	160	1	160	1	160	
7.05 Video Visitation Booths		35		25	875	50	1,750	75	2,625	
7.06 Staff Workstations		80	WRK2	2	160	2	160	2	160	
7.07 Private Visitation Booths		60		2	120	2	120	2	120	
Total Department Net Square Feet	1,600				2,775		3,950		5,125	
Total Department Gross Square Feet	1.30%				3,608		5,135		6,663	
Laundry										
8.01 Washer Extractor		96		4	384	6	576	8	768	Large Commercial 125lb
8.02 Dryer		60		6	360	8	480	12	720	Large Commercial 140lb
8.03 Chemical Storage		100		1	100	1	100	1	100	
8.04 Soiled Cart Staging		160		1	160	2	240	3	480	
8.05 Sorting Area		200		1	200	1	200	1	200	
8.06 Clean Linen Folding Area		200		1	200	1	200	1	200	
8.07 Clean Linen Storage		500		1	500	2	750	2	1,000	
8.08 Clean Cart Storage		160		1	160	1	160	1	160	
8.09 Inmate Toilet		60		1	60	1	60	1	60	
8.10 Staff Toilet		60		1	60	1	60	1	60	
8.11 Janitor Closet		100		1	100	1	100	1	100	
Total Department Net Square Feet	1,400				2,284		2,926		3,848	
Total Department Gross Square Feet	1.30%				2,969		3,804		5,002	
Program Services										
9.01 Chapel Services		750		1	750	1	750	1	750	
9.02 GED classrooms		600		1	600	1	600	1	600	
9.03 Multi-purpose classrooms		600		2	1,200	2	1,200	2	1,200	Included in new inmate housing
9.04 Program Manager Office		120		1	120	1	120	1	120	
9.05 Program Storage		100		1	100	1	100	1	100	

Okaloosa County Department of Corrections - Needs Assessment Master Plan

Space Category	Existing (NSF)	Unit (NSF)	Space Stand.	2006		2016		2026		Comments
				No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	No. of Spaces	Total (NSF)	
Total Department Net Square Feet	800				2,770		2,770		2,770	
Total Department Gross Square Feet	1.30%				3,601		3,601		3,601	
Total Department Net Square Feet (NSF)					85,176		140,786		216,716	
Total Department Gross Square Feet (DGSF)					108,811		178,706		274,059	
Total Building Gross Square Feet x 1.15 (BGSF)					125,132		205,512		315,168	
General Notes:										

Section 8 SITE MASTER PLANNING

Site Evaluation Criteria

The site evaluation process and master planning process is based on establishment of criteria that each site is evaluated against. Generally speaking, every correctional facility has a common set of criteria for site evaluation such as the following:

- Ability to expand existing facility as building additions.
- Adaptive reuse possibilities for existing buildings.
- Easy vehicular access in and out of site.
- Adjacency to desirable or un-desirable properties.
- Proximity to traffic arteries and streets.
- Proximity to the users of the facility or the public served.
- Availability of water and sanitary service and other utility infrastructure.
- Environmental concerns such as wetlands, contaminated soils, or other pollutants.
- Evaluation of soil types to determine bearing capacity

Additional criteria needed to be established for the specific use of a site as the future location for a new correctional facility. These criteria should include:

- The public parking area should be isolated from the central facility by at least a 100 ft. buffer.
- Public vehicles should be physically prevented from approaching the exterior of the building within the 100 ft buffer.
- The site should provide areas for future expansion of both the building and all parking areas.
- Staff vehicles should park in a secured area.
- Deliveries and service vehicles providing services to the building should occur behind a controlled access point to the site.
- Based on the programmed building gross area and forecasted inmate population growth it was anticipated that the minimum required land area was 22 acres.
- Physical barriers may need to be placed around the perimeter of the site to prevent unauthorized access to the site.

Crestview Site

The current jail site is located East of the City of Crestview. US Hwy 90 to the South, Brackin Street to the West, and First Avenue to the North (Figure 8.1) bound the site on three sides.

The 21-acre site contains a large pond and wetland area with a small creek flowing into the pond on the Northwest of the site and exiting to the Southeast of the site. Parking has been expanded over the years but is inadequate to support future expansion capacity for both staff and public.

The site is bisected by a 100 ft. utility easement running East to West. No sufficient space for an expansion exists to the South due to the pond location and adjacent privately owned property. The Northeast portion of the site is undeveloped and is the area identified in this study as the location for the expansion to the facility. The Northwest portion of the site is shared with a small Sheriff's substation and EMS substation with associated parking.

Evaluation of Site:

Okaloosa County Department of Corrections - Needs Assessment & Master Plan

- The existing buildings do not have adequate area surrounding them to support any attached addition.
- The parking areas to the South do not have any available adjacent property to expand.
- Existing utility easement prevents an addition to the northern housing unit.
- The exact extent of the wetland is unknown or documented from previous expansions to the site.
- Any expansion must occur in the Northeast corner of the site.
- The existing Sheriff and EMS facility will be displaced by future expansions on the site.



Figure 8.1

The site contour and property information was obtained from the Okaloosa County Property Appraiser and shows approximate locations. The site contours shown in Figure 8.2 in 3-foot increments indicates the highest point of elevation on the site is in the Northeast corner. The extensive wetland areas extend to the North of the pond and exclude future development in many areas of the site.



Approximate Wetland Boundary

Figure 8.2

Conceptual Site Development

The basis of the conceptual development began as an exploration of providing a single story expansion comprised of 256 inmate beds contained within four 64-bed housing pods (Figure 8.3). In addition, an area for some inmate services space was considered as part of the expansion. As the existing facility was examined (refer to Section 4), it was determined that this service space would be allocated to a new booking/intake facility.

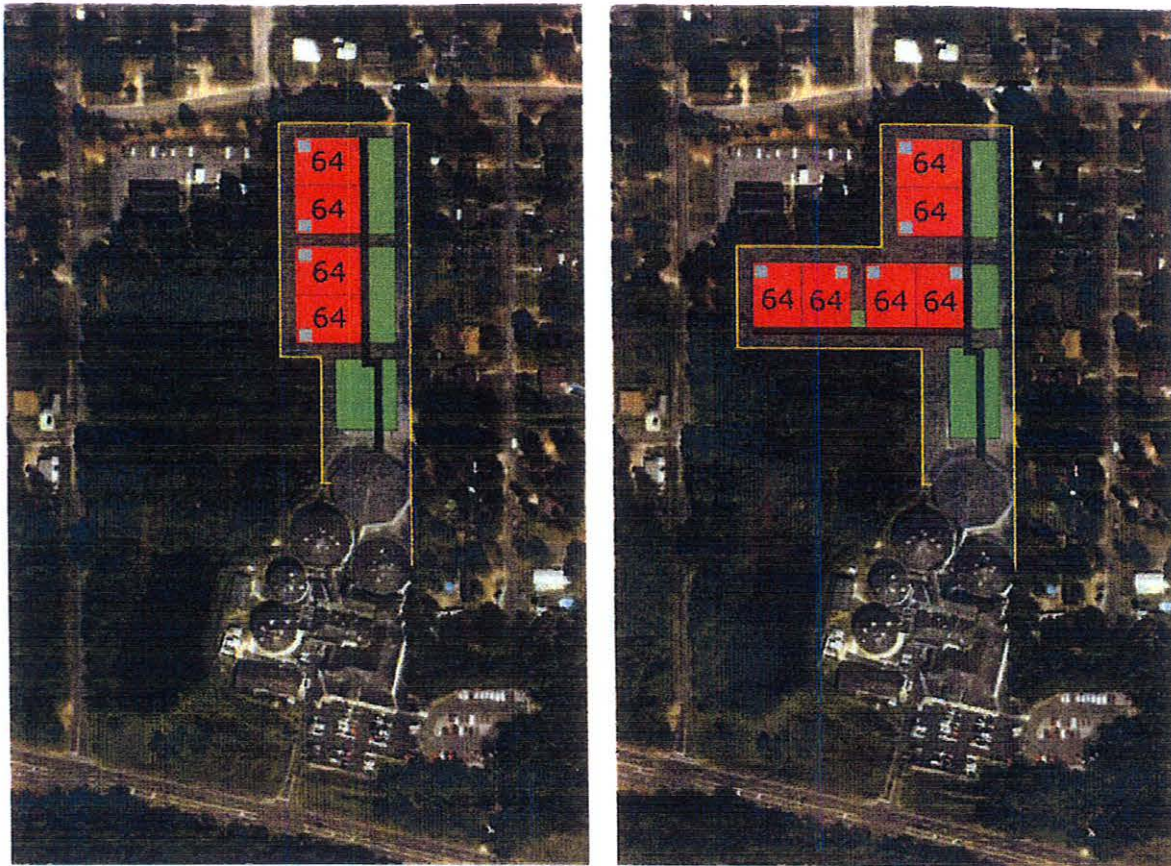


Figure 8.3

As the site investigation progressed, a number of possible expansion scenarios were explored (Figure 8.4) but due to the wetland expanse, the expansion exploration was eventually limited to the northeast corner of the site in a multi-story configuration.

Two distinct orientations of the combined inmate housing & booking unit were investigated. In option 1, the vehicle sallyport faces East and allows the north entrance road to be used as part of the vehicle entrance and exit to the site. Future expansion of the inmate housing unit would occur to the west.

Option 1 Advantages:

- Does not encroach on existing wetlands.
- Provides more space between housing units and adjacent residential neighborhood.
- Utilizes existing north entry road.

Option 1 Disadvantages:

- Immediate impact to the access road for EMS department
- Inmate corridor connect must occur through booking/intake

Option 2 shows the orientation of the expansion with the vehicular sallyport facing north. In this option, the sallyport drive must overcome the rapid terrain change and provides the public face to the facility from First Avenue.

Option 2 Advantages:

- Inmate corridor connection is closer to existing housing units.
- Does not have any impact on existing Sheriff or EMS operations
- Utilizes existing north entry road.

Option 2 Disadvantages:

- Requires some amount of wetland mitigation.
- Places inmate housing closer to the residential neighborhood to the east.

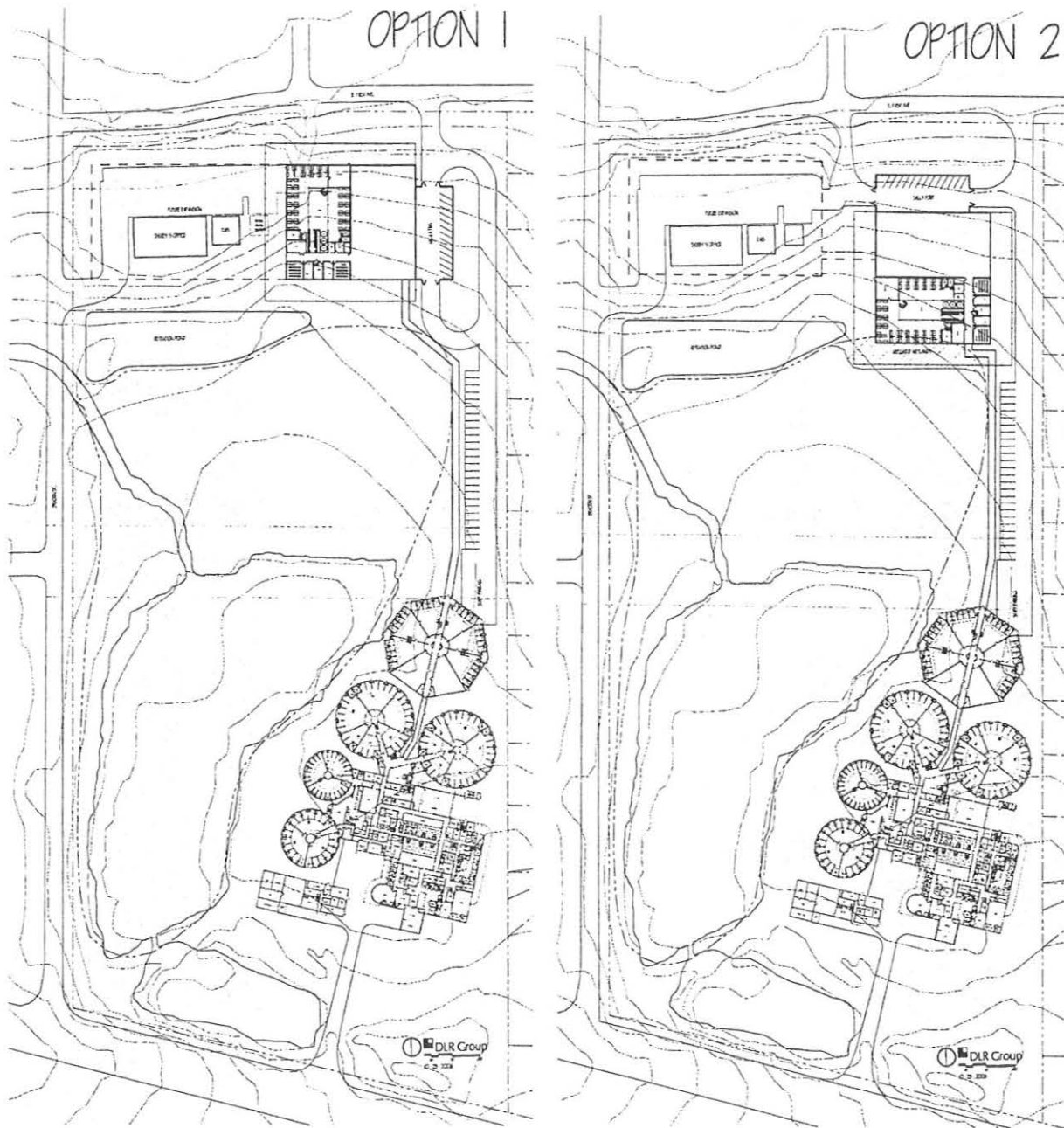


Figure 8.4



Figure 8.5

The final orientation chosen was Option 1 as shown in Figure 8.5 above. This option offered the best expansion capabilities to the west and was able to address the contour elevation change more effectively than Option 2.

Little Silver Road Site

Okaloosa County owns 50 acres of property north of the Little Silver Road. The road is located approximately 7 miles south of the City of Crestview east of Hwy. 85. A large portion of the site was leased for 50 years to the State of Florida for the development of a Juvenile Justice facility. The State of Florida Department of Corrections owns property and has facilities to the south and west of the site.

The undeveloped wooded remainder of the site (Figure 8.6) contains approximately 21.8 acres and is bounded to the north by a DEP jurisdictional wetland line. Access to the site is located on the eastern side from Straight Line Road, which runs north from Little Silver Road. The site has no existing connections to any utilities including water treatment and domestic water. The site topography indicates a constant slope towards the north with an overall grade change of 18 ft.

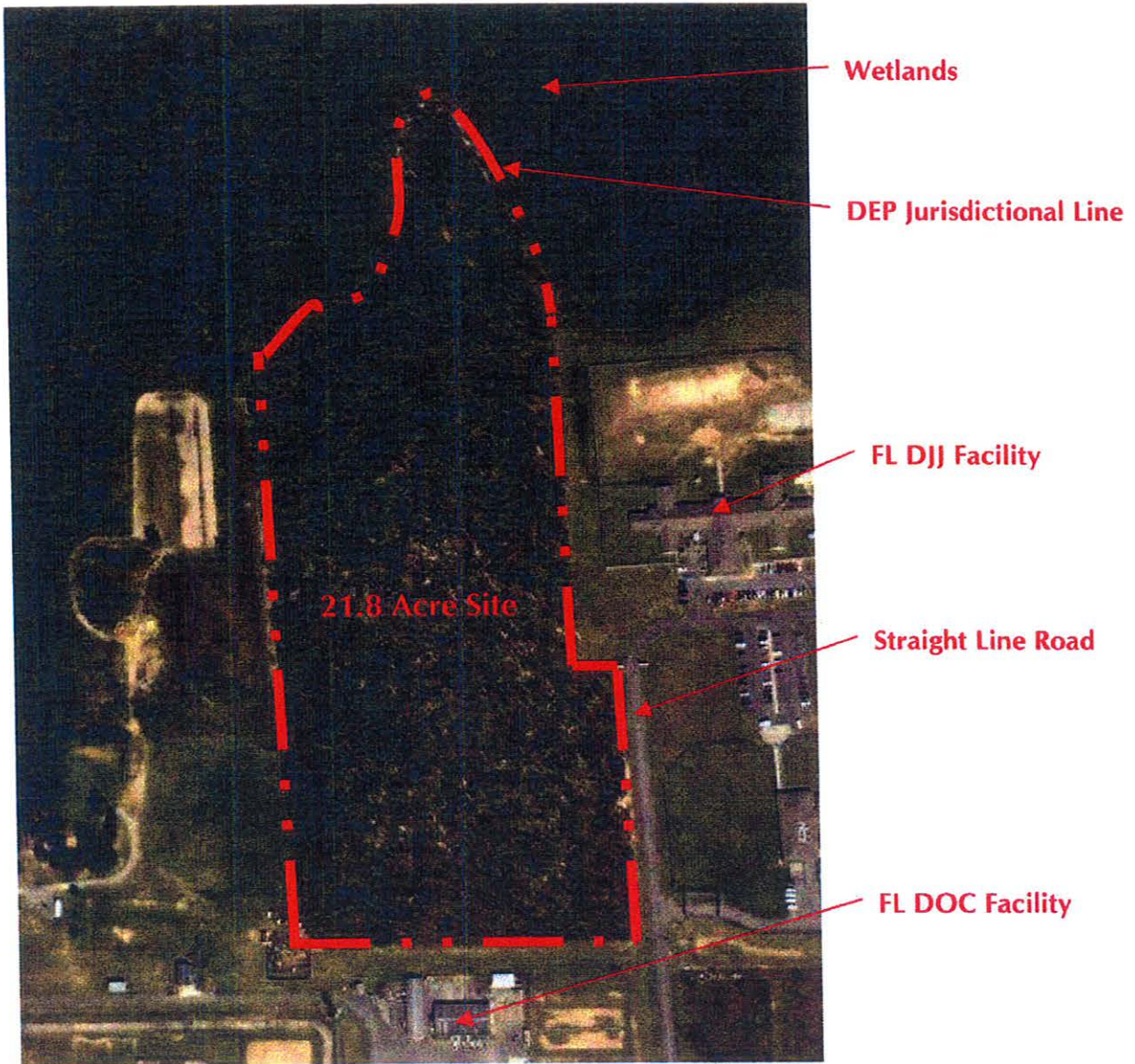


Figure 8.6

Okaloosa County Department of Corrections - Needs Assessment & Master Plan

The basis of the conceptual development at this site began as an exploration of providing a single story expansion comprised of 256 inmate beds contained within four 64-bed housing pods. The model for this housing unit was a prototype used in Hillsborough County, FL at the Falkenburg Road Jail (Figure 8.7). Representatives of the Corrections Department had toured the facility and found the configuration desirable for a future operational model for the Okaloosa jail.

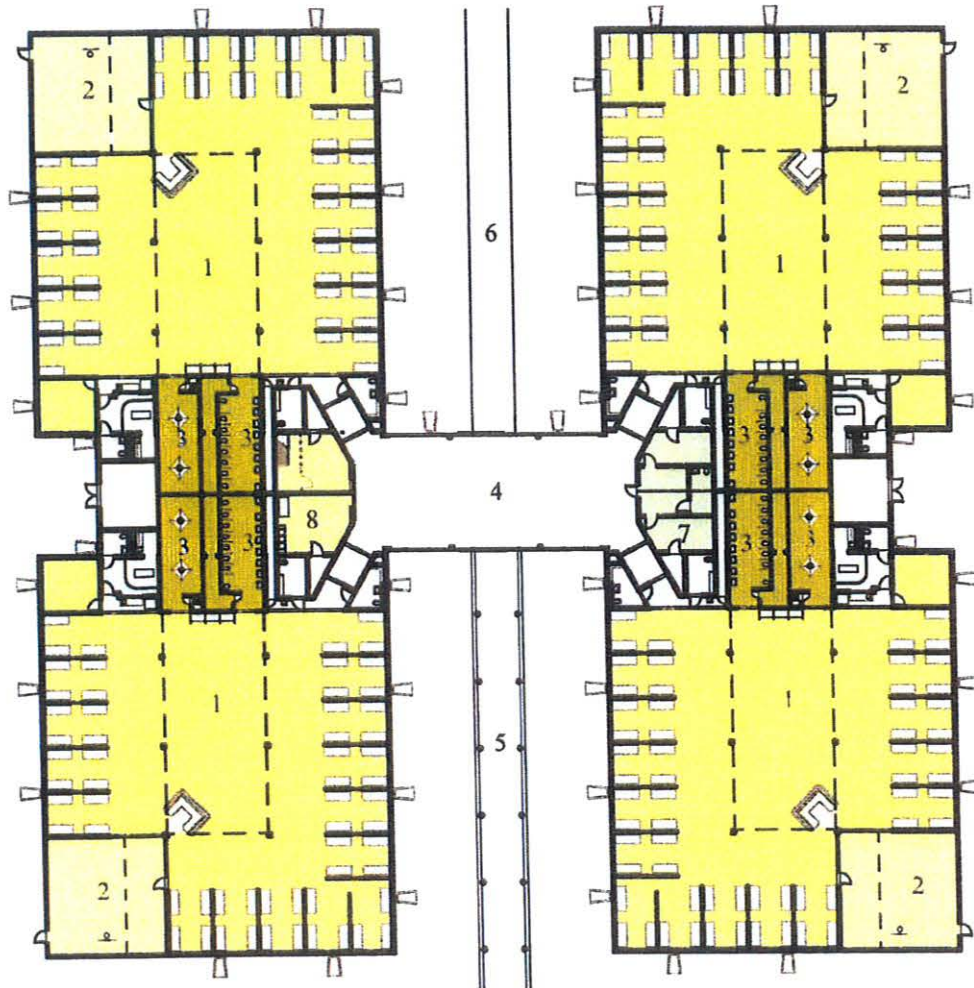


Figure 8.7

As the investigation into the ability of the site to support future expansions began, the Falkenburg prototype was utilized as a footprint. As seen in Figure 8.8 below, the placement five of the housing units occupied most of the remainder of the site after areas for support buildings, parking and stormwater retention were placed on the site.

It was determined that the utilization of this single-story prototype would only provide 1280 beds at the site. Since all of the inmate growth projection models forecasted inmate growth well beyond this capacity, it was decided that this prototype would not be able to be utilized at this site.

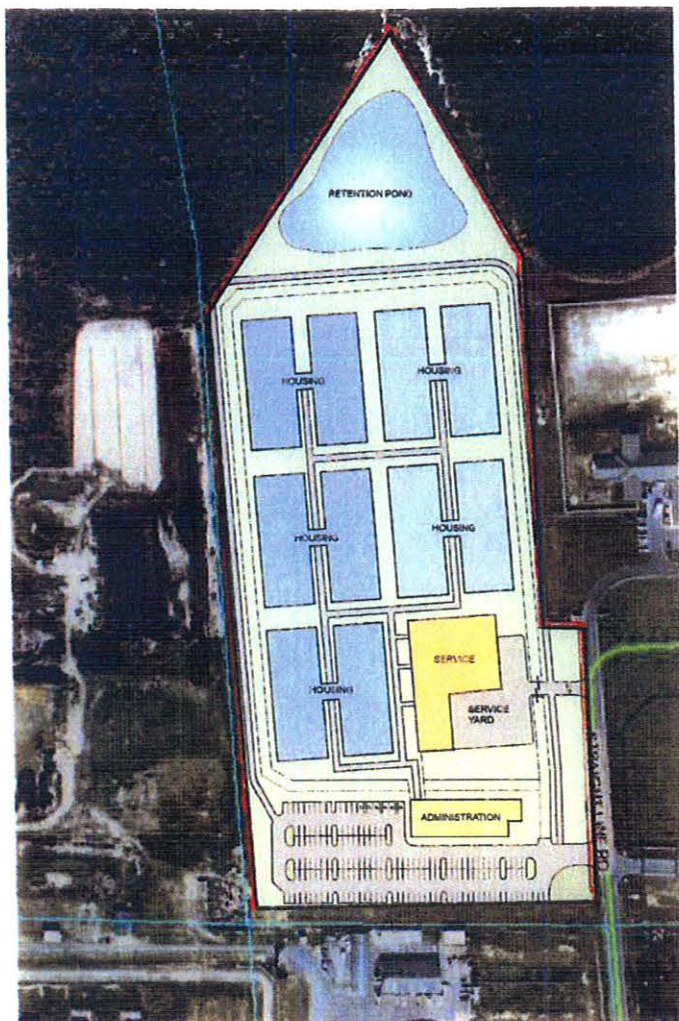


Figure 8.8

As the exploration of the site continued, it was determined that only a multi-story design would be able to reach the forecasted growth models. Figure 8.9 indicates two approaches to achieve the required inmate capacity at the site.

The first diagram shows an initial first phase of expansion of single story construction at the site and later phases contain 3-story housing units with a 786-bed capacity. The total inmate capacity would be 2688 inmates.

The second diagram indicates multi-story construction from the beginning of the site development with a final capacity of 3456 inmates.

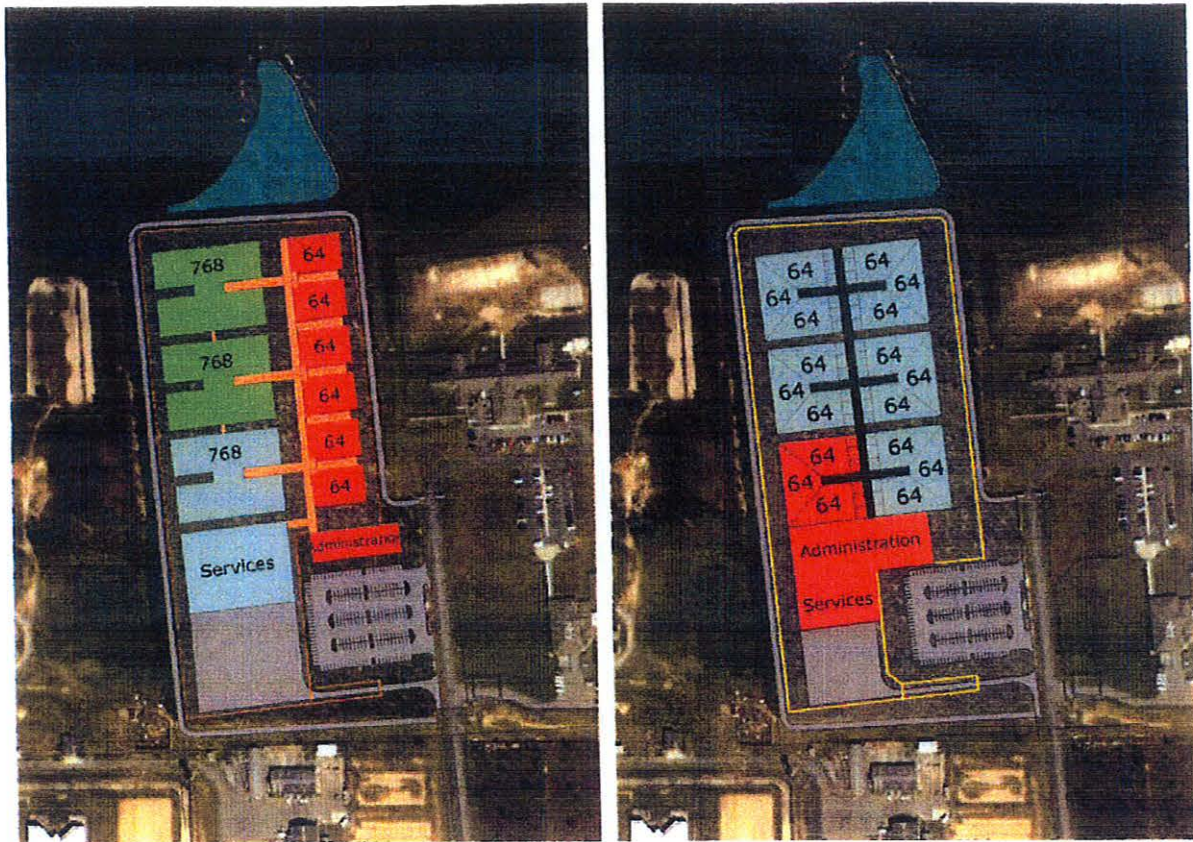


Figure 8.9

Conclusions:

At the conclusion of the investigation into the Little Silver Road site it was determined that the 21-acre site had limitations in available area for the construction many housing units. These limitations forced a multi-story solution as the only means of achieving the inmates population levels forecasted in the 20-year projection (Section 3). In addition, the lack of utility infrastructure required a large investment into the site at the initial stage of construction.

For these reasons, the expansion to the Crestview site was considered the next logical step for expansion of the correctional system of Okaloosa County.

Renovation Options:

Several options were explored for renovation of the existing Crestview facility. Although no final layout was determined, it was felt the displacement of the booking/intake/release and court transfer allowed the other inmates services to expand into these vacated areas as shown in Figure 8.10 below. The areas shown in the diagram are approximately the same areas as indicated in the proposed facility program contained in Section 7 of this report.

REDACTED FOR SECURITY REASONS

Figure 8.10

Section 9 BUDGETS AND SCHEDULES

Project Budget:

The following information outlines a budget that has been developed in accordance with the preceding sections. The enclosed budgets are intended to provide a general idea of the capital costs associated with each phase of the Okaloosa County Department of Corrections expansion. As these costs are conceptual in nature, they will require further verification of the specific needs of each phase with a more detailed building program, schedule, land acquisition, construction market conditions and other information is developed for the project.

It is important to note that construction budget numbers have increased in recent years because of the volatility of the construction market which is being driven by a shortage in the steel and concrete industries, fuel price increases, and recent natural disasters in the Southeast. These recent natural disasters created by Hurricane Charley, Katrina and Wilma have had a large impact in the regional demand for building materials.

It is also the recommendation of this study that Okaloosa County use the services of a construction management firm so that these projects can be delivered under the process commonly known as Construction Management (CM) at risk. CM delivery method will ensure that the project is continually checked against changes in the construction industry. Another benefit of the use of a CM firm will be the provision of a Guaranteed Maximum Price (GMP) to the county. The GMP will insure that the county is fully aware of the cost for the facility prior to construction implementation.

The Projected Budget presented on the following pages is intended to be an all-inclusive budget, however it does not identify the operational cost associated with the operations of the facility. Nor does it estimate the anticipated construction escalation costs over the next 20 years, for reasons listed previously. The costs outlined in this section are intended to become the basis of implementation for a Capital Improvement Program.

The budget is broken down into two basic components of hard costs and soft costs. Hard costs are what are considered the "bricks and mortar" of the building. Soft costs typically include all project related costs that are not directly related to the construction of the building such as design fees, assessment fees, geotechnical investigation, and construction management fees. The most significant of these soft costs are the contingency amounts that each project should contain. When creating project budgets it is important to recognize that things will arise during the design and construction that either were not anticipated or were changed due to some other influence. The proposed budgets shown on the following pages indicate a contingency value equal to 5% of the hard costs.

Unit costs shown in the budgets are based on recent construction experience within the State of Florida and values obtained from *RSMMeans Assemblies Cost Data (2006)* and *RSMMeans Square Foot Costs (2006)*.

Phase 1A expansion of the facility is the first component of the 20-year plan outlined in this report and is expected to begin construction in the latter part of 2007. The Phase 2 expansion is a further implementation of dormitory housing units to be constructed on the existing Crestview site. Phases 3,4,5 & 6 will be implemented on the Little Silver Road site or a new site to be determined by the county. The total anticipated budget for the entire 20-year master plan is estimated to be \$155,725,780 based on a 6% inmate population annual growth rate.

Okaloosa County Department of Corrections					Crestview Site	
Projected Budget - Phase 1A Expansion						
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total	
Vehicle Sallyport	1	Sq. Ft.	5,000	\$90.00	\$450,000	
New Covered Corridor	1	Sq. Ft.	4,800	\$30.00	\$144,000	
Intake/Release/Booking	1	Sq. Ft.	12,000	\$180.00	\$2,160,000	
Inmate Housing Units	4	Sq. Ft.	12,000	\$180.00	\$8,640,000	
Shell Space for housing unit	1	Sq. Ft.	12,000	\$70.00	\$840,000	
Sub-total					\$12,234,000	
Site Development Costs						
Parking areas	1	Unit	25	\$800.00	\$20,000	
Fill and compaction	1	Cu. Yd.	800	\$7.00	\$5,600	
Clear and Grub - per acre	1	acre	4	\$6,500.00	\$26,000	
Entrance Road - 24' wide asphalt	1	Ln. Ft.	600	\$90.00	\$54,000	
Perimeter Security Fencing - 14' high	1	Ln. Ft.	1,200	\$150.00	\$180,000	
Stormwater retention pond	1	Cu. Yd.	3,000	\$9.00	\$27,000	
Utilities - Underground Connections	1		lump sum		\$50,000	
Emergency Generator	1	Unit	350kw		\$70,000	
Site Lighting - 400 watt MH -40' aluminum poles	10	Unit		\$3,400.00	\$34,000	
Landscaping - seed / sod	1	Sq. Yd.	10,000	\$2.20	\$22,000	
Sub-total					\$488,600	
Construction Sub-total					\$12,722,600	
Soft Costs						
Geotechnical investigation	1		lump sum		\$15,000	
Surveying	1		lump sum		\$30,000	
Architecture/Engineering fees			7.50%		\$954,195	
FF & E			lump sum		\$300,000	
Project Design and Construction Contingency			4.0%		\$508,904	
Construction Management Fees			5.5%		\$699,743	
Total Project Budget					\$15,230,442	

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Okaloosa County Department of Corrections					Crestview Site	
Projected Budget - Phase 1B Expansion						
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total	
Inmate Housing Unit						
Shell Space Build-out	1	Sq. Ft.	12,000	\$120.00		\$1,440,000
Sub-total						\$1,440,000
Site Development Costs						
Temporary Security Fencing - 14' high	1	Ln. Ft.	120	\$150.00		\$18,000
Landscaping - seed / sod	1	Sq. Yd.	2,000	\$2.20		\$4,400
Sub-total						\$22,400
Construction Sub-total						\$1,462,400
Soft Costs						
Architecture/Engineering fees			7.50%			\$109,680
FF & E			lump sum			\$96,000
Project Design and Construction Contingency			4.0%			\$58,496
Construction Management Fees			5.5%			\$80,432
Total Project Budget						\$1,807,008

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Okaloosa County Department of Corrections					Crestview Site	
Projected Budget - Phase 2 Expansion						
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total	
New Inmate Housing Unit						
Inmate Housing Units	6	Sq. Ft.	12,000	\$220.00	\$15,840,000	
Housing support spaces	1	Sq. Ft.	3,000	\$220.00	\$660,000	
Renovations of Existing Buildings						
Renovations to Medical	1	Sq. Ft.	5,600	\$120.00	\$672,000	
Renovations to Administration	1	Sq. Ft.	6,000	\$120.00	\$720,000	
Renovations to Visitation	1	Sq. Ft.	2,600	\$100.00	\$260,000	
Renovations to Food Service	1	Sq. Ft.	3,200	\$350.00	\$1,120,000	
Renovations to Warehouse	1	Sq. Ft.	4,200	\$100.00	\$420,000	
Renovations to Laundry	1	Sq. Ft.	3,000	\$140.00	\$420,000	
Sub-total					\$20,112,000	
Site Development Costs						
Parking areas	1	Unit	25	\$800.00	\$20,000	
Fill and compaction	1	Cu. Yd.	1,000	\$7.00	\$7,000	
Perimeter Security Fencing - 14' high	1	Ln. Ft.	1,600	\$150.00	\$240,000	
Stormwater retention pond	1	Cu. Yd.	1,500	\$9.00	\$13,500	
Utilities - Underground Connections	1		lump sum		\$50,000	
Emergency Generator	1	Unit	350kw		\$70,000	
Site Lighting - 400 watt MH -40' aluminum poles	8	Unit		\$3,400.00	\$27,200	
Landscaping - seed / sod	1	Sq. Yd.	10,000	\$2.20	\$22,000	
Construction Sub-total					\$20,561,700	
Soft Costs						
Architecture/Engineering fees			7.50%		\$1,542,128	
FF&E Inmates	384		inmates	\$1,200.00	\$460,800	
FF&E Staff	12		FTE's	\$4,000.00	\$48,000	
Project Design and Construction Contingency			5.0%		\$1,028,085	
Construction Management Fees			5.5%		\$1,130,894	
Total Project Budget					\$24,771,606	

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Okaloosa County Department of Corrections					New Jail Site	
Projected Budget - Phase 3 Expansion						
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total	
New Inmate Housing Unit						
Inmate Housing Units	6	Sq. Ft.	12,500	\$250.00	\$18,750,000	
New Support Building						
Administration	1	Sq. Ft.	6,000	\$200.00	\$1,200,000	
Food Service	1	Sq. Ft.	9,000	\$400.00	\$3,600,000	
Laundry	1	Sq. Ft.	3,000	\$250.00	\$750,000	
Medical	1	Sq. Ft.	4,000	\$250.00	\$1,000,000	
Warehouse	1	Sq. Ft.	6,000	\$150.00	\$900,000	
Intake	1	Sq. Ft.	4,000	\$300.00	\$1,200,000	
Sub-total					\$27,400,000	
Site Development Costs						
Site Utility Development Costs	1		lump sum		\$4,000,000	
Parking areas	1	Unit	150	\$800.00	\$120,000	
Fill and compaction	1	Cu. Yd.	30,000	\$7.00	\$210,000	
Clear and Grub - per acre	1	acre	21	\$6,500.00	\$136,500	
Entrance Road - 24' wide asphalt	1	Ln. Ft.	300	\$90.00	\$27,000	
Perimeter Security Fencing - 14' high	1	Ln. Ft.	5,000	\$150.00	\$750,000	
Stormwater retention pond	1	Cu. Yd.	20,000	\$9.00	\$180,000	
Utilities - Underground Connections	1		lump sum		\$200,000	
Emergency Generator	1	Unit	600kw		\$140,000	
Site Lighting - 400 watt MH -40' aluminum poles	24	Unit		\$3,400.00	\$81,600	
Landscaping - seed / sod	1	Sq. Yd.	60,000	\$2.20	\$132,000	
Sub-total					\$5,977,100	
Construction Sub-total					\$33,377,100	
Soft Costs						
Geotechnical investigation	1		lump sum		\$40,000	
Surveying	1		lump sum		\$50,000	
Architecture/Engineering fees			7.50%		\$2,503,283	
FF & E inmates	384		inmates	\$1,200.00	\$460,800	
FF & E staff	20		FTE's	\$4,000.00	\$80,000	
Project Design and Construction Contingency			5.0%		\$1,668,855	
Construction Management Fees			5.5%		\$1,835,741	
Total Project Budget					\$40,015,778	

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Okaloosa County Department of Corrections					New Jail Site
Projected Budget - Phase 4 Expansion					
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total
New Inmate Housing Unit					
Inmate Housing Units	6	Sq. Ft.	12,500	\$250.00	\$18,750,000
Sub-total					\$18,750,000
Site Development Costs					
Site Utility Development Costs	1		lump sum		\$750,000
Parking areas	1	Unit	60	\$800.00	\$48,000
Fill and compaction	1	Cu. Yd.	10,000	\$7.00	\$70,000
Clear and Grub - per acre	1	acre	21	\$6,500.00	\$136,500
Entrance Road - 24' wide asphalt	1	Ln. Ft.	0	\$90.00	\$0
Perimeter Security Fencing - 14' high	1	Ln. Ft.	3,000	\$150.00	\$450,000
Stormwater retention pond	1	Cu. Yd.	12,000	\$9.00	\$108,000
Utilities - Underground Connections	1		lump sum		\$50,000
Emergency Generator	1	Unit			
Site Lighting - 400 watt MH -40' aluminum poles	6	Unit		\$3,400.00	\$20,400
Landscaping - seed / sod	1	Sq. Yd.	10,000	\$2.20	\$22,000
Sub-total					\$1,654,900
Construction Sub-total					\$20,404,900
Soft Costs					
Geotechnical investigation	1		lump sum		\$10,000
Surveying	1		lump sum		\$10,000
Architecture/Engineering fees			7.50%		\$1,530,368
FF & E inmates	384		inmates	\$1,200.00	\$460,800
FF & E staff	5		FTE's	\$4,000.00	\$20,000
Project Design and Construction Contingency			5.0%		\$1,020,245
Construction Management Fees			5.5%		\$1,122,270
Total Project Budget					\$24,578,582

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Okaloosa County Department of Corrections					New Jail Site	
Projected Budget - Phase 5 Expansion						
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total	
New Inmate Housing Unit						
Inmate Housing Units	6	Sq. Ft.	12,500	\$250.00	\$18,750,000	
Sub-total					\$18,750,000	
Site Development Costs						
Site Utility Development Costs	1		lump sum		\$750,000	
Parking areas	1	Unit	60	\$800.00	\$48,000	
Fill and compaction	1	Cu. Yd.	10,000	\$7.00	\$70,000	
Clear and Grub - per acre	1	acre	21	\$6,500.00	\$136,500	
Entrance Road - 24' wide asphalt	1	Ln. Ft.	0	\$90.00	\$0	
Perimeter Security Fencing - 14' high	1	Ln. Ft.	3,000	\$150.00	\$450,000	
Stormwater retention pond	1	Cu. Yd.	12,000	\$9.00	\$108,000	
Utilities - Underground Connections	1		lump sum		\$50,000	
Emergency Generator	1	Unit	600kw		\$140,000	
Site Lighting - 400 watt MH -40' aluminum poles	6	Unit		\$3,400.00	\$20,400	
Landscaping - seed / sod	1	Sq. Yd.	10,000	\$2.20	\$22,000	
Sub-total					\$1,794,900	
Construction Sub-total					\$20,544,900	
Soft Costs						
Geotechnical investigation	1		lump sum		\$10,000	
Surveying	1		lump sum		\$10,000	
Architecture/Engineering fees			7.50%		\$1,540,868	
FF & E inmates	384		inmates	\$1,200.00	\$460,800	
FF & E staff	5		FTE's	\$4,000.00	\$20,000	
Project Design and Construction Contingency			5.0%		\$1,027,245	
Construction Management Fees			5.5%		\$1,129,970	
Total Project Budget					\$24,743,782	

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Okaloosa County Department of Corrections					New Jail Site
Projected Budget - Phase 6 Expansion					
Program Component	Number Required	Unit Type	Number of Units	Cost Per Unit	Total
New Inmate Housing Unit					
Inmate Housing Units	6	Sq. Ft.	12,500	\$250.00	\$18,750,000
Sub-total					\$18,750,000
Site Development Costs					
Site Utility Development Costs	1		lump sum		\$750,000
Parking areas	1	Unit	60	\$800.00	\$48,000
Fill and compaction	1	Cu. Yd.	10,000	\$7.00	\$70,000
Clear and Grub - per acre	1	acre	21	\$6,500.00	\$136,500
Entrance Road - 24' wide asphalt	1	Ln. Ft.	0	\$90.00	\$0
Perimeter Security Fencing - 14' high	1	Ln. Ft.	3,000	\$150.00	\$450,000
Stormwater retention pond	1	Cu. Yd.	12,000	\$9.00	\$108,000
Utilities - Underground Connections	1		lump sum		\$50,000
Emergency Generator	1	Unit			
Site Lighting - 400 watt MH -40' aluminum poles	6	Unit		\$3,400.00	\$20,400
Landscaping - seed / sod	1	Sq. Yd.	10,000	\$2.20	\$22,000
Sub-total					\$1,654,900
Construction Sub-total					\$20,404,900
Soft Costs					
Geotechnical investigation	1		lump sum		\$10,000
Surveying	1		lump sum		\$10,000
Architecture/Engineering fees			7.50%		\$1,530,368
FF & E inmates	384		inmates	\$1,200.00	\$460,800
FF & E staff	5		FTE's	\$4,000.00	\$20,000
Project Design and Construction Contingency			5.0%		\$1,020,245
Construction Management Fees			5.5%		\$1,122,270
Total Project Budget					\$24,578,582

Note: All construction amounts are shown in year 2006 values. No construction escalation factors are shown.

Jail Expansion TOTAL PHASES 1, 2, 3, 4, 5 & 6	\$155,725,780
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Project Schedule:

The proposed project schedule shown on the following page indicates an implementation schedule for the next 20 years starting in 2006 including the preparation of this report until its completion in 2026. For each phase of this project the schedule is broken down into 3 basic components.

The first component of each phase is the "Design" task for the project. This task includes all of the sub tasks normally associated with the design process for the architect and engineering team. This would include schematic design, design development and construction document preparation.

The second component of each project phase deals with permitting and bidding phase. Several permits must be obtained in order to successfully complete the project. This would include the Okaloosa County building permit and Water Management District among others. Permitting times vary based on the complexity of the project and local site conditions. Also at this time of permitting, the CM may be finalizing sub-contractor bid amounts prior to construction.

The final component of each project phase is the actual construction of the project itself. Again the timeline for construction is dependant on the complexity of the project and local conditions of the construction industry.

Adequate time has been provided within each task of the schedule to perform the required duties of that task. It is anticipated that some improvement could be achieved in the timeline if the county needed to accelerate the proposed schedules.

Okaloosa County Jail Expansion

