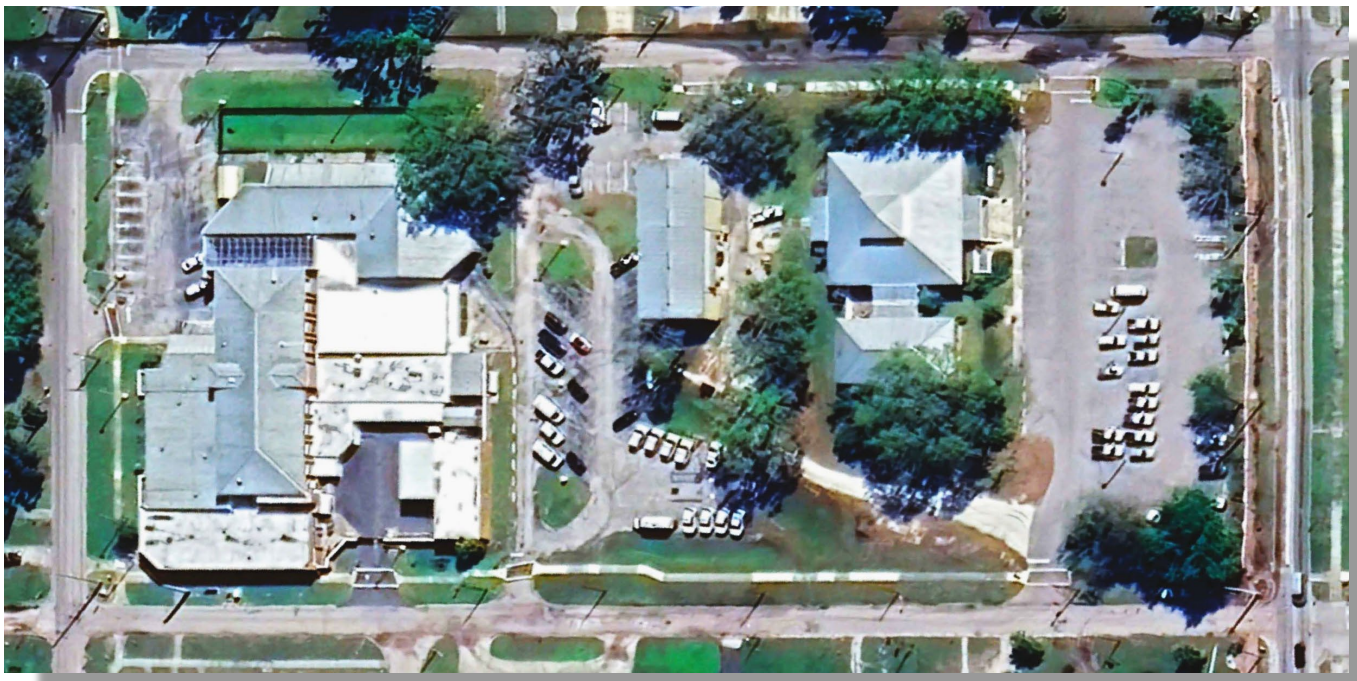
DeSoto County

Jail and Administrative Complex
Conceptual Design and Cost Estimate



Final Executive Summary Report

Date: 6/27/2025

Securitecture

REPORT INDEX

Executive Summary

I. Introduction

A. Purpose of the Project

The purpose of the project was to define a design direction to address the DeSoto County Jail and Administrative Complex current and future staff, space and jail bed needs (Project).

B. Project Goals and Objectives

1. Goals:

a. Define the project design direction.
b. Establish the opinion of probable cost, implementation/phasing plan and anticipated project schedule.
c. Summarize the major conclusions, issue draft report for review and comments, issue final report and present the project to the Board of County Commissioners for implementation consideration.

2. Objectives:

a. Phase 1 Pre-Project:
   i. Define project committee, roles and lines of communication.
   ii. Confirm goals, objectives, approach and methodology.
   iii. Confirm all users/stakeholders included in the project and verify contact information.
   iv. Confirm specific areas of concern identified by the county.
   v. Confirm anticipated project budget/available funds and financing.
   vi. Define review and approval process.
   vii. Confirm schedule and deliverables.
   viii. Obtain and review previously completed feasibility study(s), plans of the existing facility, current staff organizational chart and complete a contact list for the project.
b. Phase 2 Master Planning and Conceptual Design:
   i. Complete analytics and projection modeling to define a future perspective of the county, jail and administrative complex.
   ii. Define architectural space standards based upon space necessary to effectively perform a tsk or function specific to DeSoto County.
   iii. Working with the project committee, users, and stakeholders to define the architectural space and staffing program.
   iv. Develop and review pre-workshop tools.
   v. Conduct a workshop with the committee, users and stakeholders to determine the best solution to address the DeSoto County Jail and Administrative Complex current and future needs.
   vi. Complete information necessary of a project grant/funding application.
   vii. Summarize the major conclusions, issue draft report for review and comments, issue final report and present the project to the Board of County Commissioners for implementation consideration.

C. Acknowledgements

The Securitecture Team (project team) would like to sincerely thank the Board of County Commissioners, Committee (Committee), Sheriff's Office Staff and all those who contributed invaluable assistance with completion of this project:

1. Board of County Commissioners:
   a. J.C. Deriso - Chair
   b. Steve Hickox - Vice Chair

c. Jerod Gross
d. Judy Schaefer
e. Elton Langford

2. Project Committee:
   a. Mandy Hines, County Administrator
   b. Peggy Waters, Grants Coordinator
   c. James F. Potter, Sheriff
   d. Colonel James Vitali, Undersheriff
   e. Captain Joshua Pitts, Detention Bureau Commander
   f. Captain Jose Vitali, Uniform Patrol Bureau Commander
   g. Captain Tim Hilgeman, Support Bureau Commander
   h. Captain Jose Raya, Investigations Bureau Commander
   i. Major Andrew Proudfit
   j. Jacob Sutton, IT Director

D. Report Structure

This executive summary report is structured as a summary of the major conclusions with appendices of the detail supporting the major conclusions included in the full report.

E. Approach, Methodology (Appendix A) and Schedule

The DeSoto County Jail and Administrative Complex project approach and methodology is structured as seven (7) phases. The major goal of phase 1 was to define the policies, procedures and administrative aspects of the project, as well as request and obtain foundational information to complete the project. Phase 2 was focused upon defining a design direction for the project including analytics and projection modeling, space standards, staff and space programing, as well as conducting a workshop with the committee, users and stakeholder and defining a opinion of probable cost and anticipated project schedule. This report summarizes the major conclusions of phase 2. The remining phases are associated with implementation of the project once the design direction is approved by the Board of County Commissioners and funding established.

This process was designed to progressively evolved the information with review and confirmation of the detail and major conclusions with the committee, users and stakeholders at each step of the project. The major tasks associated with each task order can be summarized as follows:

1. PHASE 1: PRE- PROJECT:
   Confirm project administrative policies and procedures, establish the committee, users and stakeholders, confirm goals and objectives, schedule, deliverables and define an information foundation, confirm the scope of work and fee associated with task orders #1 and #2.
2. TASK ORDER 2: MASTER PLANNING & CONCEPTUAL DESIGN:
   Complete pre-workshop, workshop and conceptual design to define the DeSoto County Jail and Administrative Complex project design direction including analytics and projection modeling, staff and architectural space programming, graphics, opinion of probable cost and anticipated project schedule.
3. Project implementation phases:
   a. PHASES 3 AND 4: SCHEMATIC & DESIGN DEVELOPMENT.
   b. PHASE 5: CONSTRUCTION DOCUMENTS.
   c. PHASE 6: BIDDING AND AWARD.
   d. PHASE 7 CONSTRUCTION AND POST CONSTRUCTION.

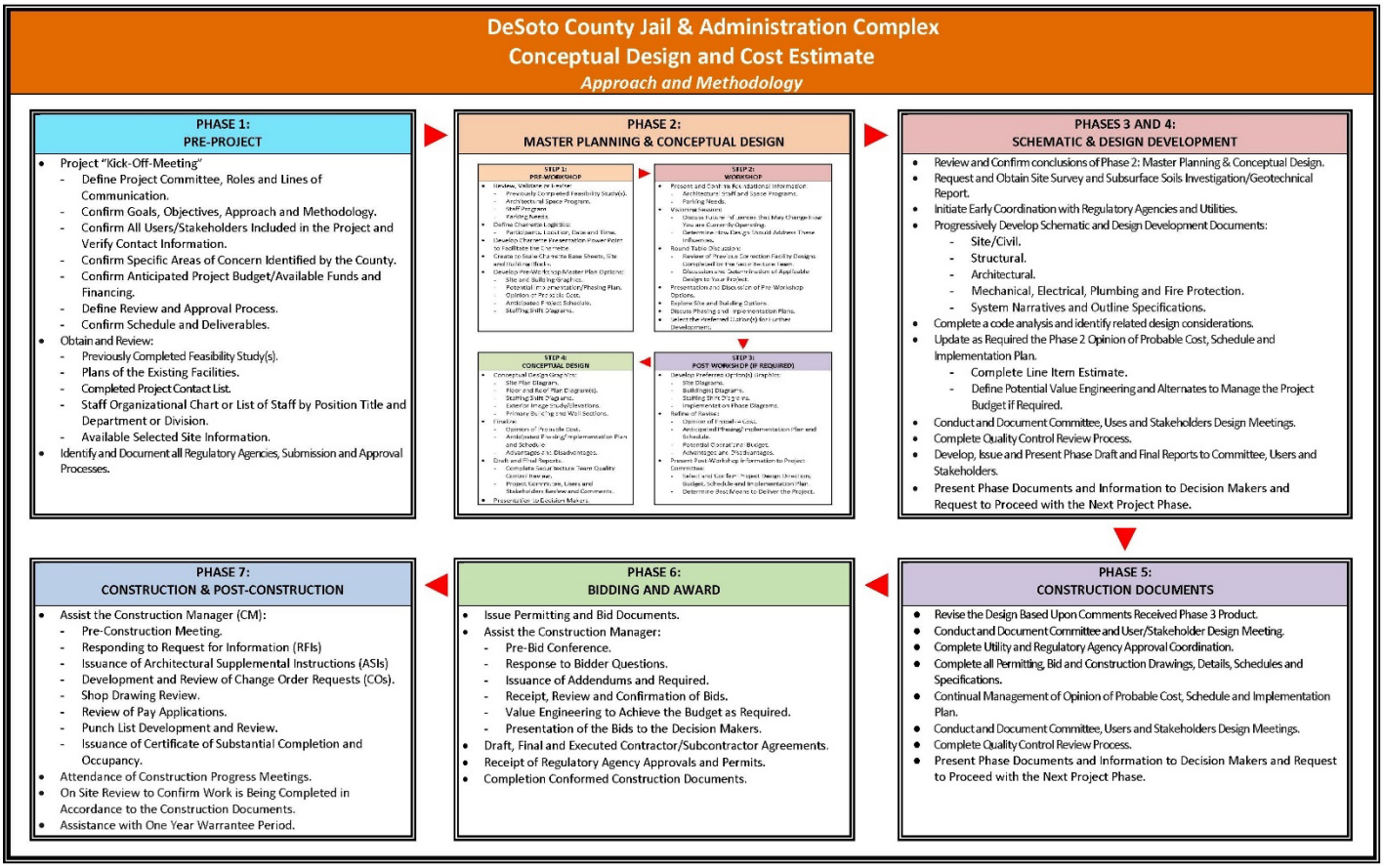
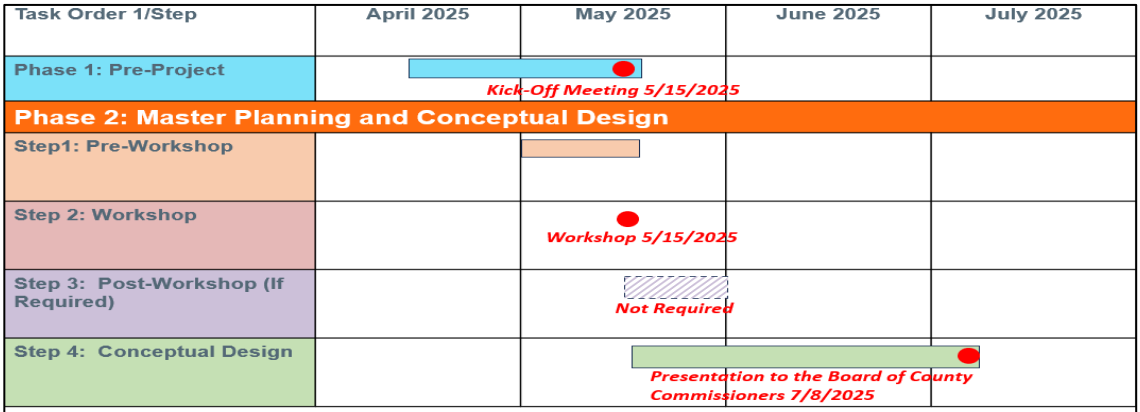


Exhibit 1: Full Project Approach and Methodology

The project was formally initiated with the phase 1 kick-off meeting on May 15th, 2025. After completing a draft of the analytics and projection modeling, space standards and staff and architectural space programming with the workshop conducted on the same day as the kick-off meeting. Workshop revisions were issued on May 29th with additional revisions issued on June 16th for final review and comment by the committee, users and stakeholders. Draft and final reports were issued for review and the project information was presented to the Board of County Commissioners on July 6th, 2025.



STEP	ANTICIPATED COMPLETION
Step1: Pre-Charrette	Mid May
Step 2: Charrette	Mid May
Step 3: Post-Charrette	Not Required
Step 4: Conceptual Design	Draft Report: End of June Final Report and Presentation to the Board of County Commissioners: July 8th, 2025

Exhibit 2: Project Schedule

II. Conceptual Design and Cost Estimate

Complete pre-workshop, workshop and conceptual design to define the DeSoto County Jail and Administrative Complex project design direction including analytics and projection modeling, staff and architectural space programming, graphics, opinion of probable cost and anticipated project schedule. These stated goals and objectives were accomplished through a series of meetings with the committee and the workshop.

A. Understanding of the Current Facility Deficiencies and Challenges

The following is a summary of some of the current facility challenges and deficiencies as defined by the CRA report dated 4/15/2011 (Appendix G) and observed by Securitecture:

Summary of Major Issues:

The DeSoto County Jail and Sheriff's Office Facility has been studied and evaluated for over two decades.

1. General Items:
   a. The facility is obsolete in nearly every aspect. The facility can no longer in an efficient or effective manner meet the current mission of the Desoto County Jail and Sheriff's Office.
   b. The original facility has already been added onto two times.
   c. The Facility cannot be renovated or expanded in a manner that would prove to be cost-effective or functional into the future.
2. Site:
   a. The site is completely land-locked and cannot be logically added onto again.
   b. Secure parking spaces for staff is not available.
   c. Several Sheriff Office functions are housed at remote locations due to lack of space.
3. Sheriff's Office Administration and Law Enforcement:
   a. The Administrative and Law Enforcement functions are spread out through the facility. Functions are not logically adjacent to similar functions but are simply placed where space can be made available.
   b. Space for dispatch is completely inadequate and is in a public / busy part of the building. This area needs to be more secure and remote.
4. Jail (Housing):
   a. The Jail is of a design from a by-gone era.
   b. Layouts are extremely difficult to observe and monitor and are very staff intensive and expensive to operate. Sightlines are lacking and very dangerous for both inmates and staff.
   c. Most housing units do not meet current AJA or FMJS standards.
5. Jail (Intake):
   a. The Jail has no enclosed or covered vehicular sallyport.
   b. The layout of the Intake area does not allow for sight and sound separation of genders in Intake.
   c. Intake lacks the ability for confidential inmate/attorney conferences and inmate classification.
6. Jail (other):
   a. The facility environment is not conducive to the needs of the mentally ill or substance-addicted individuals.
   b. The facility lacks space for inmate programs such as classrooms, and recreation facilities.
7. Physical Plant Conditions:
   a. All HVAC, electrical, plumbing, fire-protection, security electronics and technology systems are at their end of life and in need of complete replacement.
   b. Under floor plumbing is severely degraded and in need of complete replacement.
8. Codes and Standards:

a. Much of the facility is non-compliant with current codes and standards, but is largely "grand-fathered" in.

Summary of Specific Issues:

1. Some construction materials do not have the required fire resistance/rating and therefore are not allowable by the Florida Building Code (FBC).
2. Path of egress/travel is not clearly defined as required by the FBC.
3. Numerous spaces are not compliant with either the Americans with Disabilities Act (ADA) or FBC.
4. Fire and smoke walls required by FBC are not provided.
5. The structure is not fire rated/resistant as required by FBC.
6. Sanitary sewer piping is in poor condition and exceeds life cycle.
7. The jail areas do not comply with American Correctional Association (ACA) or Florida Model Jail Standards (FMJS) requirements.
8. Cells do not provide visibility for proper supervision of inmates.
9. Cameras or direct supervision is required but the current design makes this impossible to accomplish even minimal observational coverage.
10. Corridors are not of sufficient width. 8'-0" is required minimum for the safe movement of inmates.
11. Natural lighting is insufficient.
12. Several areas fail to provide proper inmate privacy
13. Fixtures within inmate accessible areas are not detention grade.
14. Inefficient design requires more staffing and is currently under staffed.
15. Visitation and recreation require transporting inmates within the facility in areas that are insufficient in design to assure inmate and staff safety.
16. Square footage requirements for inmates are not provided.
17. Booking Area fails to provide safety and privacy as required.
18. Design of area requires inmates move in areas around desk that increase vulnerability of staff.
19. Views and sight lines are not maintained from booking to holding cells.
20. Due to space deviancies, the video court area doubles as break room for staff.
21. Inmates are in proximity of materials that could pose a health risk.
22. No security is provided when video arraignment is in process.
23. Chapel doubles as security electronics server room and attorney visitation room/area is not designed for multi-use function
24. Privacy is not maintained for attorney visitation.
25. Public (attorneys) and inmates have access to computer server.
26. No sight and sound separation in holding area or while booking females and males.
27. No classification separation provided.
28. New dorm layout provides no separation during transport/inner facility movement.
29. Extra bunks in dayrooms cause square footage requirements not to be met.
30. Separation between bunks is not provided.
31. Shower/toilets do not meet quantity requirements if beds are fully occupied.
32. Conduit and electrical wiring is exposed in inmate areas.
33. Control room sight lines are not maintained to mezzanine in newer cell areas.
34. Control room layout is poor and upgrades have left critical wiring exposed.
35. Sallyport has exposed piping and gate design is not secure.
36. No buffer area for inmates to gather in the event of a fire or catastrophic evacuation.
37. Perimeter fencing is not provided to maintain security.
38. Public has access to doors that are used by staff for processing.

Given these stated building, facility, operational and space deficiencies, as well as the challenges to maintain operations during an addition and renovation project and the limited available site at the current location, it was determined that an addition and renovation was not feasible and a new facility on a remote site was the better option to address the needs.

B. Analytics and Projection Modeling (Appendix B)

Analytics focused on the potential population growth of DeSoto County and the related sheriff's office and jail staff that may be needed.

The county population projections were based upon US census data from 1970 through 2020, four algorithms (exponential, power, linear and logarithmic) and an average with the linear algorithm selected as the planning model, The planning model suggests a 2025 county population of 44,042, a 2035 (10 year) population of 47,572 and a population of 60,887 in 2045 (20 year).

Staff projection modeling suggest that the sheriff's office staff may increase from the 2025 staff of 98 to 106 in 2035 and 114 in 2045. The jail related staff of 33 may increase to 36 in 2035 and 38 in 2045, The support staff including fleet infrastructure may increase from the current 6 to 6.5 in 3035 and 7 in 2045. The total staff may increase form the current 137 on 2025 to 148 in 2035 and 159 in 2045. This staff projection modeling established a foundation to develop the staff program.

DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate

Population and Staff Projections

Component	2025 Adjusted Staff		2035										2045										Notes
			Exponential		Power		Linear		Logarithmic		Average		Exponential		Power		Linear		Logarithmic		Average		
	Pop.	44,042	Pop.	58,373	Pop.	44,971	Pop.	47,572	Pop.	40,093	Pop.	47,752	Pop.	69,798	Pop.	47,996	Pop.	50,977	Pop.	41,589	Pop.	52,595	
	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	
I. Sheriff's Office																							
A. Public	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
B. Command	10.0	0	13.3	0	13.5	0	11.0	0	9.3	0	11.1	0	16.2	0	11.1	0	11.8	0	9.6	0	12.2	0	
C. Support Bureau	38.0	0	50.4	0	38.8	0	41.0	0	34.6	0	41.2	0	60.2	0	41.4	0	44.0	0	35.9	0	45.4	0	
D. Patrol Bureau	36.0	0	47.7	0	36.8	0	38.9	0	32.8	0	39.0	0	57.1	0	39.2	0	41.7	0	34.0	0	43.0	0	
E. Investigations Bureau	14.0	0	18.6	0	14.3	0	15.1	0	12.7	0	15.2	0	22.2	0	15.3	0	16.2	0	13.2	0	16.7	0	
Subtotal	**98.0**	**0**	**129.9**	**0**	**103.4**	**0**	**106.1**	**0**	**89.4**	**0**	**106.5**	**0**	**155.6**	**0**	**107.0**	**0**	**113.7**	**0**	**92.7**	**0**	**117.3**	**0**	
II. Jail																							
F. Detention Bureau	33.0	0	43.7	0	33.7	0	35.6	0	30.0	0	35.8	0	52.3	0	36.0	0	38.2	0	31.2	0	39.4	0	
G. Intake/Booking	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
H. Medical	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
I. Detention Housing	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
J. Program	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
K. Kitchen/Commissary	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	
Subtotal	33.0	0	43.7	0	33.7	0	35.6	0	30.0	0	35.8	0	52.3	0	36.0	0	38.2	0	31.2	0	39.4	0	
III. Support																							
I. Fleet/Infrastructure	6.0	0	8.0	0	6.1	0	6.5	0	5.5	0	6.5	0	9.5	0	6.5	0	6.9	0	5.7	0	7.2	0	
Subtotal	**6.0**	**0.0**	**8.0**	**0.0**	**6.1**	**0.0**	**6.5**	**0.0**	**5.5**	**0.0**	**6.5**	**0.0**	**9.5**	**0.0**	**6.5**	**0.0**	**6.9**	**0.0**	**5.7**	**0.0**	**7.2**	**0.0**	
Total Staff/DGSF	**137.0**	**0.0**	**181.6**	**0.0**	**143.2**	**0.0**	**148.2**	**0.0**	**124.9**	**0.0**	**148.8**	**0.0**	**217.5**	**0.0**	**149.5**	**0.0**	**158.8**	**0.0**	**129.6**	**0.0**	**163.9**	**0.0**	
Total Building Gross Square Feet (BGSF)	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	**10%**	**0**	

General Notes:
1. Existing Adjusted Space Not Projected.
2. 2025 Includes Open Positions.
3. Part Time Staff > .5 = 1
4. Refer to Staff Program

Table Notes:

Population Projection Model based upon US Census Data

Exhibit 3: Staff Projection Modeling

C. Space Standards (Appendix C)

Space standards establish define the area required to effectively and efficiency perform a task or function. Space standards were initially established based upon Securitecture's over forty year (40) experience with planning, programming and design over two hundred (200) correction and kail projects. These standards were then customized based upon how the Desoto County sheriff's office and jail operate and may operate in the future. Accompanying the space standards were graphic diagrams of

offices, workspaces, inmate cells and other support spaces representing a potential size and components of the space to assist with review and confirmation.

D. Staff Program (Appendix D)

The staff program, based upon a single cell pod in 2035 and potentially two cell pods in 2045, conclusions aligned with the staff projection modeling with the total current staff of 137 potentially increasing to 147 in 2035 and 159 in 2045. It should be noted that the staff program was developed for programming and planning purposes and is not a hiring edict.

DeSoto County
Jail & Administration Complex Conceptual Design and Cost Estimate
Staffing Program Summary

Department: All
Division: All

	Staff Positions	2025 Staff Number	Master Plan Options 2035 (256 Beds)	Master Plan Options 2045 (512 Beds)	*Notes: Staff Program based upon 256 Bed Cell Pod and Includes Potential Future Staff*
I.	**Sheriff's Office**				
A.	Public	0.0	0.0	0.0	
B.	Command	10.0	11.0	12.0	
C.	Support Bureau	38.0	41.0	44.0	*2025: 2 open positions included in total*
D.	Patrol Bureau	36.0	39.0	42.0	*2025: 2 open positions included in total*
E.	Investigations Bureau	14.0	15.0	16.0	*2025: 2 open positions included in total*
	Subtotal	**98.0**	**106.0**	**114.0**	
II.	**Jail**				
F.	Detention Bureau	33.0	33.0	36.8	*2025: 4 open positions included in total*
G.	Intake/Booking	0.0	0.0	0.0	
H.	Medical	0.0	0.0	0.0	
I.	Detention Housing	0.0	0.0	0.0	
J.	Program	0.0	0.0	0.0	
K.	Kitchen/Laundry/Commissary	0.0	0.0	0.0	
	Subtotal	**33.00**	**33.00**	**36.80**	
III.	**Support**				
L.	Infrastructure	5.0	6.0	6.0	
	Subtotal	**5.0**	**6.0**	**6.0**	
IV.	**Fleet Maintenance Building**				
M.	Fleet Maintenance	**1.0**	**2.0**	**2.0**	
	Subtotal	**1.0**	**2.0**	**2.0**	
	Total	**137.0**	**147.0**	**158.8**	

General Notes:

1. 2025 Staff based upon provided organizational chart.
2. Open positions included in total.
   Current 146 beds jail configuration is under staffed.
3. 2045 Future positions based upon Staff Projection Modeling
4. 2045 Assumes 2, 256 bed cell pods for master planning purposes.
   a. Additional Detention Bureau inmate housing staff based upon current shift structure.

Exhibit 4: Staff Program Summary

Review of the inmate detention related staff concluded that the current 146 bed jail is understaffed to achieve operational efficiency, monitoring effectiveness and safety for the officers and inmates and that the programmed cell pod of 256 beds could achieve these fundamental objectives with the same number of current staff.

E. Architectural Space Program (Appendix E)

An initial architectural space program and space program diagrams were developed and issued to the committee and users for review prior to the workshop. The sheriff's office and jail staff did an exceptional job reviewing the documents and preparing comments, questions and revisions discussed during the workshop. This effort realized a space reduction of 13,954 building gross square feet (BGSF) from the initial space program of 106,915 BGSF to the workshop program of 92,961 BGSF. Furthermore, the initial space program diagrams were revised to reflect both the space reduction and organization to facilitate efficient operations and workflow.

DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate *Architectural Space Program Summary - Workshop*										
Department: All										
Division: All										
No.	Component	Adjacency: Refer to Each Department/Division								General Remarks:
		Original Space Program				Workshop Space Program				1. Impound (D. Patrol Bureau)and Evidence Lots (E. Investigations Bureau) Exterior Fenced Spaces.
		Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
I.	**Sheriff's Office**									
A.	Public	0.0	83.0	2,148	2,470	0.0	5.0	1,012	1,164	*Refer to Each Division*
B.	Command	12.0	54	4,680	6,084	13.0	41	4,648	6,042	*Refer to Each Division*
C.	Support Bureau	44.0	58	4,248	5,522	57.0	32	3,564	4,633	*Refer to Each Division*
D.	Patrol Bureau	42.0	468	5,833	7,583	41.0	423	5,135	6,675	*Refer to Each Division*
E.	Investigations Bureau	16.0	48	5,974	7,766	16.0	50	7,084	9,209	*Refer to Each Division*
	Subtotal	**114.0**	**711**	**22,883**		**127.0**	**551**	**21,443**		
				Subtotal DGSF	**29,426**				**27,724**	***NSF Grossing Factor Varies***
II.	**Jail**									
F.	Detention Bureau	36.0	46	2,497	3,246	49.0	46	2,497	3,246	*Refer to Each Division*
G.	Intake/Booking	0.0	67	8,412	12,463	0.0	50	7,200	12,186	*Refer to Each Division*
H.	Medical	0.0	17	1,600	2,080	0.0	17	1,600	2,080	*Refer to Each Division*
I.	Detention Housing	0.0	353	26,166	37,500	0.0	353	26,166	37,500	*16 Cell Blocks/Classifications*
J..	Program	0.0	0	0	0	0.0	0	0	0	*Included in Cell Pod A*
K	Kitchen/Laundry	0.0	23	8,145	8,960	0.0	1	3,072	3,379	*Revised sized for 1 cell pod*
	Subtotal	**36.0**	**506**	**46,820**		**49.0**	**467**	**40,535**		
				Subtotal DGSF	**64,249**				**58,391**	***NSF Grossing Factor Varies***
III.	**Facility Support**									
L.	Infrastructure	6.0	117,715	3,354	3,521	6.0	110,902	2,303	2,419	*Based Upon Office DGSF. MEP Included in Cell Pod*
	Subtotal	**6.0**	**117,715**	**3,354**	**3,521**	**6.0**	**110,902**	**2,303**	**2,419**	
	Total Staff, Spaces and NSF	**156**	**118,933**	**73,056**		**182**	**111,920**	**64,281**		
	Total Departmental Gross Square Feet (DGSF)				**97,195**				**88,534**	**General Remarks:**
	Building Grossing Factor			**10%**	**9,720**			**5%**	**4,427**	1. Total Building Summary
	Total Building Gross Square Feet (BGSF)				**106,915**				**92,961**	

Exhibit 5: Architectural Space Program Summary

F. Workshop (Appendix F)

On May 15th a seven hour (including one hour for lunch) workshop was conducted with the committee and users at the Turner Agri Civic Center. The agenda included the following major topics:

1. Agenda Overview.
2. Introductions, Project Participants, Roles, Responsibilities and Status of Information Request.
3. Define Project Goals and Objectives and Confirm Understanding of the Project.
4. Project Delivery, Anticipated Schedule and Deliverables.
5. Analytics and Projection Modeling.
6. Confirm Space Standards.
7. Confirm Staff Program and Shift Structure.
8. Confirm Architectural Space Program and Diagrams.
9. ***Lunch.***
10. Visioning, Round Table Discussion and Appropriate Exterior Image.
11. Workshop Introduction and Pre-Workshop Option.
12. Workshop.
13. Next Steps.

Gevin the expedited schedule to complete the project, the workshop consolidated a number of items typically completed in sequence prior to the workshop such as phase 1 pre-project that was completed during the first four agenda items. Also, step 1, pre-workshop of phase 2 master planning and conceptual was completed during the next four agenda items (5 – 8).

In addition to the significant revisions to the architectural space program and diagrams summarized above, the number of beds to be provided was discussed at length. Two cell pod options were developed and presented during the workshop including the initially anticipated 200 bed cell pod and a 256 bed cell pod. Discussions of these options concluded that the current number of 146 beds had been exceeded on a number of occasions with a need of more than 190 beds. Therefore, it was determined that the 200 bed cell pod option would not provide adequate near or long term capacity and that the project should include the 256 bed cell pod. Furthermore, sub dayrooms at the proposed mezzanine level, as indicated on the space program diagram, should be included to allow for as many as sixteen to twenty classification opportunities around a single elevated control room to maximize observational efficiency from a single point. Also, the program spaces such as indoor/outdoor recreation, program/classrooms, medical/isolation and attorney interview rooms with virtual capabilities should be included in the cell pod to contain inmate movement within the cell pod to maximize staff efficiency and observation form the same elevated control room.

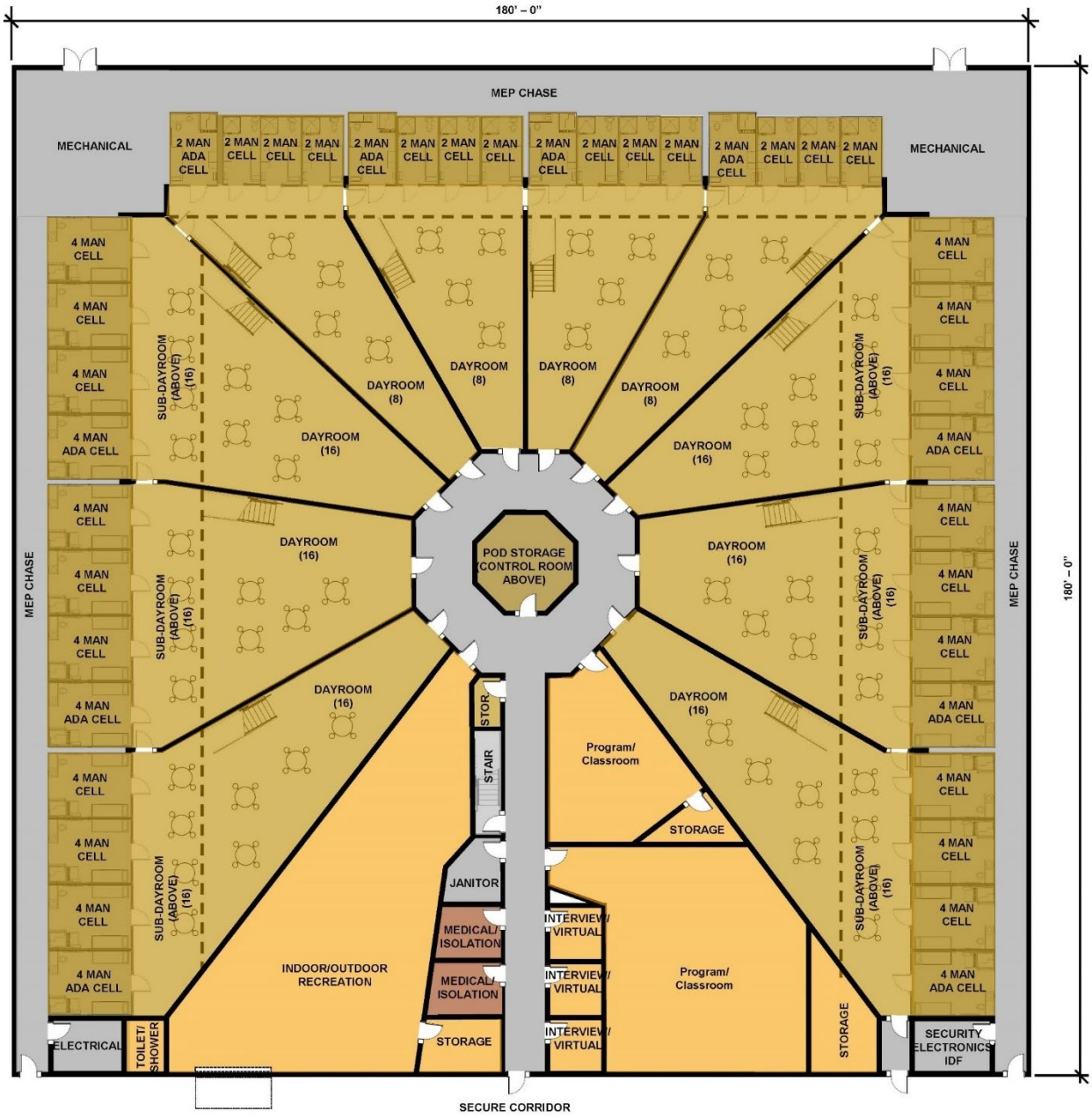


Exhibit 6: 256 Bed Cell Pod

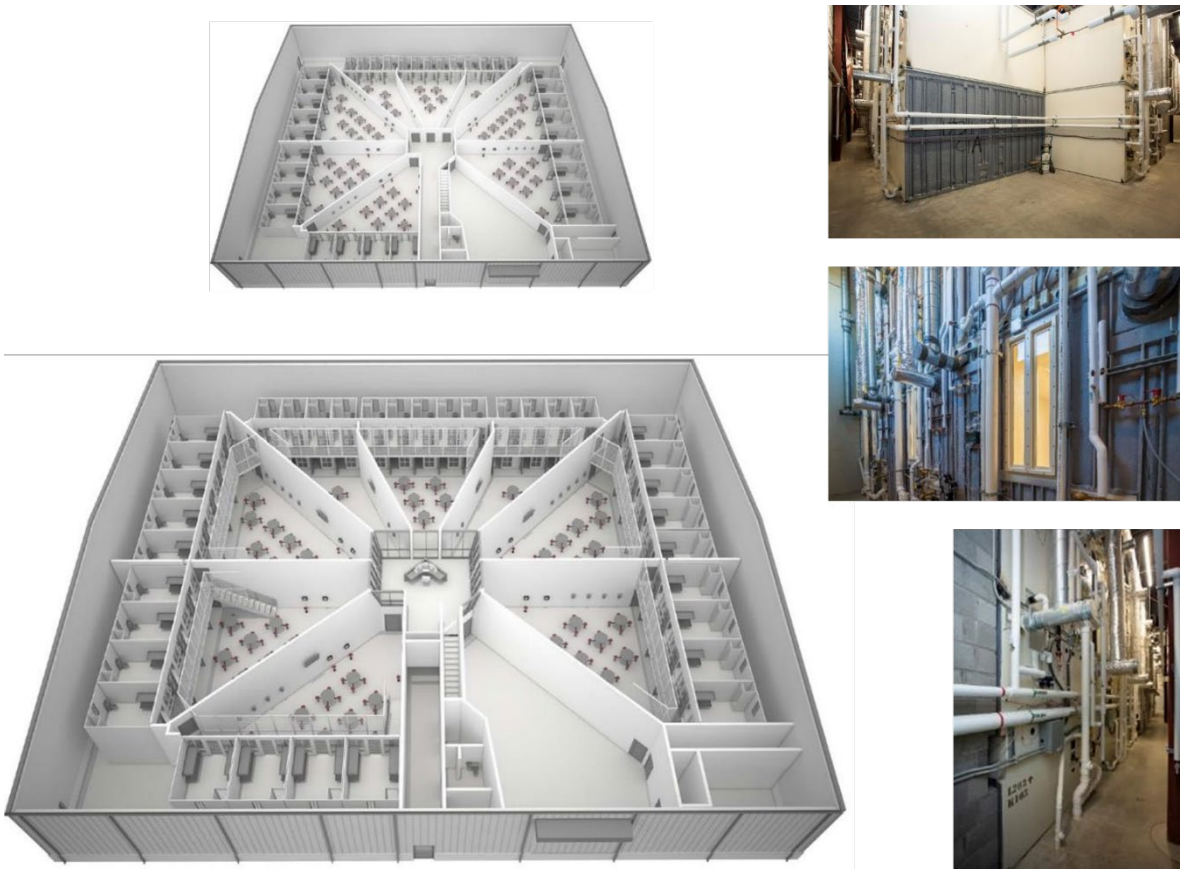


Exhibit 7: Example Cell Pod with Perimeter mechanical, Electrical and Plumbing Chase

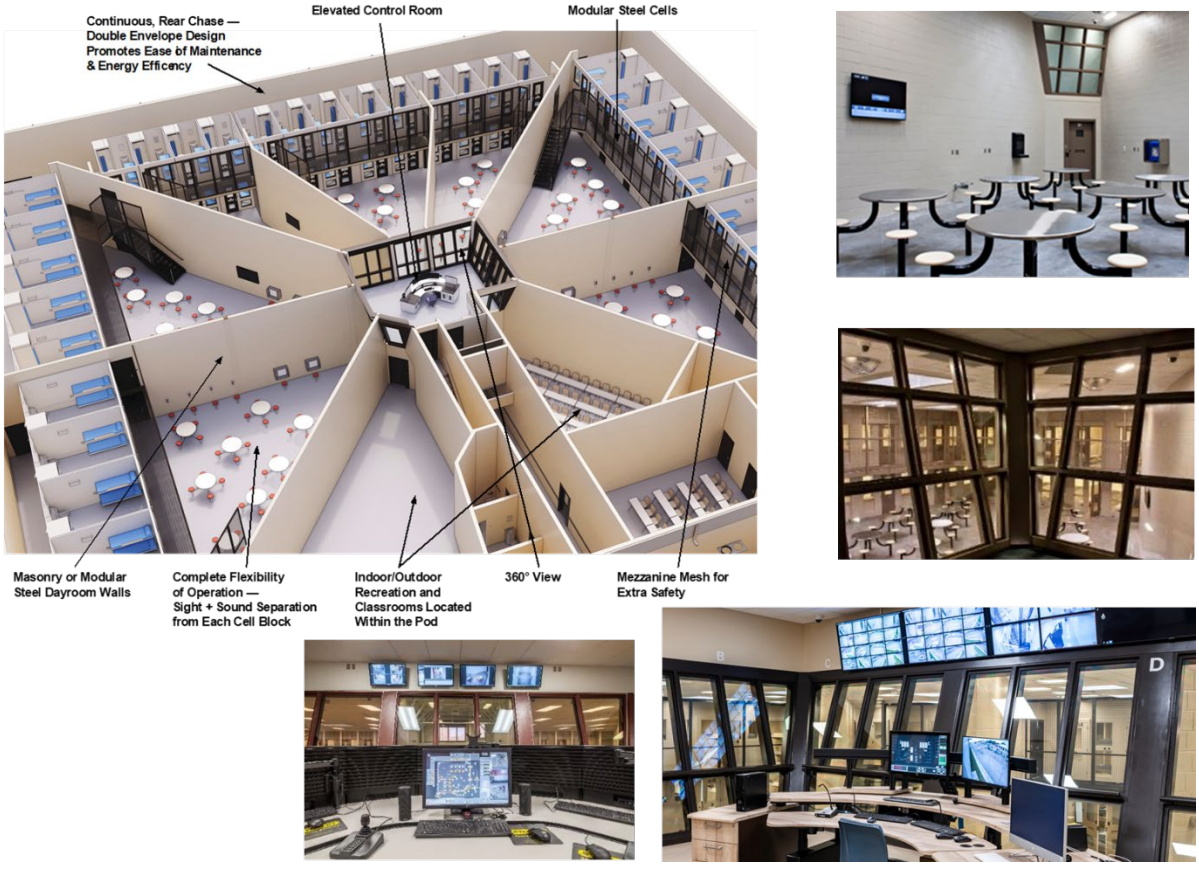


Exhibit 8: Example Elevated Control Room

In addition to the numerous design options reviewed during the round table discussion section of the workshop, an appropriate exterior image was discussed. Nine images of projects completed by Securitecture were presented including the variety of structural and shell systems represented. The workshop attendees selected the Tipton County sheriff's office and jail example as a general design direction for the project. This design included a simple and cost effective pre-engineered metal building system with split face block at the base, some brick veneer on the elevation visible to the public, a mix of metal panels to articulate the configuration and a sloped roof. The exterior design to be developed during the subsequent design phases may change significantly from that selected during the workshop, however the option selected represents a general design direction, structural and shell system.

Exhibit 9: Selected General Building Systema and Exterior Design Direction – Tipton County

Revisions to the workshop were completed and issued the committee and users on May 26th, reviewed on June 13th with additional revisions issued on June 16th that are included in Appendix F.
In addition to the architectural space program revisions two site diagram options were included with the revisions. Since a specific site had not been determined at the time of the workshop, both design options were represented on a generic site that ranged from 13 to 16 acres dependent upon the option. Both options included the same basic design components with the location of the fleet maintenance and vehicle storage buildings being the major difference between the two. These basic components include the following:

1. Two means of access to the site.
2. Security perimeter site fencing with access control vehicular gate at staff entrances.
3. Secure staff parking within the secure perimeter.
4. Visitor parking outside the secure perimeter.
5. Access road to the kitchen loading dock.
6. Remote fleet maintenance and vehicular storage buildings.
7. The building components with future expansion opportunities.
8. A 256 bed cell pod with future expansion for a second cell pod.
9. Four bays, drive through sallyport immediately adjacent to the intake/booking.
10. Three bays remote investigations vehicle forensic building.
11. Exterior generator and mechanical yard within the secure perimeter.
12. Storm management detention/retention pond.

The building components were reorganized based upon the workshop discussions to provide an operationally efficient plan organization including grouping all the intake/booking, medical and

kitchen/laundry within immediate proximity to the general housing cell pod. The sheriff's office components were grouped adjacent to each other along a central corridor with access form the staff parking.

Exhibit 10: Site Option 1 – 14 to 16 acres

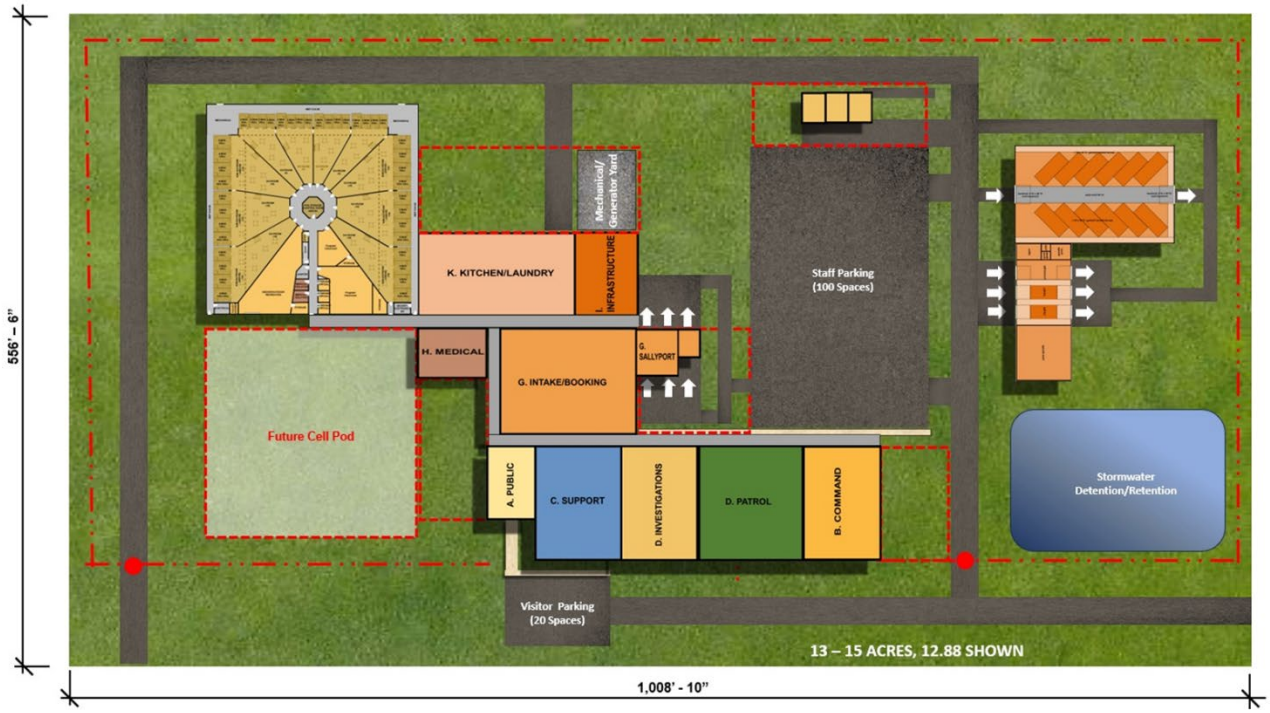


Exhibit 11: Site Option 2 – 13 to 15 acres

G. Opinion of Probable Cost, Implementation Plan and Anticipated Project Schedule

1. Opinion of Probable Cost:

Given the conceptual level of design completed, the opinion of probable cost is based upon historical cost data and adjusted to reflect the anticipated design reviewed during the round table discussion section of the workshop, the architectural space program and diagrams, site design options and a construction manager at risk delivery system, as well as design and construction contingencies. Also, inflationary and escalation factors have been included to adjust the historical data costs to the anticipated construction start date of spring 2026. This opinion of probable cost is structured in three categories to represent a total project budget:

Hard Construction Cost:

1. Costs directly related to the construction of the facility including:
   a. Site development and infrastructure.
   b. Building construction.
   c. General conditions.
   d. Contingencies.
   e. Escalation and inflationary factors.

Soft Cost Construction Related:

1. Costs indirectly related to construction including the following:
   a. Site surveys.
   b. Subsurface soils investigations/geotechnical report.
   c. Design and engineering fees.
   d. Construction manager at risk fees.
   e. Builders risk insurance.
   f. Contingencies.
   g. Escalation and inflationary factors

Soft Cost Occupancy Related:

1. Costs related to occupying the facility including the following:
   a. Information technology (IT).
   b. Audio/Visual (A/V).
   c. Furniture, Fixtures and Equipment (FF&E).
   d. Cleaning and maintenance supplies.
   e. Contingencies.
   f. Escalation and inflationary factors.

Since the means of financing the project are unknown at the time of completion of this report, these costs are not included. Also, since a specific site had not been selected, the cost of site acquisition is not included. Given variables in the design decision making process, costs of materials, labor and the bidding climate, this opinion of probable cost is represented as a range of costs. Generally, the goal is to achieve the low to mean costs, however the county should be prepared for the high cost. furthermore, since some existing provisions are available for the special vehicle storage and maintenance, this cost is represented separate from the building cost to allow for inclusion or future implementation.

With the significant reduction of the building gross square feet achieved during the workshop, the pre-workshop mean total opinion of probable cost of $108,382,464 was reduced by $15,722,866 to $92,669,598.

Hard Construction Costs + **Soft Costs Construction Related** + **Soft Costs Occupancy Related** = **Total Project Budget**

Pre-Workshop Building	
Range of Total Probable Cost	
Range	Cost
Low	$94,802,566
Mean	$102,489,260
High	$110,175,955

Pre-Workshop Special Vehicles/Maintenance	
Range of Total Probable Cost	
Range	Cost
Low	$5,460,464
Mean	$5,903,204
High	$6,345,944

Total Mean Project Cost: $108,392,464

Workshop Building	
Range of Total Probable Cost	
Range	Cost
Low	$81,419,488
Mean	$88,021,068
High	$94,622,648

Workshop Special Vehicles/Maintenance	
Range of Total Probable Cost	
Range	Cost
Low	$4,299,890
Mean	$4,648,530
High	$4,997,170

Total Mean Project Cost: $92,669,598

Total Mean Project Cost Reduction: $15,722,866

Exhibit 12: Opinion of Probable Cost

2. **Implementation Plan:**
   Since the project is anticipated to be constructed on a site remote from the existing facility, the implementation plan is simple: Construct the new facility while maintaining operations at the existing facility and move in once the construction is ready for occupancy. A means to address the current facility and potential related costs has not been determined and may need to be addressed during the subsequent design phases.
3. **Anticipated Project Schedule:**
   The total anticipated project schedule including design (8 to 10 months), bidding (1.5 to 2 months) and construction (18 to 24 months) is anticipated to be 2.5 to 3 years.